



PARAGON STAR VILLAGE PLANNING COMMISSION PRESENTATION



HOERR SCHAUDT



PRELIMINARY DEVELOPMENT PROPOSAL REVISED CONTENT

- SITE LAYOUT

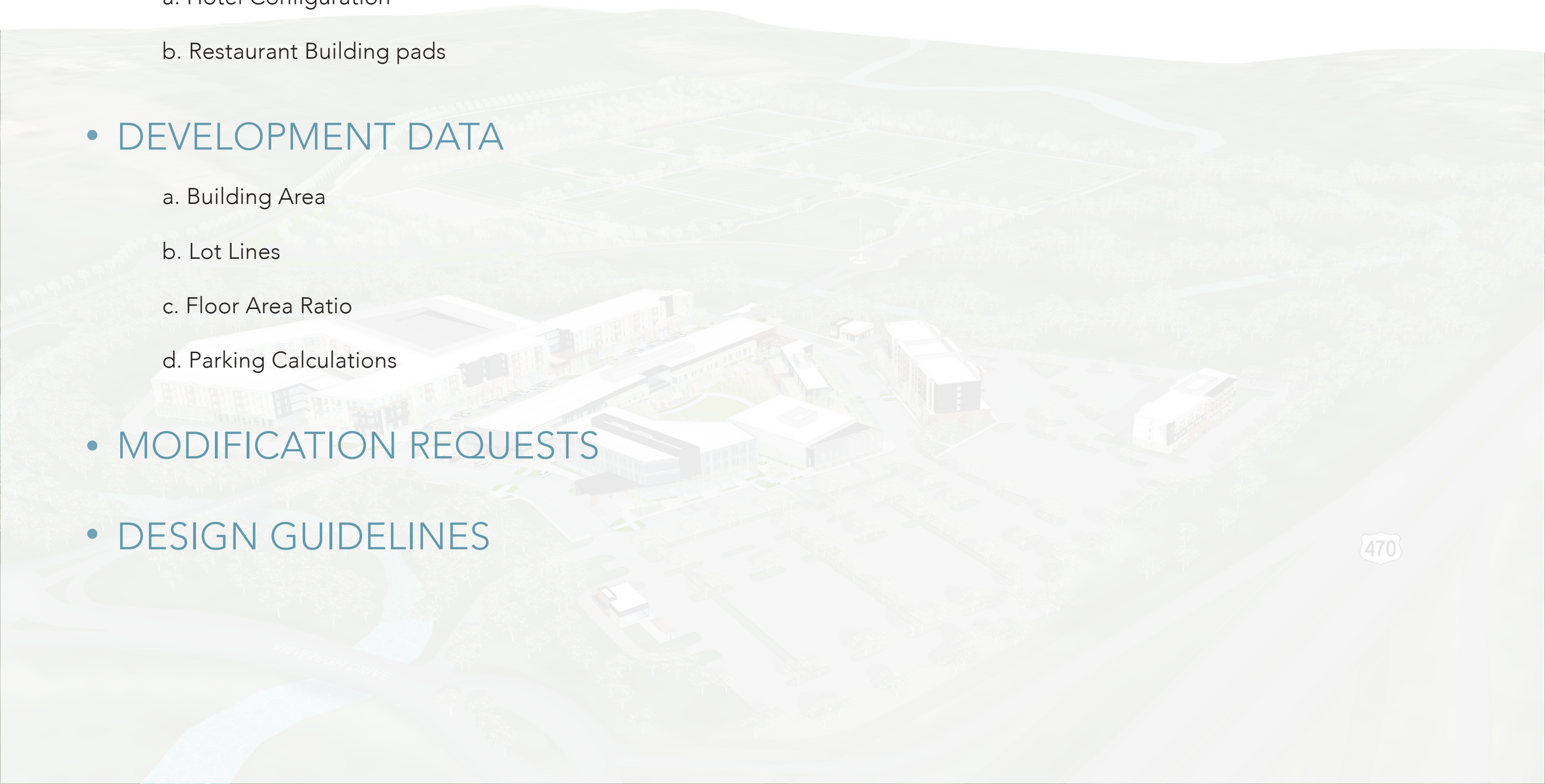
- a. Hotel Configuration
- b. Restaurant Building pads

- DEVELOPMENT DATA

- a. Building Area
- b. Lot Lines
- c. Floor Area Ratio
- d. Parking Calculations

