

Site Map of Discovery Park

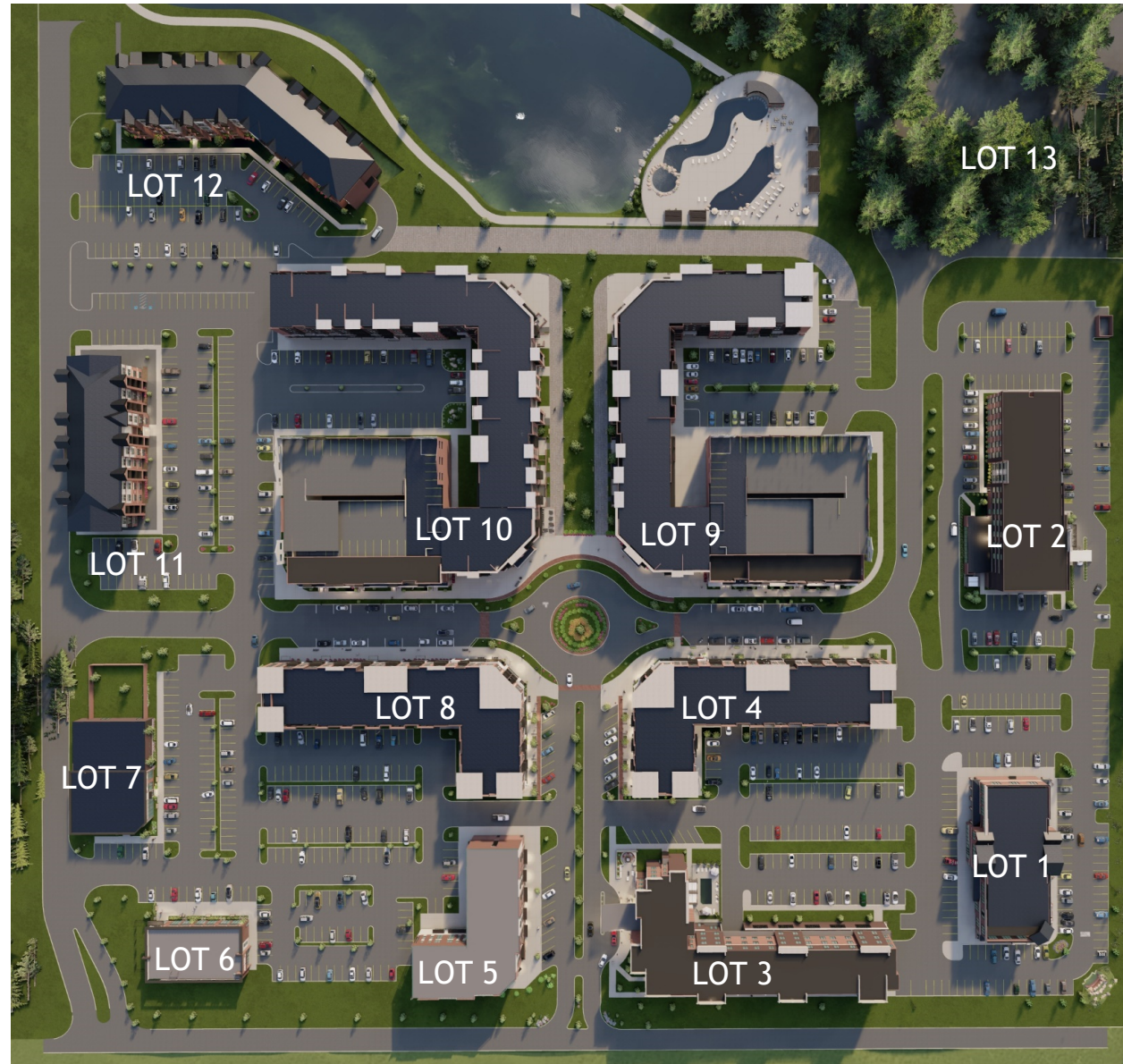


the
VILLAGE
at discovery park



Development Information

- 13 Lots + 2 tracts (39.42 ac.)
- 585 apartment units
- 80,400 square feet of commercial space (office/retail/restaurant)
- 230 hotel rooms
- May 2023- October 2026 (schedule)



