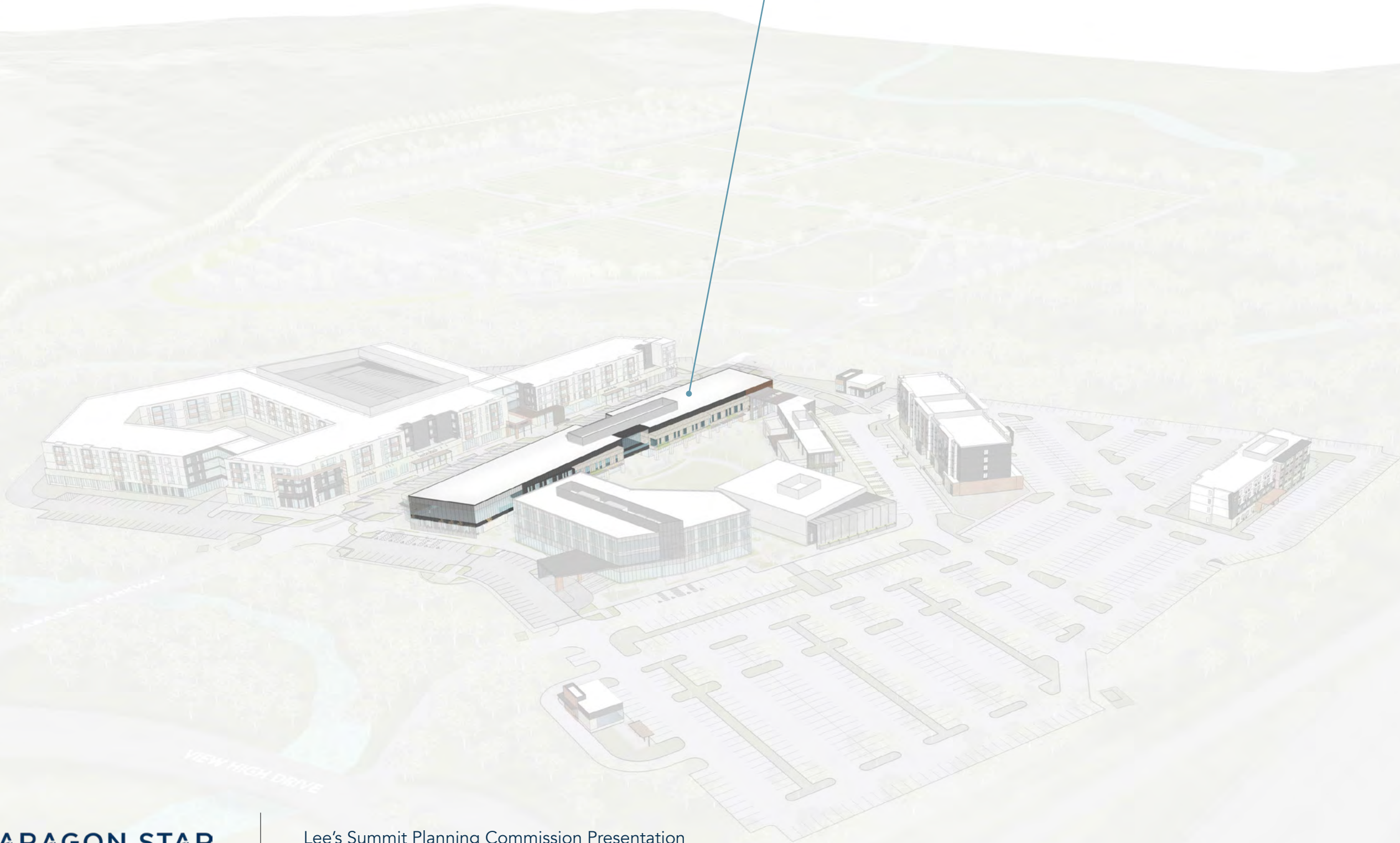# GENERAL OFFICE

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