- MODIFICATION REQUESTS

- DESIGN GUIDELINES





01 SITE

PARAGON PARKWAY

VIEW HIGH DRIVE

470



VIEWHIGH
PARKWAY

PARKING
GARAGE

RETAIL/RESTAURANT 1ST FLOOR
MULTIFAMILY ABOVE

RETAIL/RESTAURANT
1ST FLOOR MULTIFAMILY
ABOVE

PARAGON PARKWAY

PARAGON PARKWAY

EXISTING
TREES TO
REMAIN

RETAIL/RESTAURANT 1ST
FLOOR OFFICE ABOVE

RETAIL/RESTAURANT 1ST
FLOOR OFFICE ABOVE

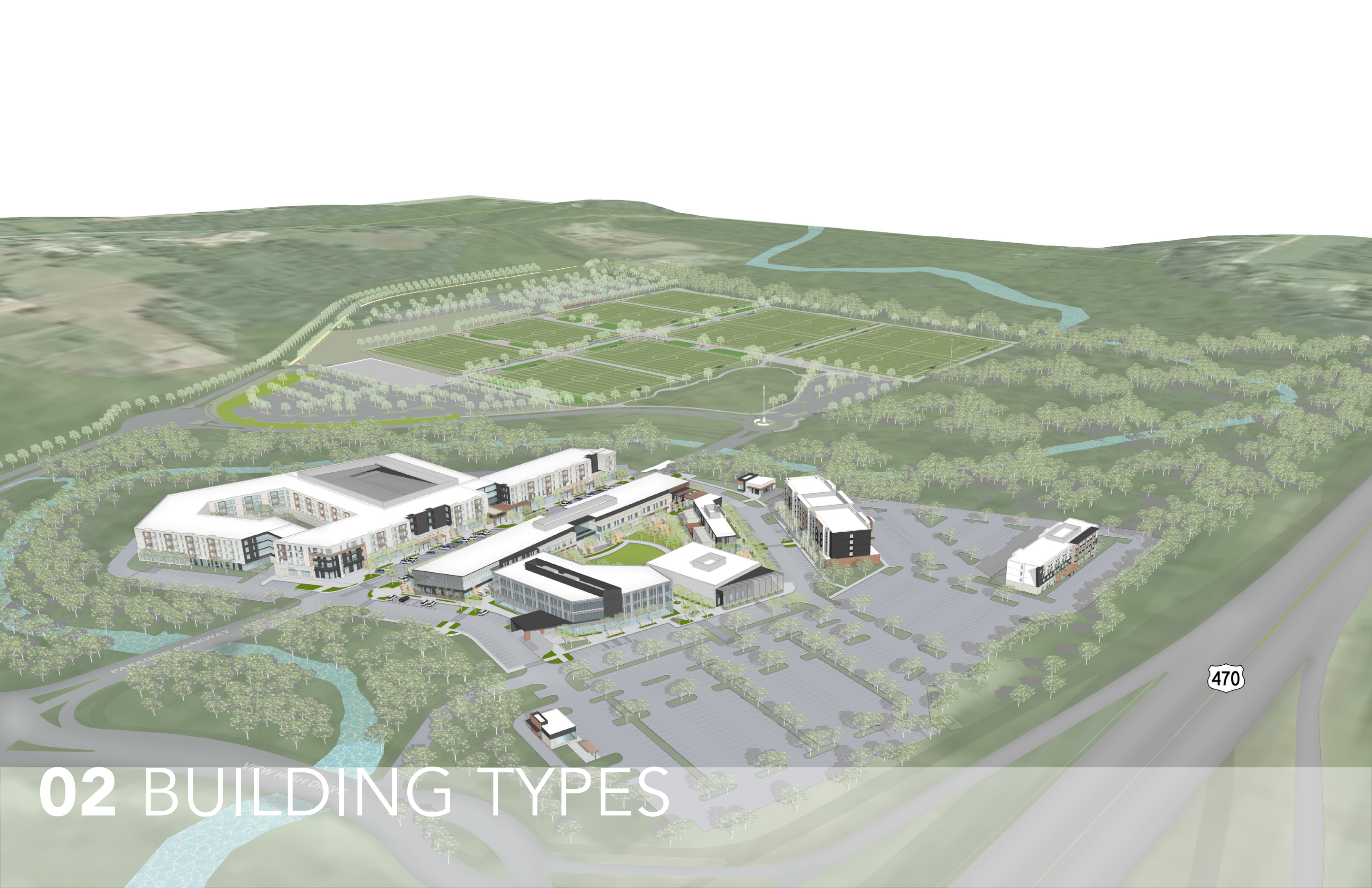
MEDICAL OFFICE

INDOOR / OUTDOOR
ENTERTAINMENT
VENUE

RESTAURANT

HOTEL 1

HOTEL 2



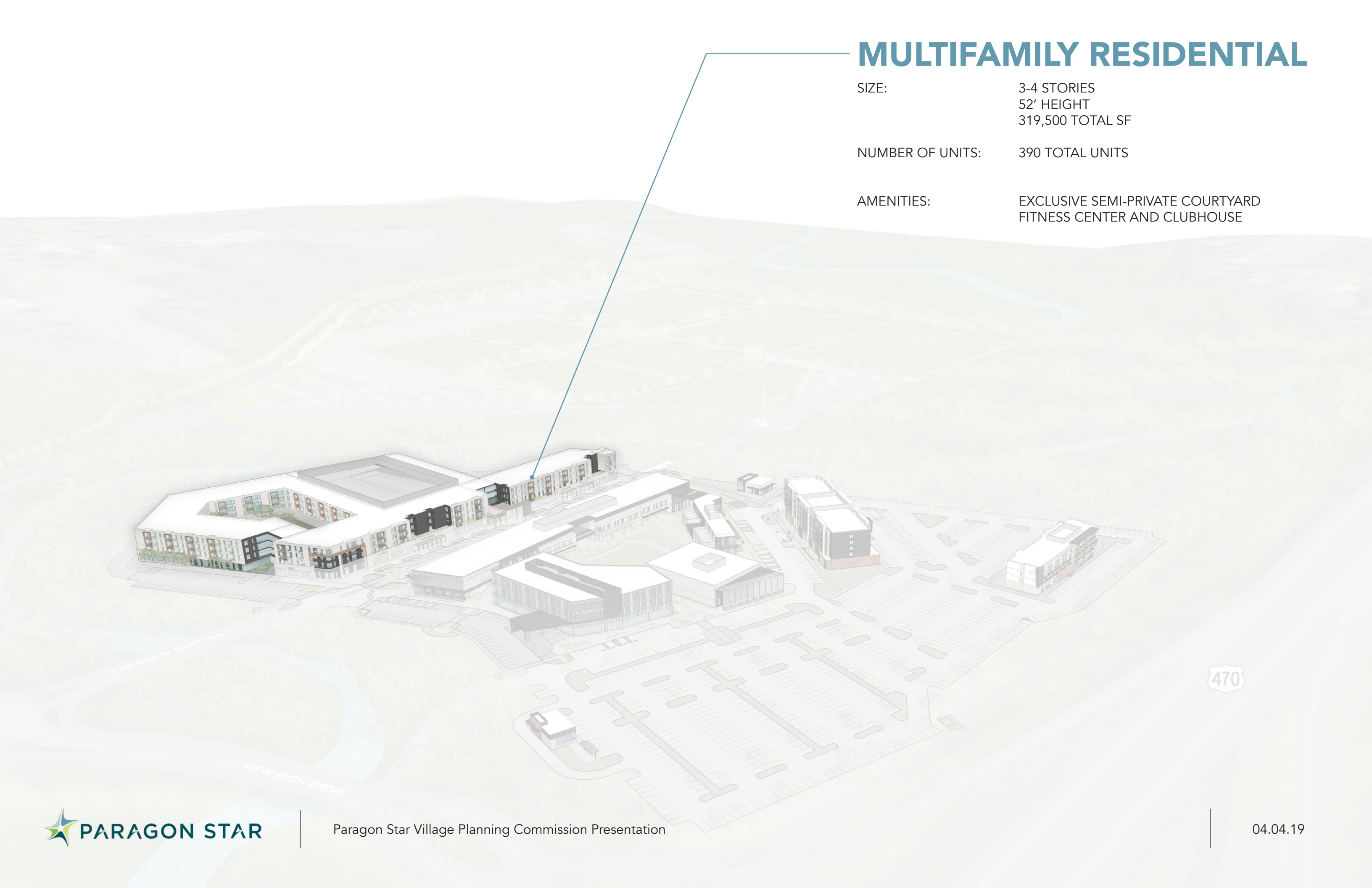
02 BUILDING TYPES

MULTIFAMILY RESIDENTIAL