2 stories
Office/retail/restaurant



SE corner of building

4 story hotel
107 rooms



NE Douglas St. elevation

4 story hotel
123 rooms



NW Colbern Rd. elevation

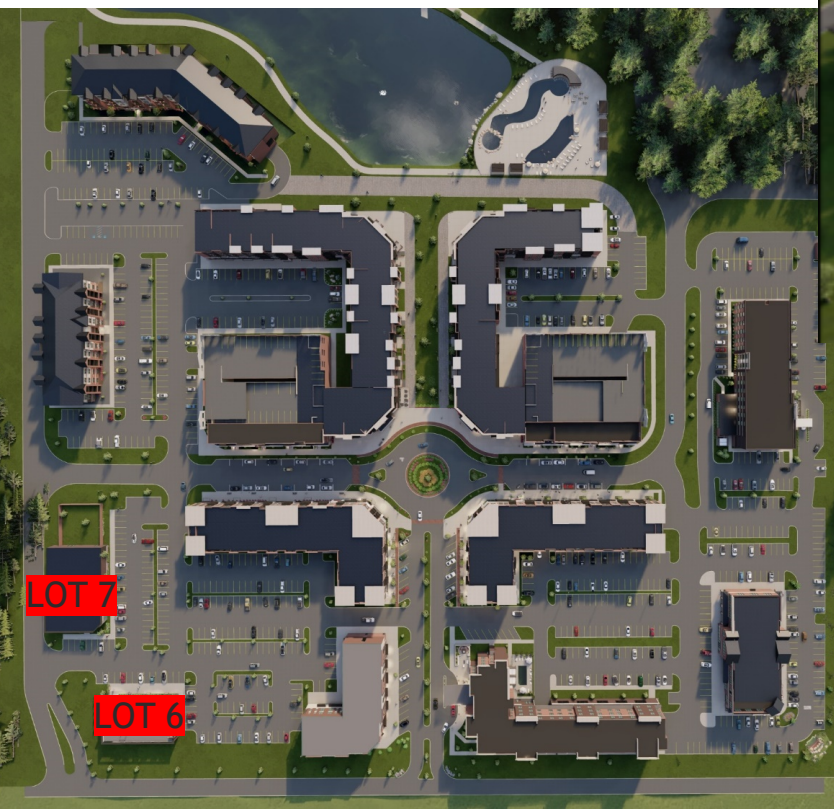
Lot 5
1st floor retail
2nd floor apartments (20 units)



NW Colbern Rd

Lot 6
Animal Hospital

Lot 7
Pet Spa



Looking North



Animal hospital (North elevation)



Pet spa (East elevation)



Lot 8
3 stories
1st floor retail
2nd floor apartments (23)

