DRAFT
PRELIMINARY
SUBJECT TO CHANGE

NORTH BLOCK REDEVELOPMENT

HILLSDALE SHOPPING CENTER

BOHANNON DEVELOPMENT COMPANY

PLANNING PRE-APPLICATION SUBMITTAL

NOVEMBER 19TH, 2014

DRAFT
PRELIMINARY
SUBJECT TO CHANGE

LOCAL CONTEXT

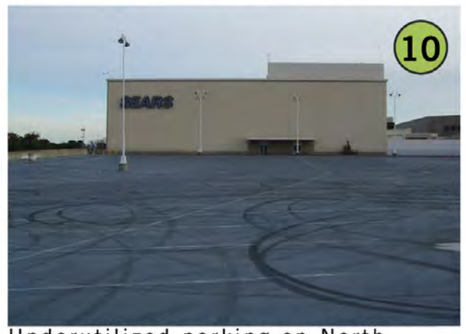
2014 EXISTING CONDITIONS

New Forever XXI, H&M, Cheesecake Factory

Former Tower Records re-leased as a Trader Joes, Old Navy, The Counter and Guitar Center,

Updated Mall entry

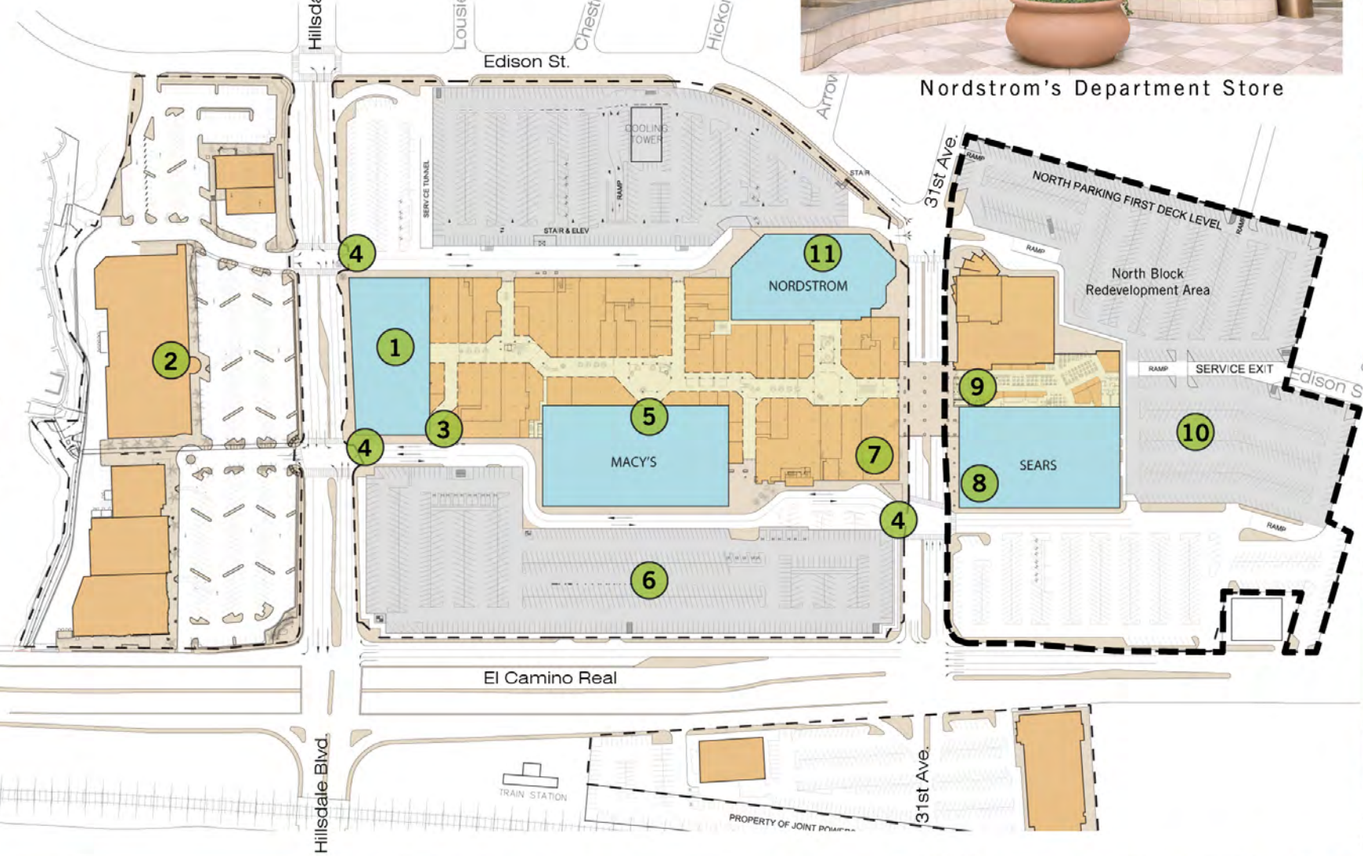
Nordstrom's Department Store



Underutilized parking on North Block parking deck

Distant lower level food court

Sears Department Store

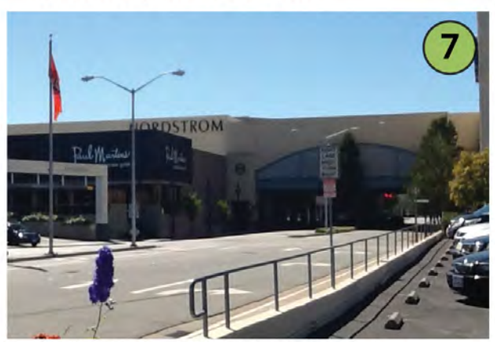


Updated Gantries

Macy's Department Store

Macy's at center court

East parking deck

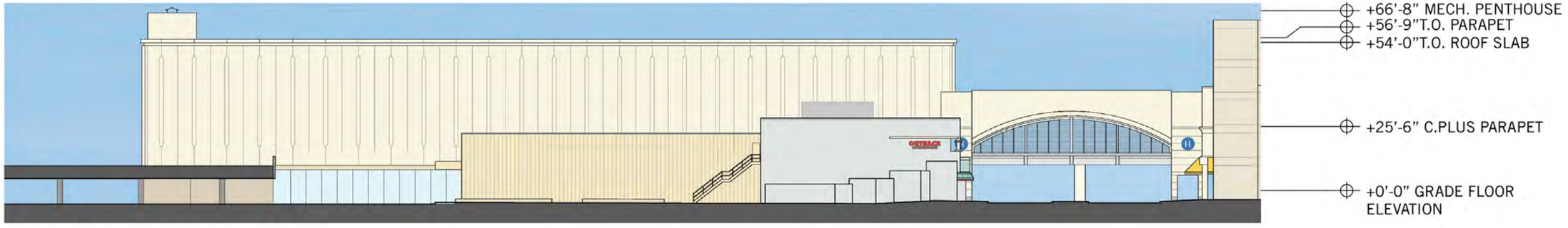


Paul Martin's opened on 31st Ave.