SIZE: 3-4 STORIES
52' HEIGHT
319,500 TOTAL SF

NUMBER OF UNITS: 390 TOTAL UNITS

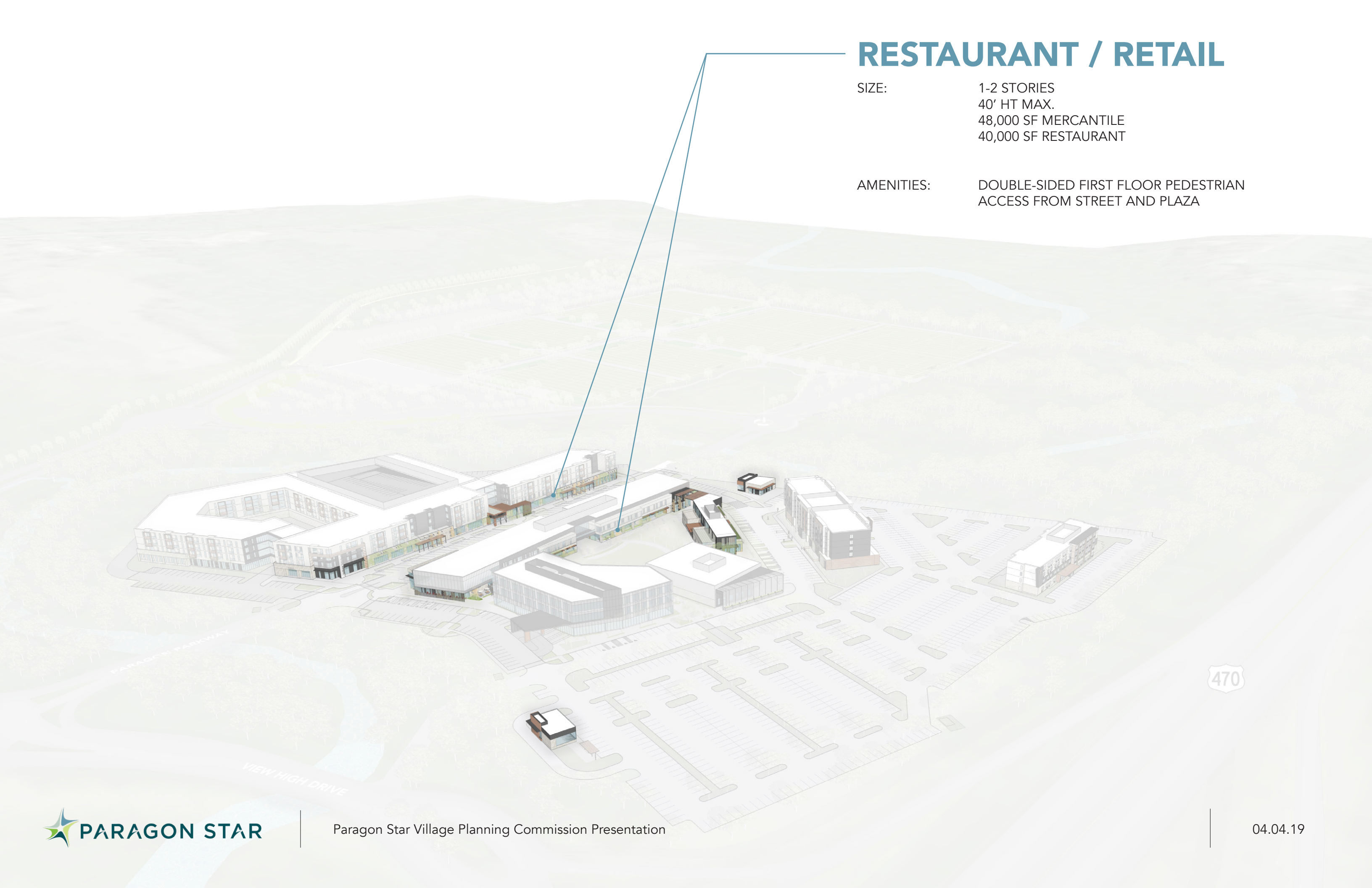
AMENITIES: EXCLUSIVE SEMI-PRIVATE COURTYARD
FITNESS CENTER AND CLUBHOUSE



RESTAURANT / RETAIL

SIZE: 1-2 STORIES
40' HT MAX.
48,000 SF MERCANTILE
40,000 SF RESTAURANT

