



- Hotel, 110 rms
- Central plaza framed by F&B with rooftop space, patios and outdoor seating
- Multi-family residential, 3 story and 3/4 splits to take advantage of topography along creek buffer, 265 un
- Pipe easement (30')
- Creek buffer with mulch trails connecting neighborhoods to shared green spaces and amenities
- Single-family residential neighborhood with detached and attached product integrated with a series of park spaces

Single-family lots, 50' width minimum, 8,000 sf minimum

Single-family attached front-loaded and rear-loaded (stacked) product

**DEVELOPMENT SUMMARY**

Current Zoning	ARIII and S-S	
Proposed Zoning	PCD and GCOD	
Existing Site Acreage	74.38 ac	
<b>Land Uses</b>		<b>Parking Provided</b>
Food/Beverage	15,800 sf	145 sp (9.1/1000)*
Hotel	110 rms	55 sp (1/2 rms)*
Multi-family	265 un	400 sp (1.5/un)
Townhomes	212 un	
Front-loaded	102 un	4/un
Rear-loaded (stacked)	110 un	2/un
Single-family Detached	74 lots	n/a
<b>Open Space</b>	<b>26.84 ac (36%)</b>	
Open Space	22.61 ac (984,910 sf)	
Amenity Areas	4.23 ac (184,530 sf)	

\*Parking field provides 200 spaces to share between hotel and food/beverage.