DRAFT
PRELIMINARY
SUBJECT TO CHANGE

EXISTING EAST ELEVATION

EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION

EXISTING NORTH ELEVATION

0 20 40 80

EXISTING ELEVATIONS

Existing elevations based on original design drawings

DRAFT
PRELIMINARY
SUBJECT TO CHANGE

The west plaza will be redesigned and activated with storefronts making parking at the north garage a more customer friendly experience

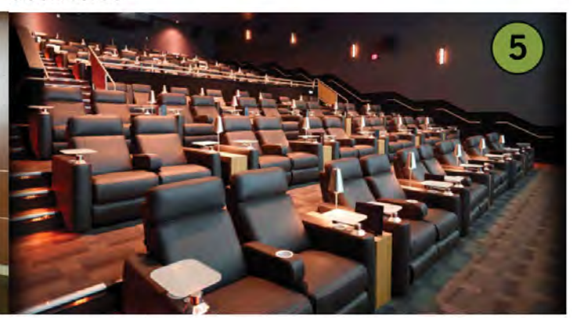
The central plaza will connect the interior mall with destination outdoor shops and restaurants

Future improvements planned for the east parking structure

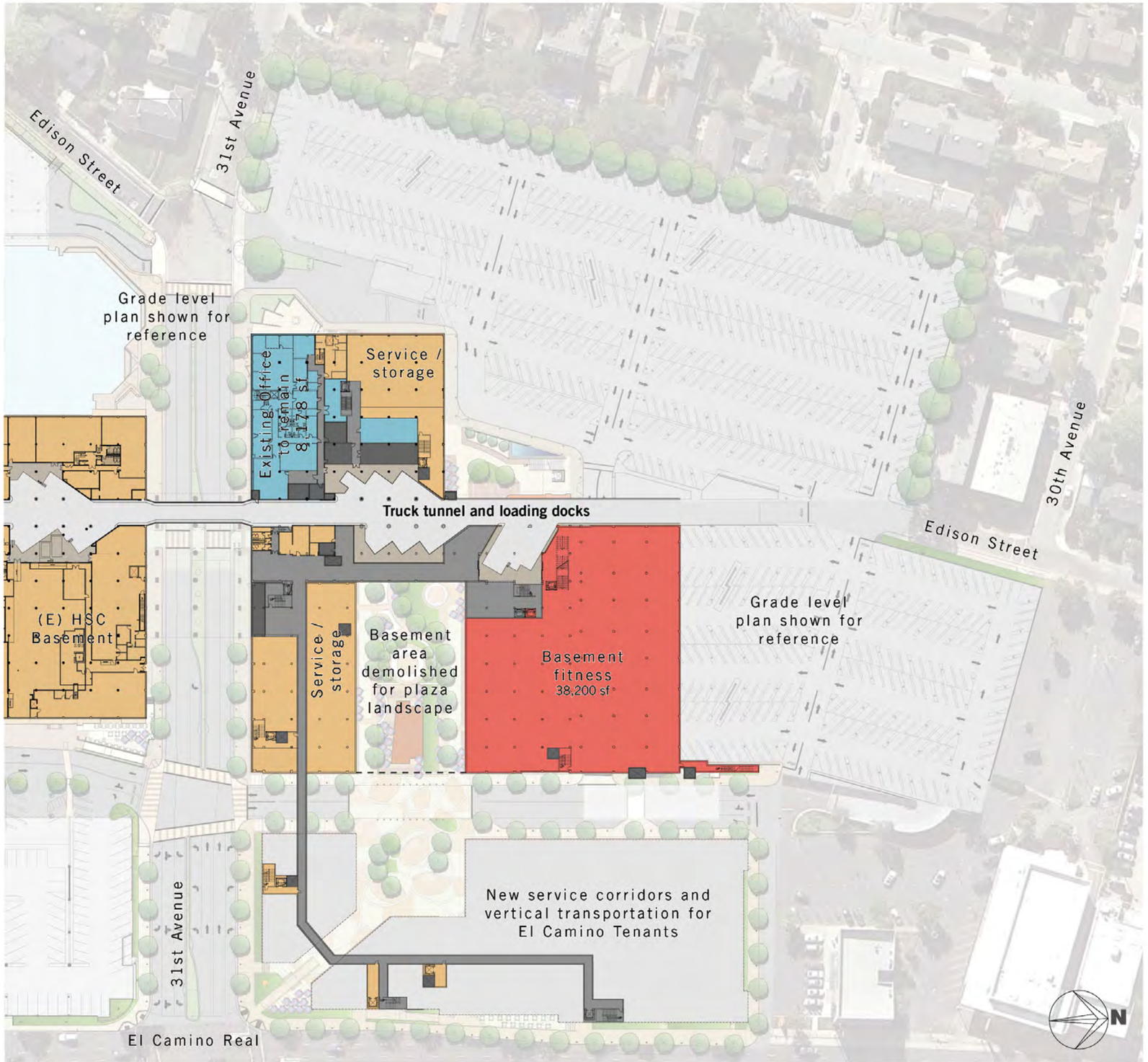
The north block at Hillsdale will be transformed into a destination outdoor shopping and entertainment plaza

With shops, a cinema, and restaurants, the east plaza will be a destination for evening activities

Iconic architecture with a human scale will make Hillsdale both unique and memorable.

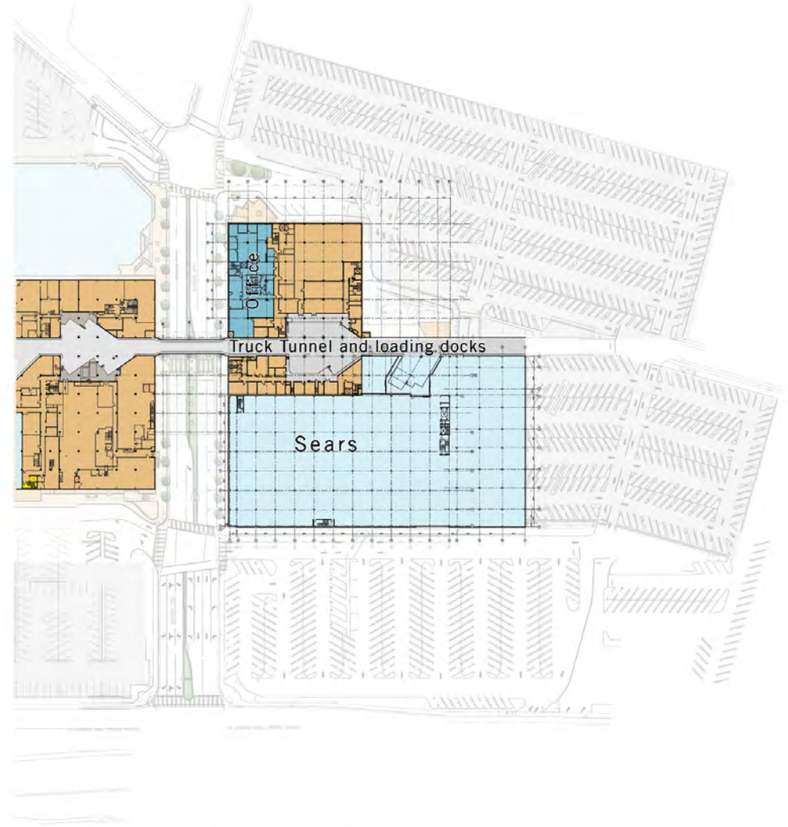


A luxury cinema above shops and restaurants will be located at the corner of El Camino Real and 31st Avenue. Gourmet food and generous seating will elevate the cinematic experience