AMENITIES: DOUBLE-SIDED FIRST FLOOR PEDESTRIAN
ACCESS FROM STREET AND PLAZA



GENERAL OFFICE

SIZE: 2ND LEVEL OF 2 STORIES
35,000 SF

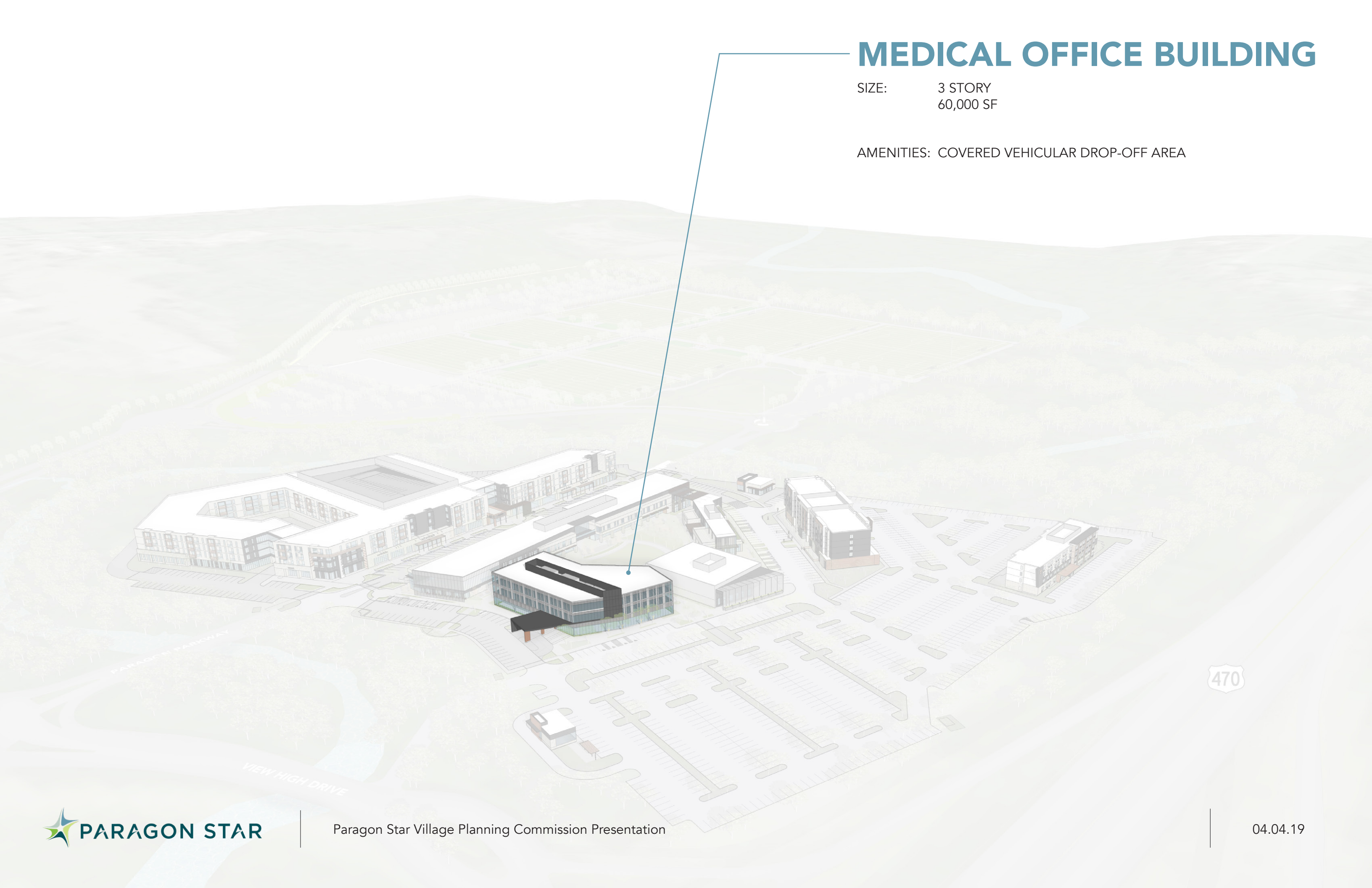
AMENITIES: PRIVATE SECOND-LEVEL BALCONY OVER-LOOKING THE PLAZA



MEDICAL OFFICE BUILDING

SIZE: 3 STORY
