



Central plaza framed by F&B with rooftop space, patios and outdoor seating

Hotel, 110 rms

Multi-family residential, 3 story and 3/4 splits to take advantage of topography along creek buffer, 265 un

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

Pipe easement (30')

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

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

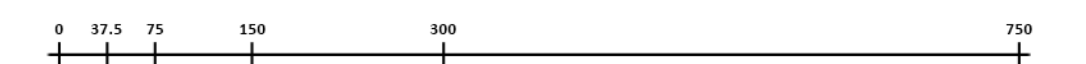
DEVELOPMENT SUMMARY

Current Zoning ARIII and S-S
 Proposed Zoning PCD and GCOD
 Existing Site Acreage 74.38 ac

Land Uses		Parking Provided
Food/Beverage	16,000 sf	205 sp (12/1000)*
Hotel	110 rms	55 sp (1/2 rms)*
Multi-family	275 un	413 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

Open Space 26.92 ac (36.1%)
 Open Space 22.61 ac (984,910 sf)
 Amenity Areas 4.31 ac (188,090 sf)

*Parking field provides 260 spaces to share between hotel and food/beverage.



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