PROPOSED BASEMENT LEVEL

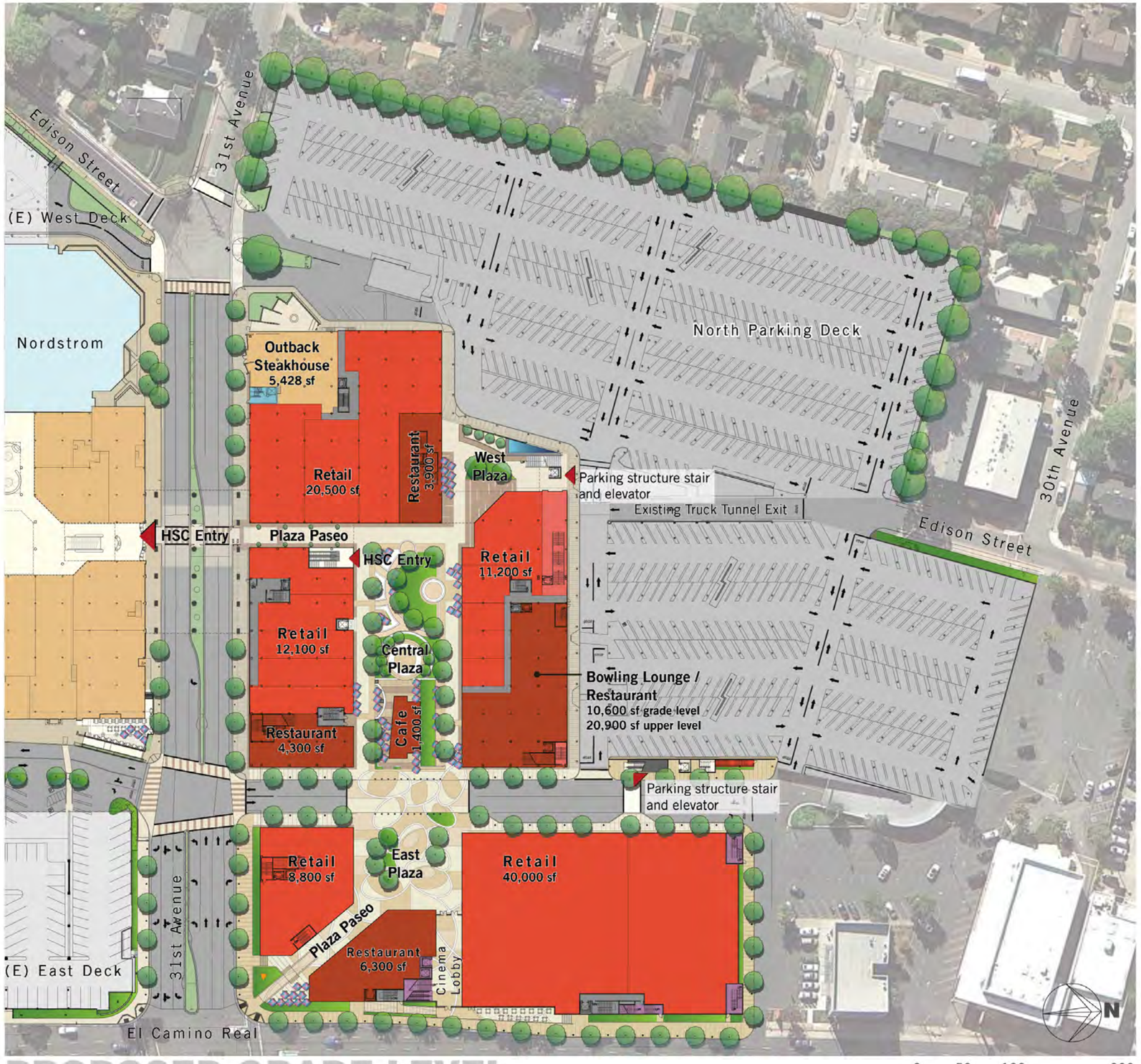
0 50 100 200



EXISTING BASEMENT LEVEL

LEGEND

- RETAIL SHOPS
- FITNESS
- RESTAURANTS
- FOOD COURT
- LUXURY CINEMA
- EXS. DEPARTMENT STORE
- EXS. SHOPPING CENTER



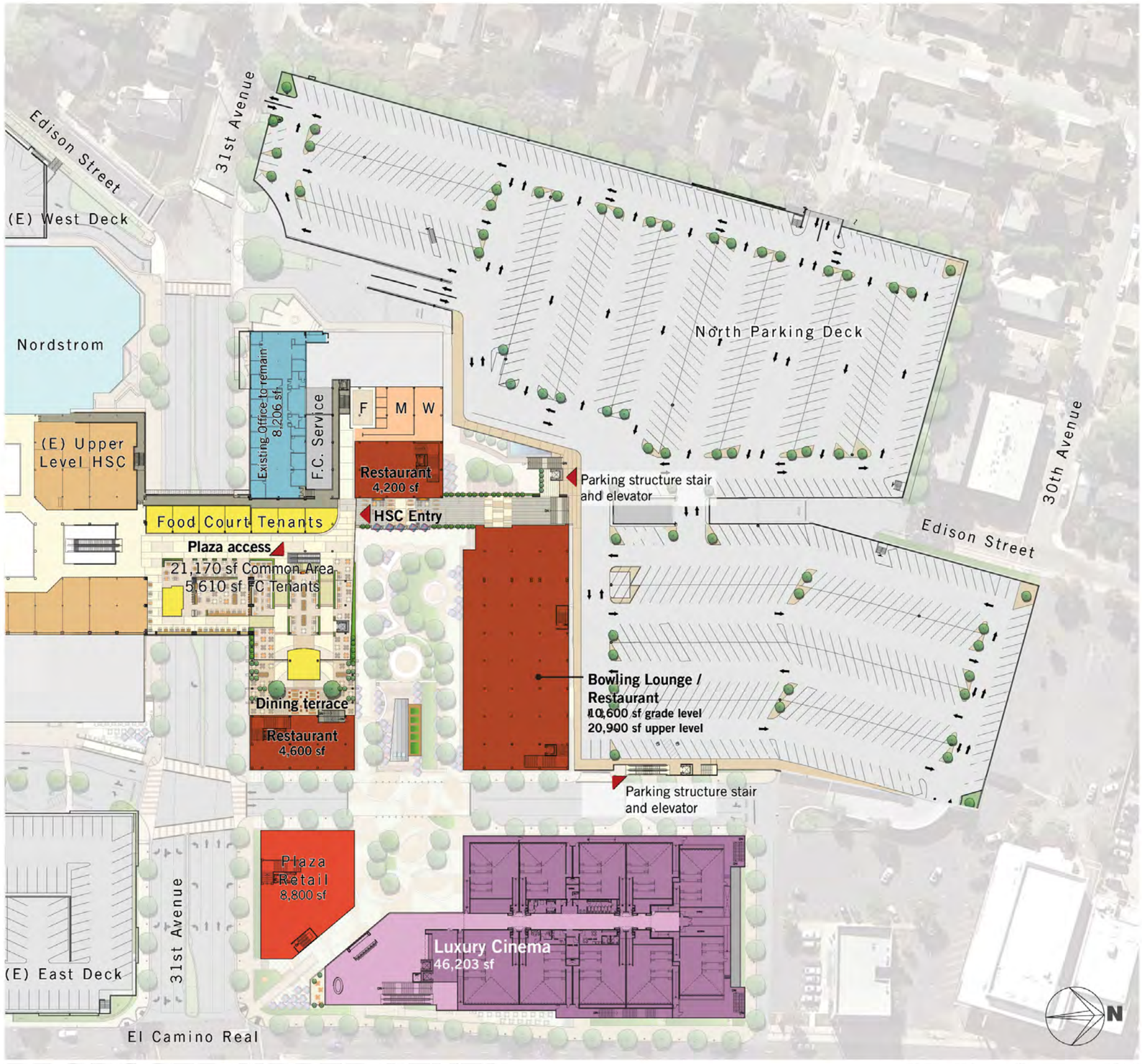
PROPOSED GRADE LEVEL

0 50 100 200

EXISTING GRADE LEVEL

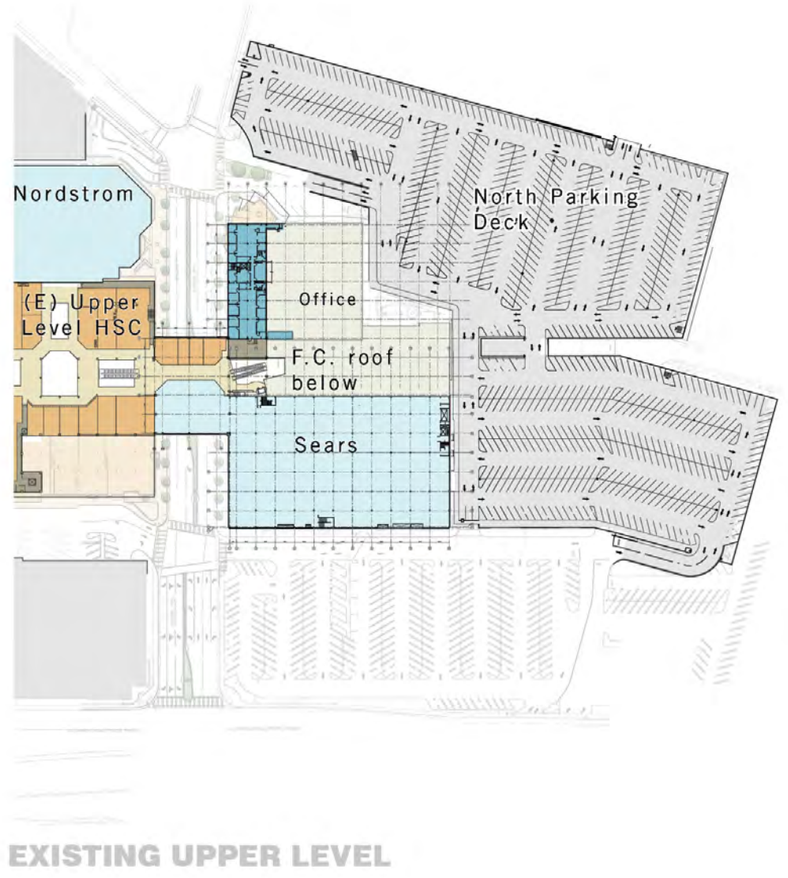
LEGEND

- RETAIL SHOPS
- FITNESS
- RESTAURANTS
- FOOD COURT
- LUXURY CINEMA
- EXS. DEPARTMENT STORE
- EXS. SHOPPING CENTER



PROPOSED UPPER LEVEL

0 50 100 200



EXISTING UPPER LEVEL

LEGEND

- RETAIL SHOPS
- FITNESS
- RESTAURANTS
- FOOD COURT