60,000 SF

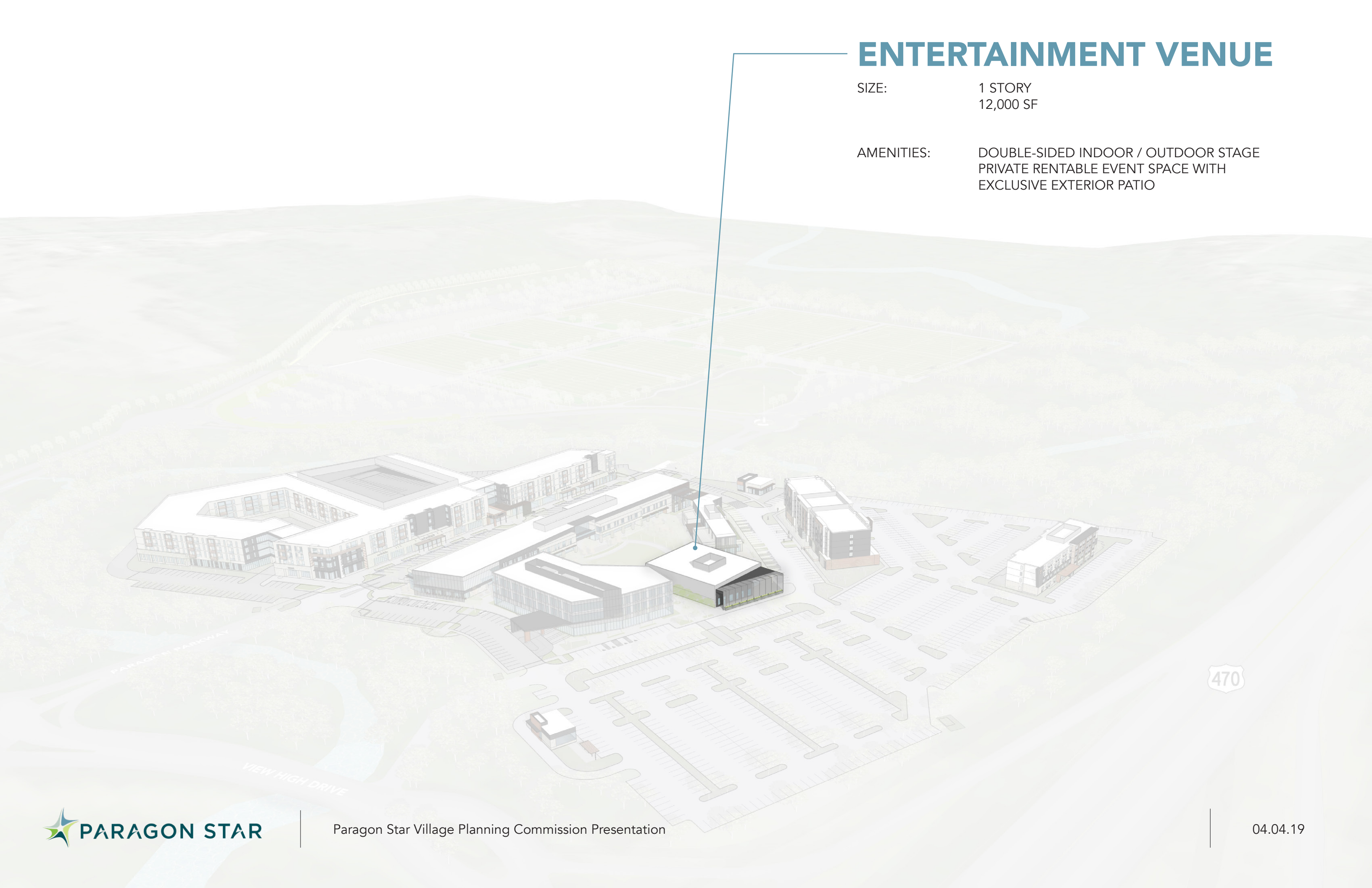
AMENITIES: COVERED VEHICULAR DROP-OFF AREA



ENTERTAINMENT VENUE

SIZE: 1 STORY
12,000 SF

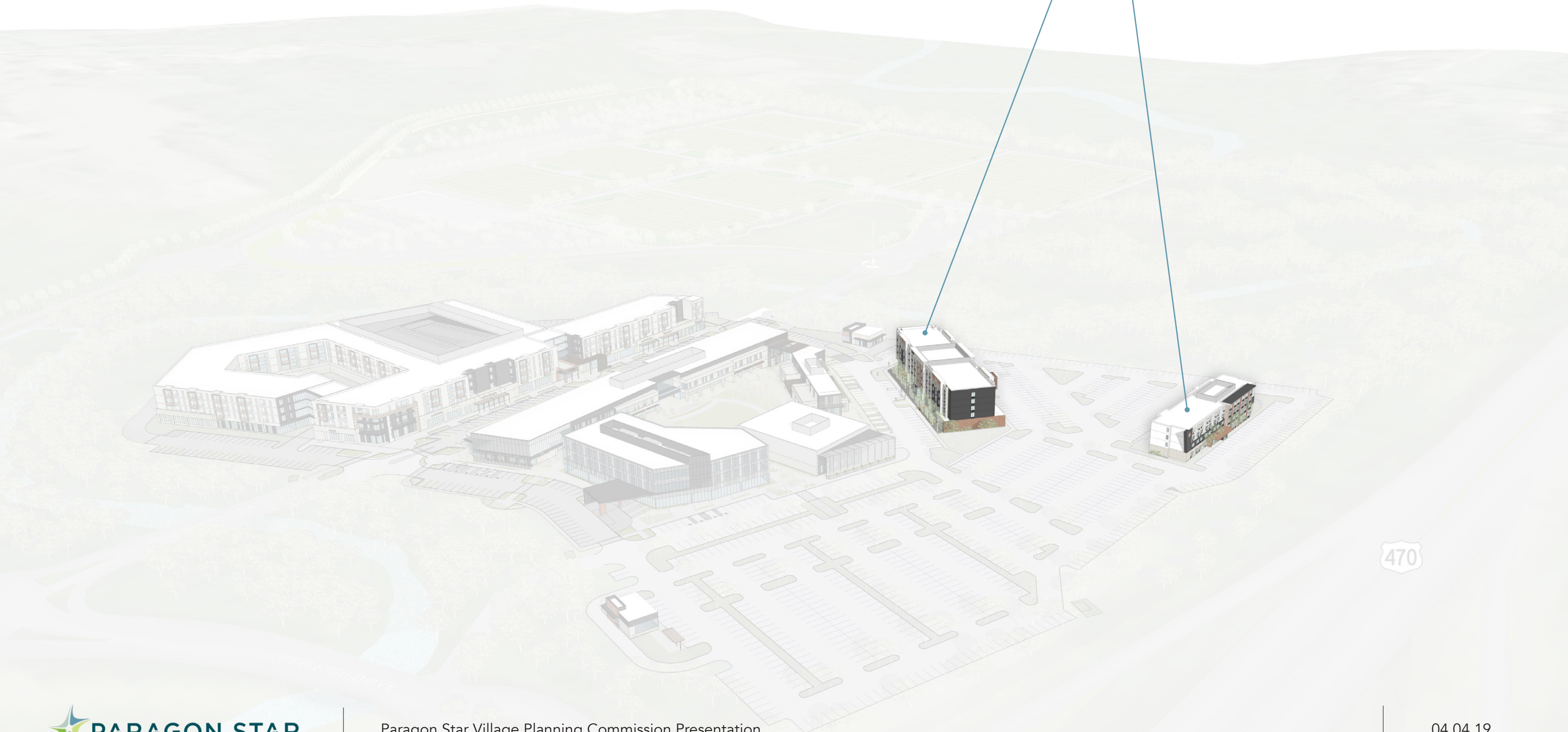
AMENITIES: DOUBLE-SIDED INDOOR / OUTDOOR STAGE
PRIVATE RENTABLE EVENT SPACE WITH
EXCLUSIVE EXTERIOR PATIO