Lot 9
4 stories
Commercial end cap
Apartments (290 units)
Parking garage

Lot 10
4 stories
Commercial end cap
Apartments (292 units)
Parking garage



Looking East

Lot 9
4 stories
Commercial end cap
Apartments (290 units)
Parking garage

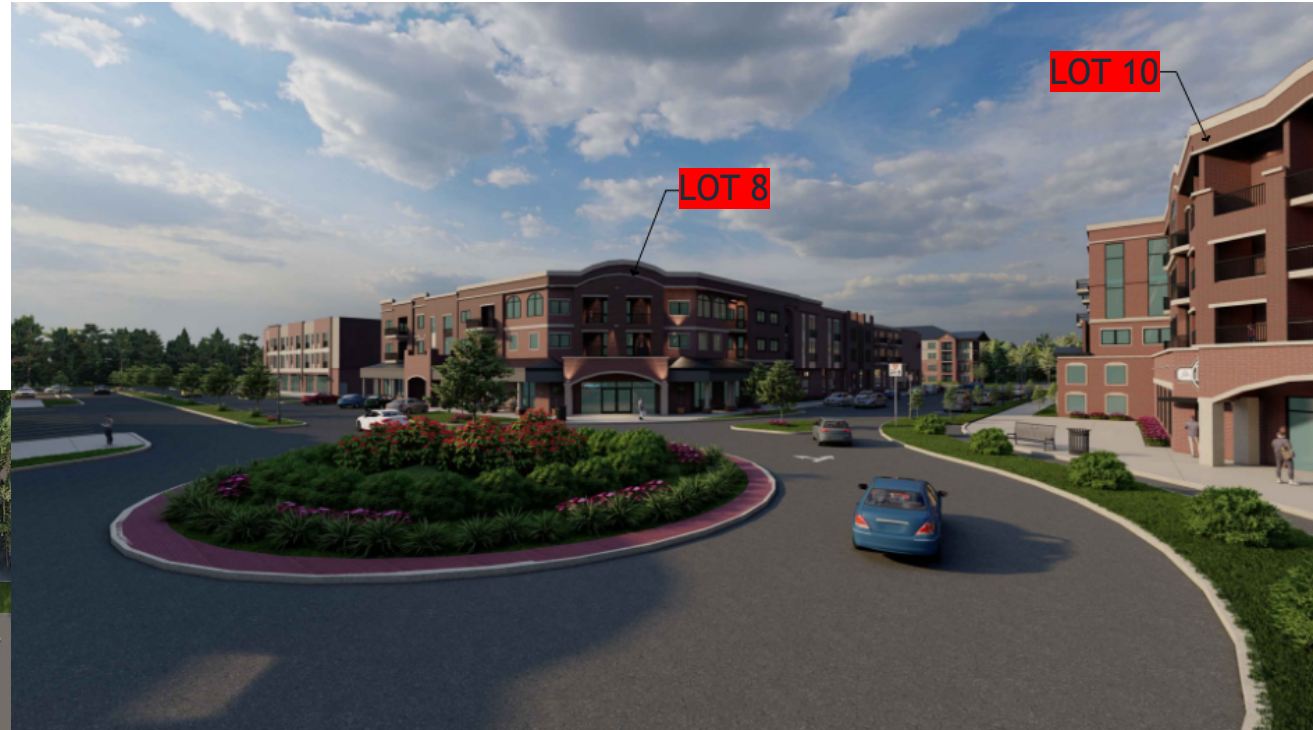
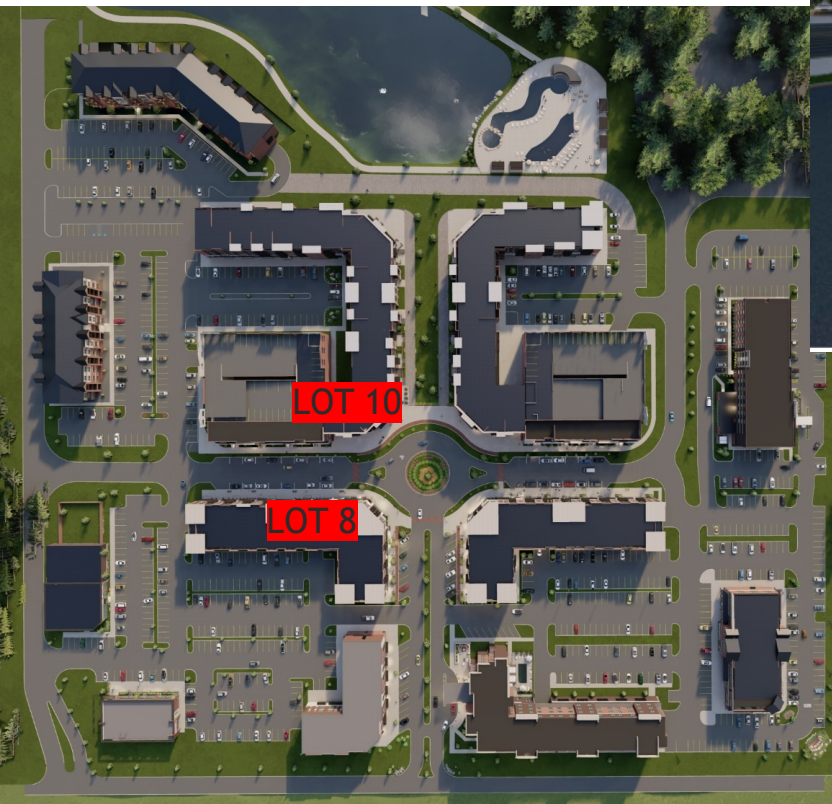
Lot 10
4 stories
Commercial end cap
Apartments (292 units)
Parking garage



Looking NW

Lot 8
3 stories
1st floor retail
2nd floor apartments (23)

Lot 10
4 stories
Commercial end cap
Apartments (292 units)
Parking garage



Looking SW

Apartments
4 stories
80 units



East elevation

Apartments
4 stories
80 units



South elevation

- Clubhouse
- Pool
- Cabanas
- Pond
- Trail



Amenities (looking East)

Total Green Space

(Pervious vs Impervious Surface Area)