- LUXURY CINEMA
- EXS. DEPARTMENT STORE
- EXS. SHOPPING CENTER

VIEW OF WEST PLAZA LOOKING EAST

DRAFT
PRELIMINARY
SUBJECT TO CHANGE

VIEW OF CENTRAL PLAZA LOOKING WEST

DRAFT
PRELIMINARY
SUBJECT TO CHANGE

VIEW OF EAST PLAZA LOOKING WEST

DRAFT
PRELIMINARY
SUBJECT TO CHANGE

VIEW OF EAST SAILER DRIVE LOOKING SOUTH

VIEW OF EAST PLAZA LOOKING EAST

DRAFT
PRELIMINARY
SUBJECT TO CHANGE

VIEW FROM 31ST AVENUE AT EL CAMINO REAL

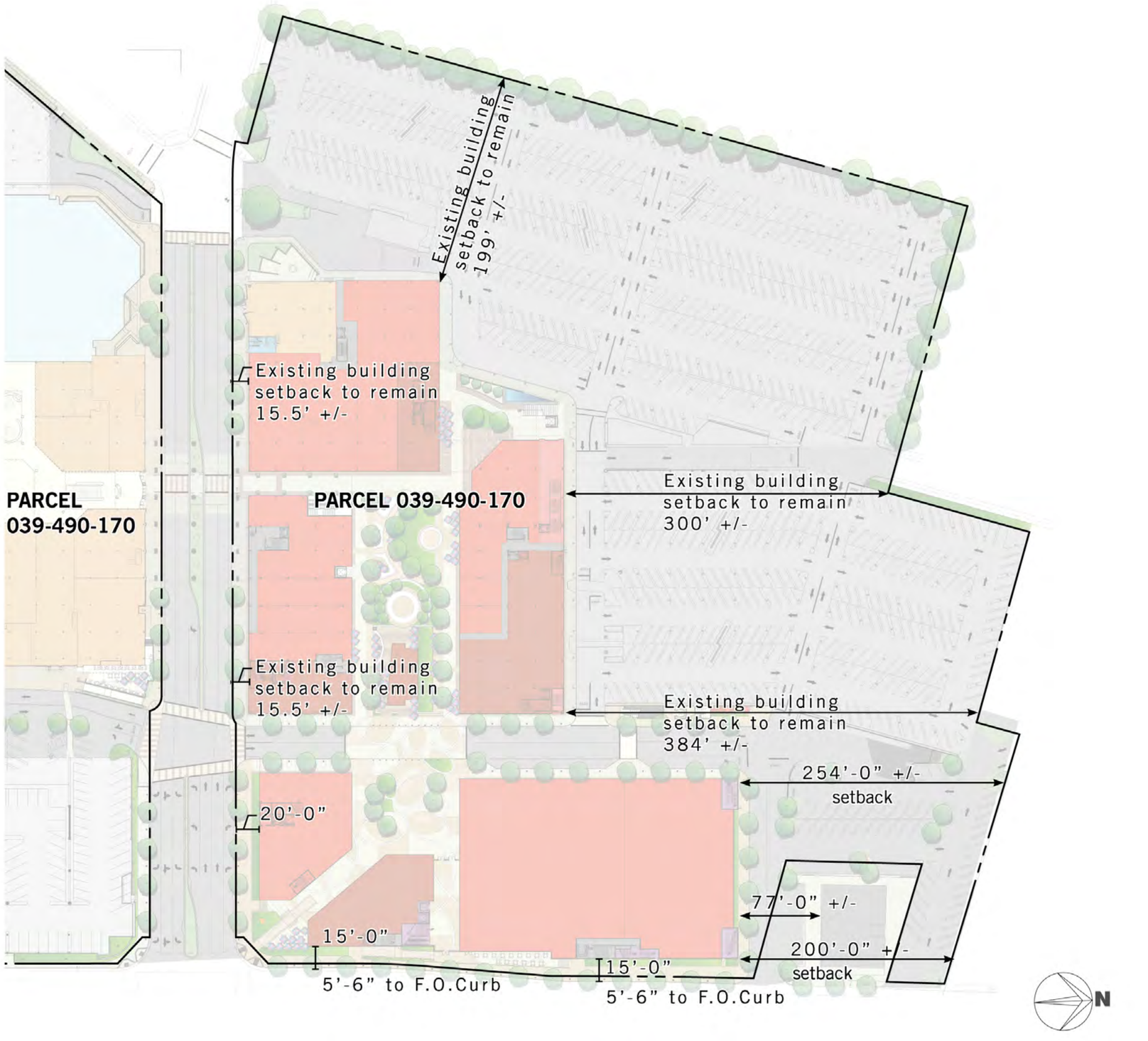
VIEW AT 31ST AVE CROSSWALK UNDER BRIDGE

DRAFT
PRELIMINARY
SUBJECT TO CHANGE

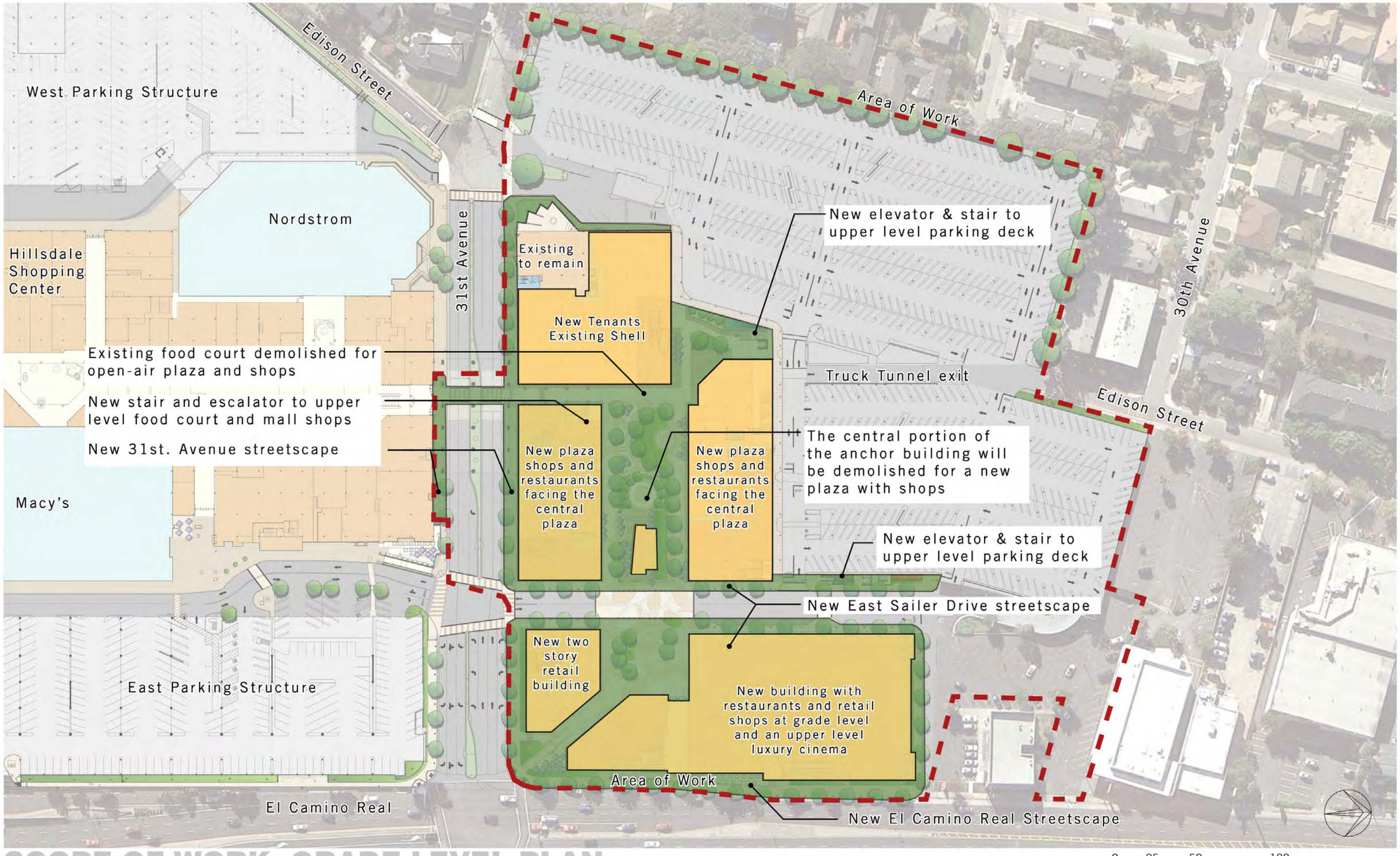