HOTELS

HOTEL 1: 5 STORIES
134 ROOMS

HOTEL 2: 4 STORIES
98 ROOMS



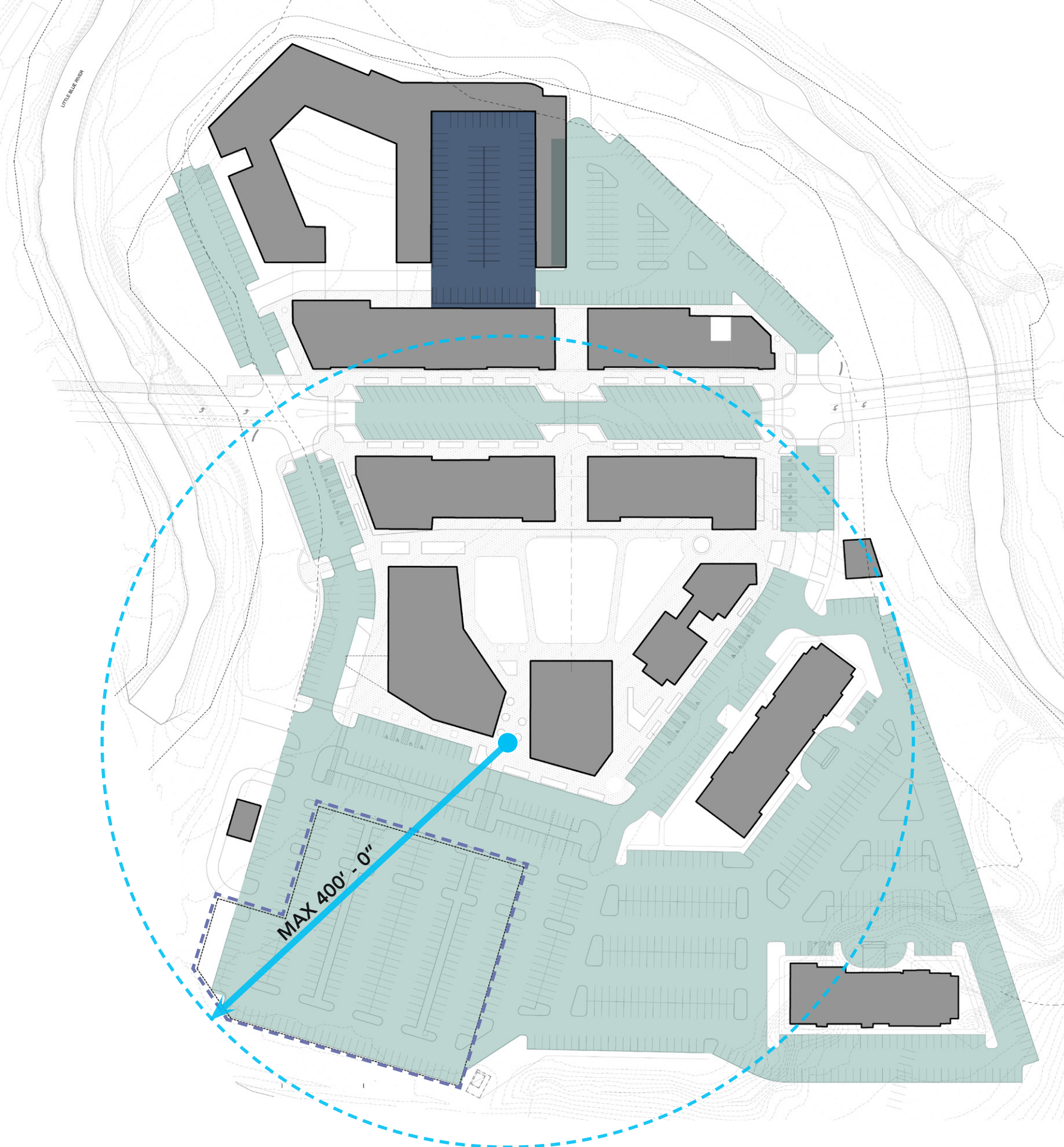


03 PARKING



PARKING CALCULATIONS

MAXIMUM MARKET DEMAND PARKING:	1842 SPACES
SURFACE PARKING:	1143 SPACES
NORTH GARAGE PARKING:	520 SPACES
FUTURE PARKING DECK:	180 SPACES
TOTAL PARKING PROVIDED:	1843 SPACES



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TOTAL PARKING PROVIDED:	1843 SPACES