Provided = 29%

Usable Open/Green Space Area Around Residential Buildings

(Lots 4,8,9,10,11, and 12) ●

Required: A minimum of 10% of the total land area
Unified Development Ordinance
Sec. 8.050. - Planned residential district open space requirements

Provided: Lots 4,8,9,10,11,12, and Tract A = 27% ■

Public Gathering Places for Commercial

(Lots 1,2,3,4,6,7, and 8) ●

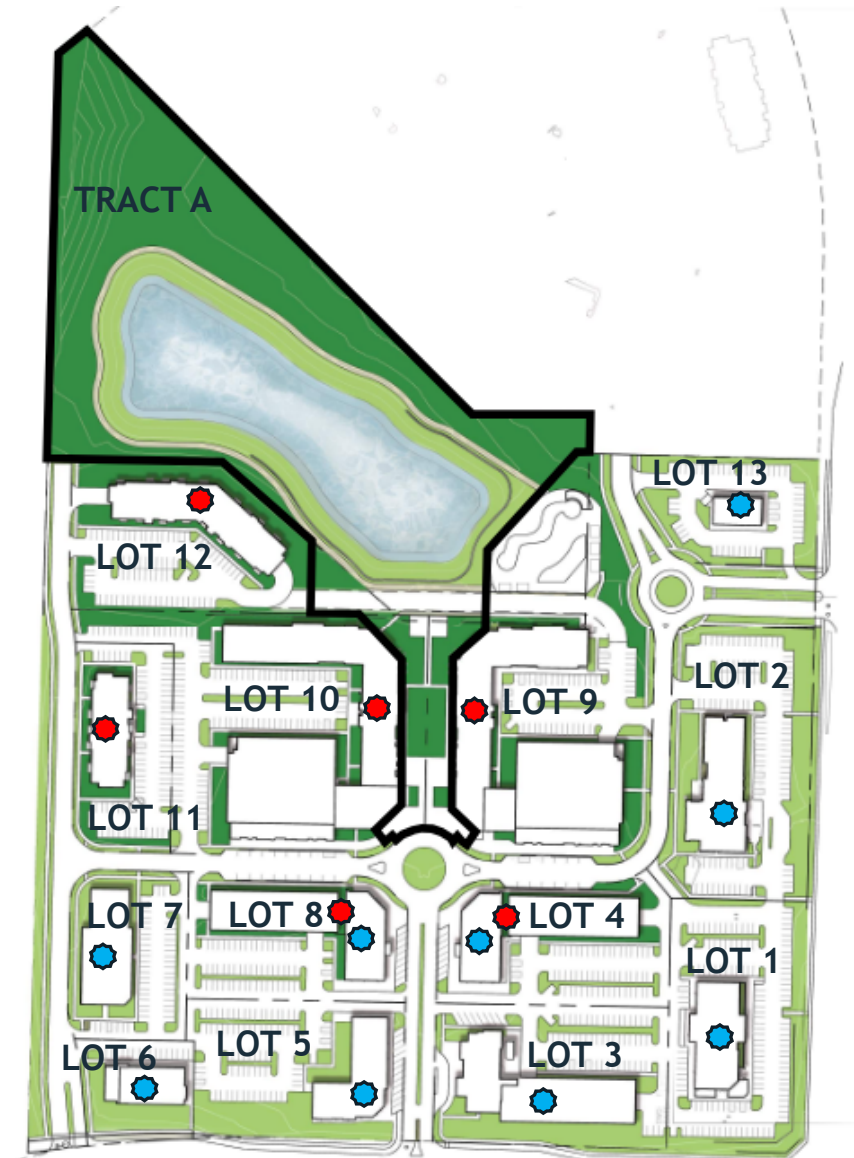
Required: A minimum of 10% of the total land area
Sec. 8.130. - Public gathering places in office and commercial districts

Provided: Lots 1,2,3,4,5,6,7,8, and Tract A = 15% ■

Setbacks

Required: 20' between street and parking lot

Provided: 20', 32', 55'



the
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Ground Level

- 6000 sqft restaurant
- 6,500 sqft retail / office

Second Level

- 12,000 sqft retail / office

Total Available: 25,000 sqft



Ground Level

- 7,000 sqft retail / office

Total Available: 13,800 sqft



Ground Level

- 6,800 sqft retail / office
- 1,800 sqft The Cookie Fountain

Total Available: 8,600 sqft



Available to lease



Hotels



Commercial Space

the
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