VIEW FROM 31ST AVENUE AT EDISON STREET

AERIAL LOOKING WEST

DRAFT
PRELIMINARY
SUBJECT TO CHANGE

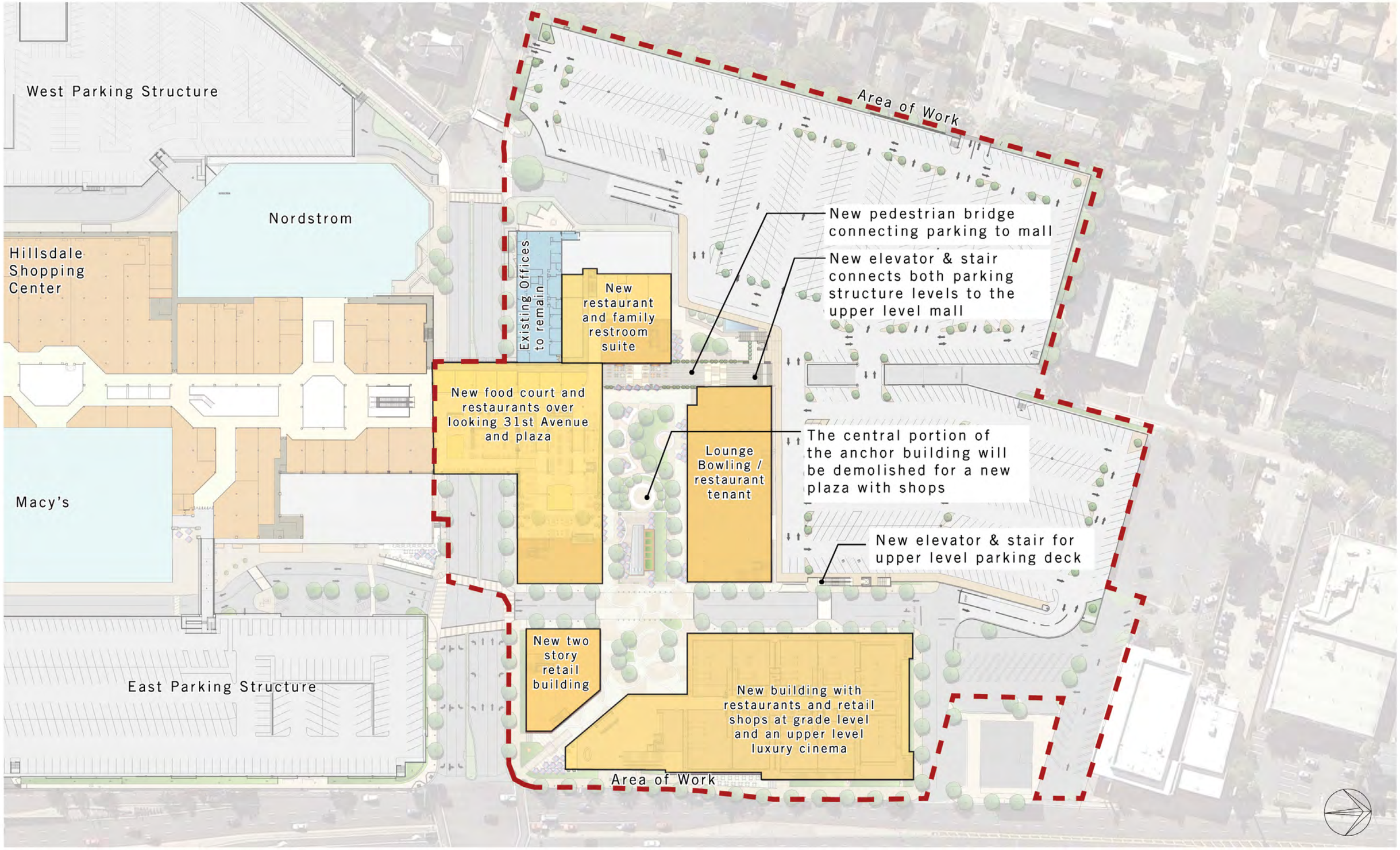


PROPOSED SETBACKS



SCOPE OF WORK: GRADE LEVEL PLAN

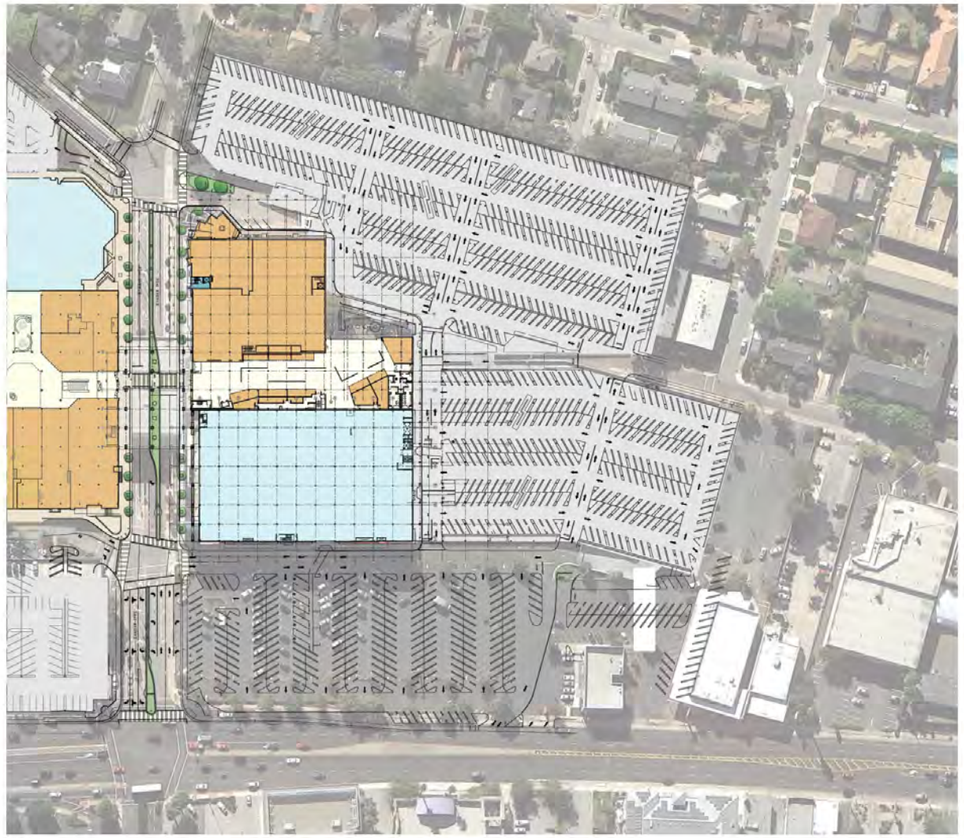
0 25 50 100



SCOPE OF WORK: UPPER LEVEL PLAN

DRAFT
PRELIMINARY
SUBJECT TO CHANGE

ALLOWABLE BUILDING HEIGHT



NORTH BLOCK GFA CALCULATIONS:
EXISTING PROGRAM GFA RESULTING IN PARKING DEMAND:

DEPARTMENT STORE	205,801 sf
MALL RETAIL & FOOD TENANTS	35,747 sf
OFFICE	16,656 sf
COMMON AREA CIRCULATION	22,909 sf
TOTAL NORTH BLOCK AREA	**281,597 sf**
TOTAL AREA - PARCELS i, ii, iii, iv	1,258,597 sf