MAX. WALKING DISTANCE FROM PARKING TO AN AMENITY: **400 FT**



04 DEVELOPMENT PRECEDENTS

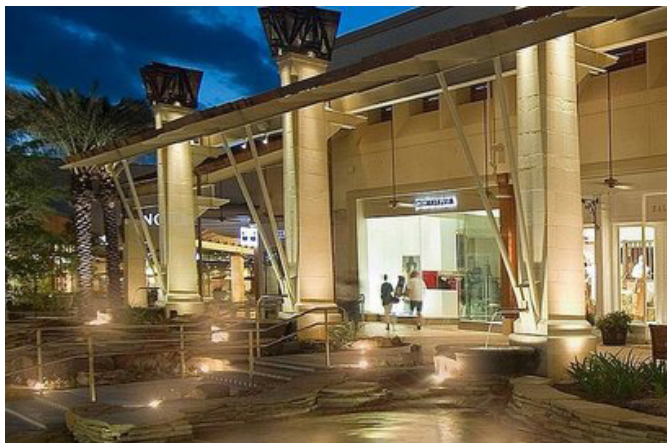
AVALON MIXED-USE DEVELOPMENT

ALPHARETTA, GA



LA CANTERA MIXED-USE DEVELOPMENT

SAN ANTONIO, TX



REVEL MIXED-USE DEVELOPMENT

ATLANTA, GA

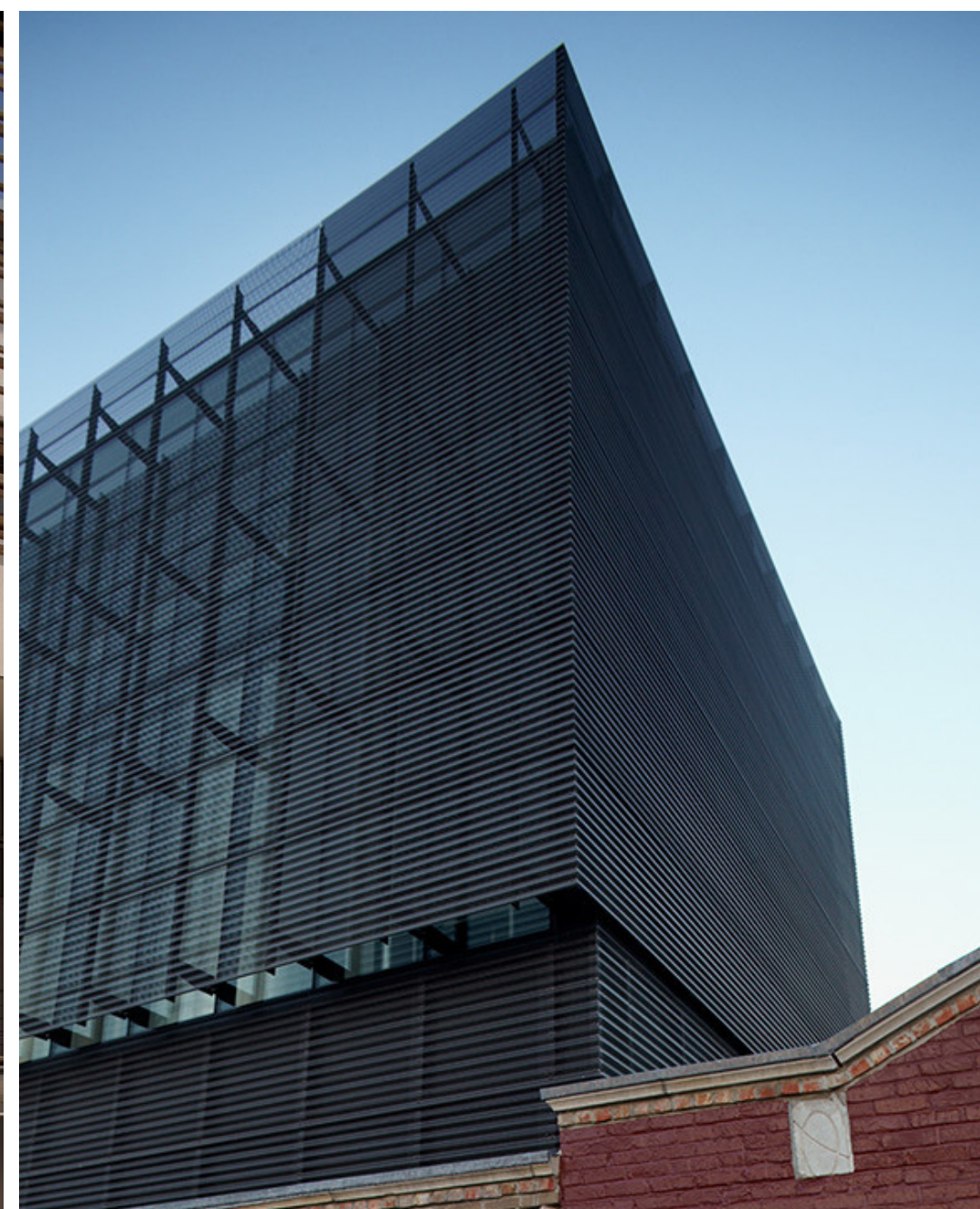




05 PARAGON VILLAGE INSPIRATION



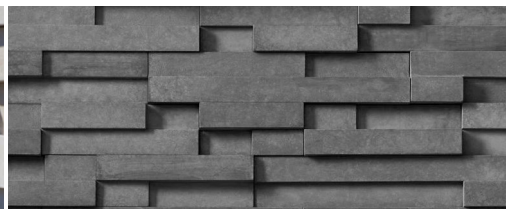




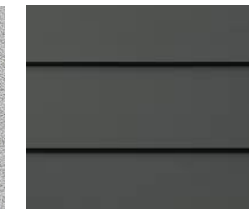




MANUFACTURED STONE /
BRICK MASONRY VENEER



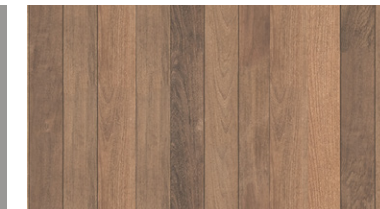
STUCCO/
EIFS



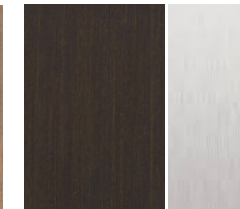
FIBER CEMENT
BOARD CLADDING



TEXTURED METAL PANELS / ACM



FAUX WOOD
CLADDING & SOFFITS



ALUM. STOREFRONT
GLAZING



FAUX - WOOD & PERF. METAL
SCREENING



06 STREETSCAPE











07 THE EXPERIENCE