NORTH BLOCK PARKING CALCULATIONS:
EXISTING SUPPLY:

PARCEL i NORTH BLOCK	1,727 CARS
PARCEL ii CENTRAL BLOCK	2,800 CARS
PARCEL iii SOUTH BLOCK	721 CARS
PARCEL iv EAST BLOCK	208 CARS
TOTAL SUPPLY	5,456 CARS
PARKING RATIO:	4.33 CARS/1000 sf

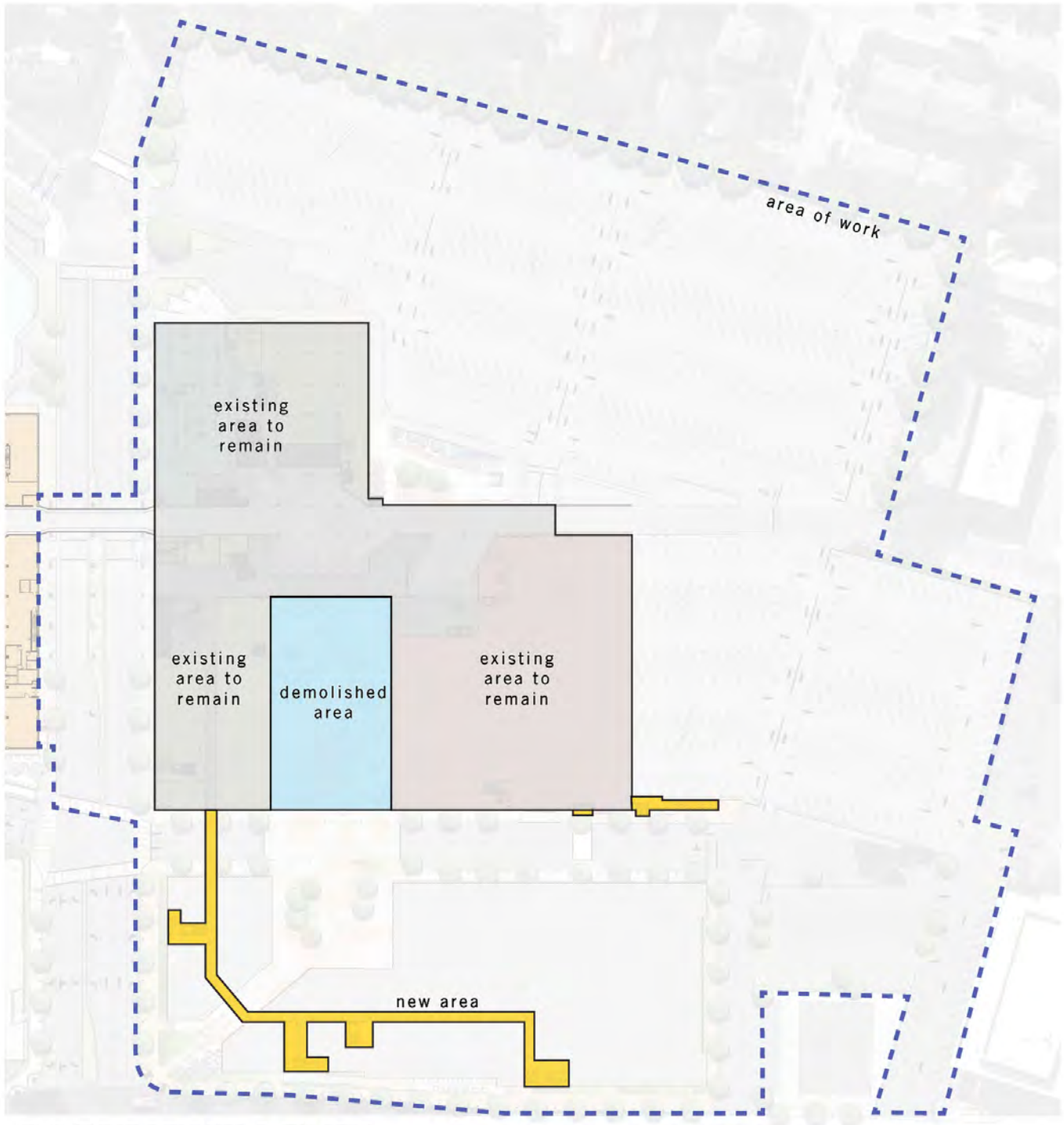
NORTH BLOCK GFA CALCULATIONS:
PROPOSED PROGRAM GFA RESULTING IN PARKING DEMAND:

DEPARTMENT STORE	0 sf
MALL RETAIL & FOOD TENANTS	253,041 sf
OFFICE	16,656 sf
COMMON AREA CIRCULATION	23,964 sf
TOTAL NORTH BLOCK AREA	**293,661 sf**
TOTAL AREA - PARCLS i, ii, iii, iv	1,270,661 sf

NORTH BLOCK PARKING CALCULATIONS:
PROPOSED SUPPLY:

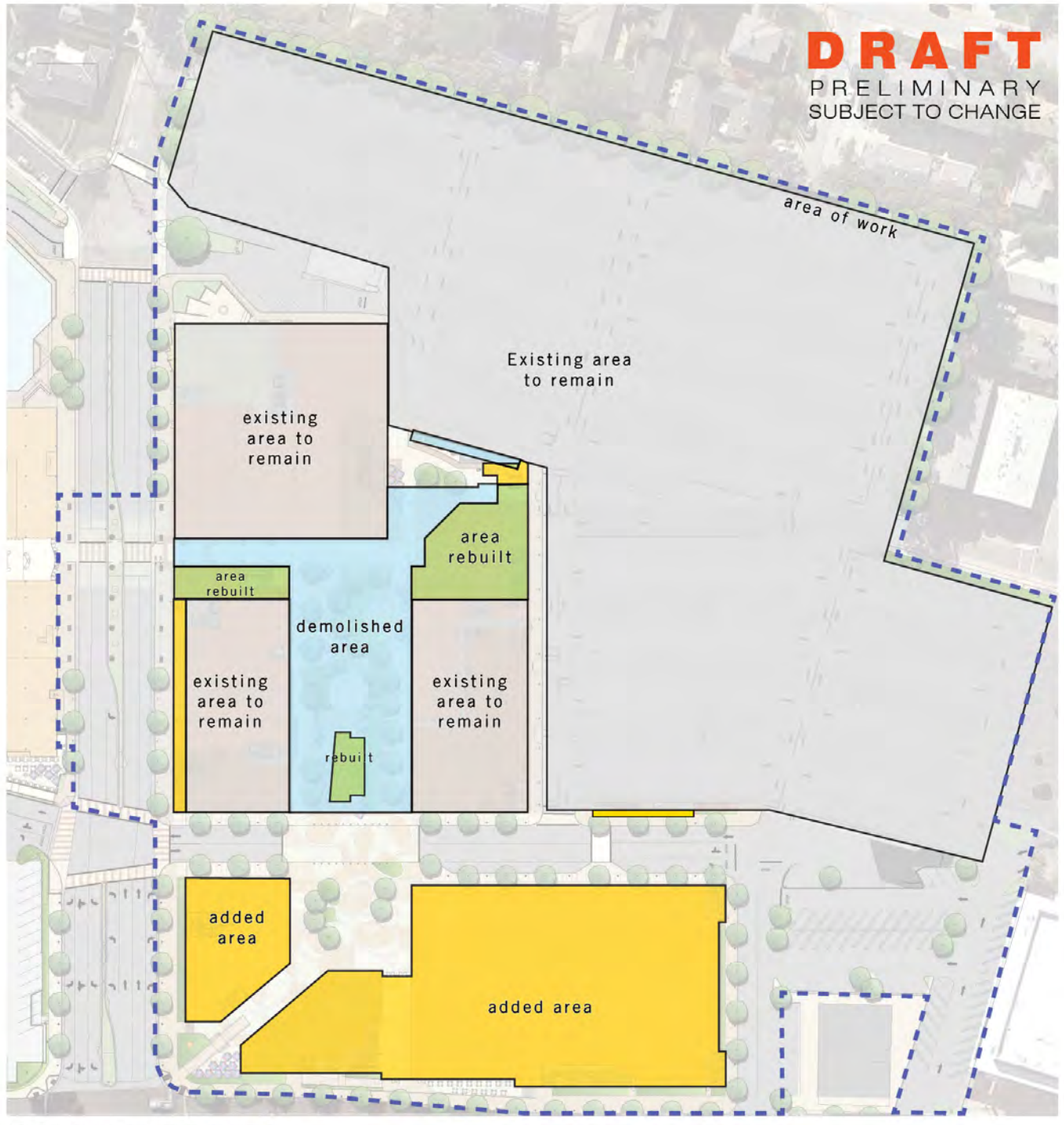
PARCEL i NORTH BLOCK	1,450 CARS
PARCEL ii CENTRAL BLOCK	2,800 CARS
PARCEL iii SOUTH BLOCK	721 CARS
PARCEL iv EAST BLOCK	208 CARS
TOTAL SUPPLY	5,179 CARS
PARKING RATIO:	4.07 CARS/1000 sf

PARKING CALCULATIONS & BUILDING AREAS BY PROGRAM



BASEMENT LEVEL

EXISTING GFA	**EXISTING GFA:**	**123,748 sf**
	DEMO. GFA TO BE REBUILT	0 sf
	DEMO. GFA	17,488 sf
	EXS. GFA TO REMAIN	106,260 sf
PROPOSED GFA	EXS. GFA TO REMAIN	106,260 sf
	REBUILT GFA	0 sf
	ADDED GFA	7,593 sf
	PROPOSED GFA:	**113,853 sf**



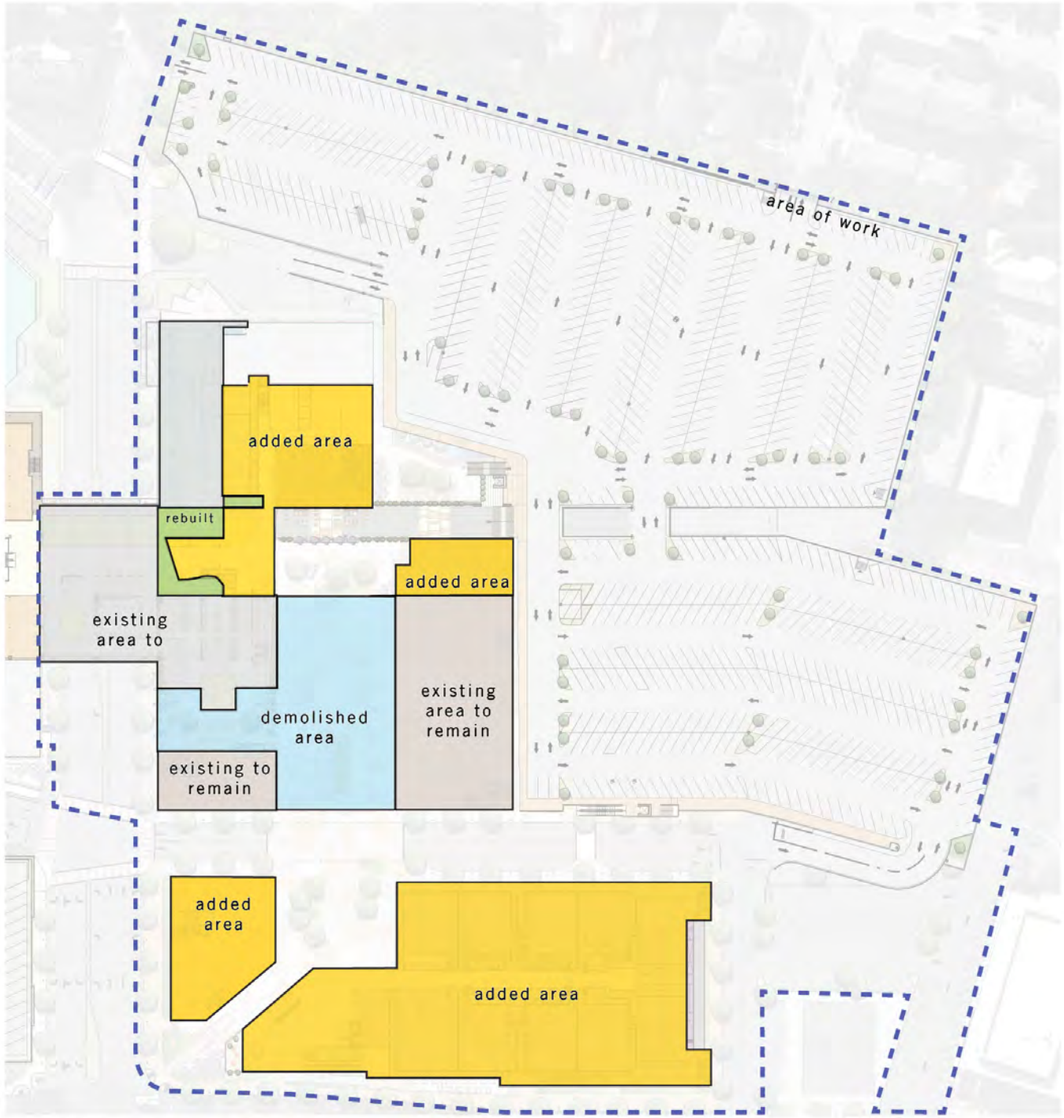
GRADE LEVEL

EXISTING GFA	**EXISTING GFA:**	**349,016 sf**
	DEMO. GFA TO BE REBUILT	10,742 sf
	DEMO. GFA	26,063 sf
	EXS. GFA TO REMAIN	312,211 sf
PROPOSED GFA	EXS. GFA TO REMAIN	312,211 sf
	REBUILT GFA	10,742 sf
	ADDED GFA	63,611 sf
	PROPOSED GFA:	**386,564 sf**

N

Q5 PERCENTAGE AFFECTED DETAIL

DRAFT
PRELIMINARY
SUBJECT TO CHANGE



UPPER LEVEL

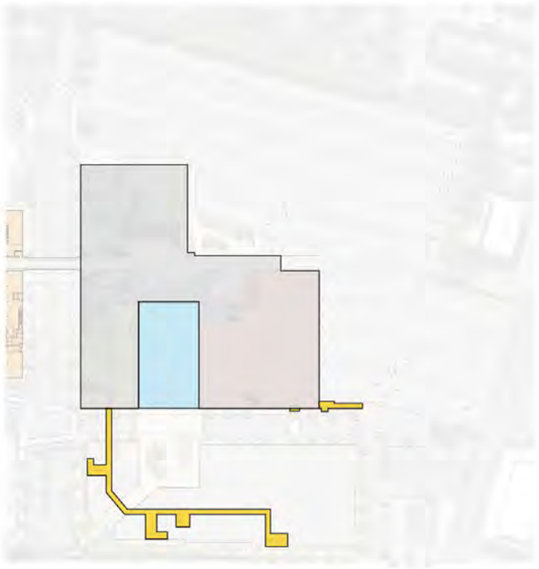
EXISTING GFA	**EXISTING GFA:**	**75,262 sf**
EXISTING GFA	DEMO. GFA TO BE REBUILT	2,393 sf
EXISTING GFA	DEMO. GFA	22,872 sf
EXISTING GFA	EXS. GFA TO REMAIN	49,997 sf
PROPOSED GFA	EXS. GFA TO REMAIN	49,997 sf
PROPOSED GFA	REBUILT GFA	2,393 sf
PROPOSED GFA	ADDED GFA	81,311 sf
PROPOSED GFA	**PROPOSED GFA:**	**131,308 sf**

ROOF LEVEL

EXISTING GFA	**EXISTING GFA:**	**31,613 sf**
EXISTING GFA	DEMO. GFA TO BE REBUILT	0 sf
EXISTING GFA	DEMO. GFA	31,613 sf
EXISTING GFA	EXS. GFA TO REMAIN	0 sf
PROPOSED GFA	EXS. GFA TO REMAIN	0 sf
PROPOSED GFA	REBUILT GFA	0 sf
PROPOSED GFA	ADDED GFA	350 sf
PROPOSED GFA	**PROPOSED GFA:**	**350 sf**

N

Q5 PERCENTAGE AFFECTED DETAIL



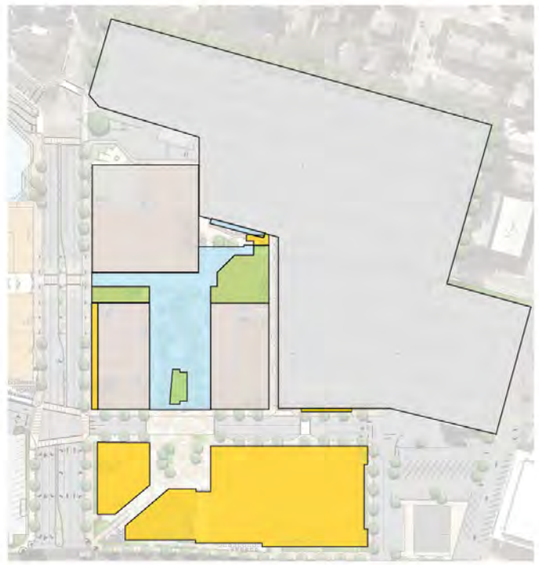
EXISTING GFA

	EXISTING GFA:	**123,748 sf**
	DEMO. GFA TO BE REBUILT	0 sf
	DEMO. GFA	17,488 sf
	EXS. GFA TO REMAIN	106,260 sf

PROPOSED GFA

	EXS. GFA TO REMAIN	106,260 sf
	REBUILT GFA	0 sf
	ADDED GFA	7,593 sf
	PROPOSED GFA:	**113,853 sf**

BASEMENT LEVEL



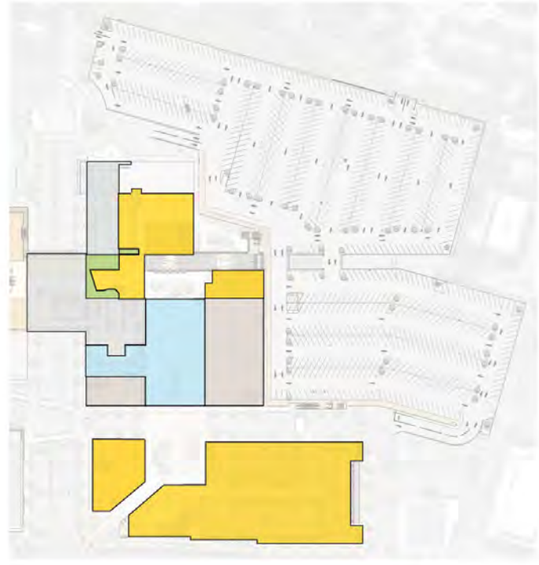
EXISTING GFA

	EXISTING GFA:	**349,016 sf**
	DEMO. GFA TO BE REBUILT	10,742 sf
	DEMO. GFA	26,063 sf
	EXS. GFA TO REMAIN	312,211 sf

PROPOSED GFA

	EXS. GFA TO REMAIN	312,211 sf
	REBUILT GFA	10,742 sf
	ADDED GFA	63,611 sf
	PROPOSED GFA:	**386,564 sf**

GRADE LEVEL



EXISTING GFA

	EXISTING GFA:	**75,262 sf**
	DEMO. GFA TO BE REBUILT	2,393 sf
	DEMO. GFA	22,872 sf
	EXS. GFA TO REMAIN	49,997 sf

PROPOSED GFA

	EXS. GFA TO REMAIN	49,997 sf
	REBUILT GFA	2,393 sf
	ADDED GFA	81,311 sf
	PROPOSED GFA:	**131,308 sf**

UPPER LEVEL

EXISTING GFA

	EXISTING GFA:	**31,613 sf**
	DEMO. GFA TO BE REBUILT	0 sf
	DEMO. GFA	31,613 sf
	EXS. GFA TO REMAIN	0 sf

PROPOSED GFA

	EXS. GFA TO REMAIN	0 sf
	REBUILT GFA	0 sf
	ADDED GFA	350 sf
	PROPOSED GFA:	**350 sf**

ROOF LEVEL

EXISTING GFA

	EXISTING GFA:	**579,639 sf**
	DEMO. GFA TO BE REBUILT	13,135 sf
	DEMO. GFA	98,095 sf
	EXS. GFA TO REMAIN	468,469 sf

PROPOSED GFA

	EXS. GFA TO REMAIN	468,469 sf
	REBUILT GFA	13,135 sf
	ADDED GFA	152,865 sf
	PROPOSED GFA:	**634,469 sf**

ALL LEVELS

Q5 PERCENTAGE AFFECTED CALCULATION

EXISTING GFA TO REMAIN / PROPOSED FINAL GFA
468,469 sf / 634,469 sf = 73% OF THE EXISTING STRUCTRES
IN “SUB AREA A” REMAIN

N

Q5 PERCENTAGE AFFECTED CALCULATION SUMMARY