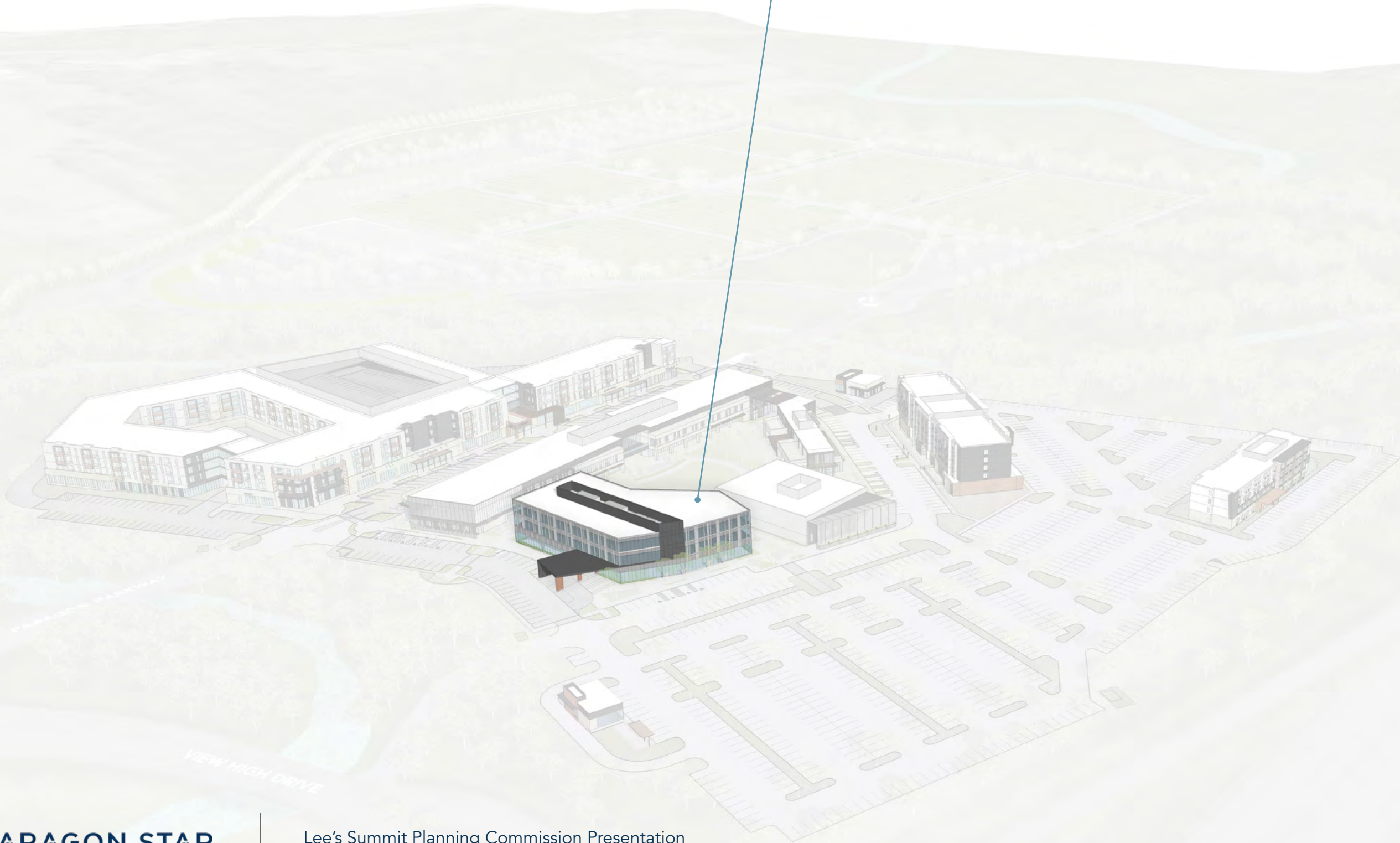   35,000 SF

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

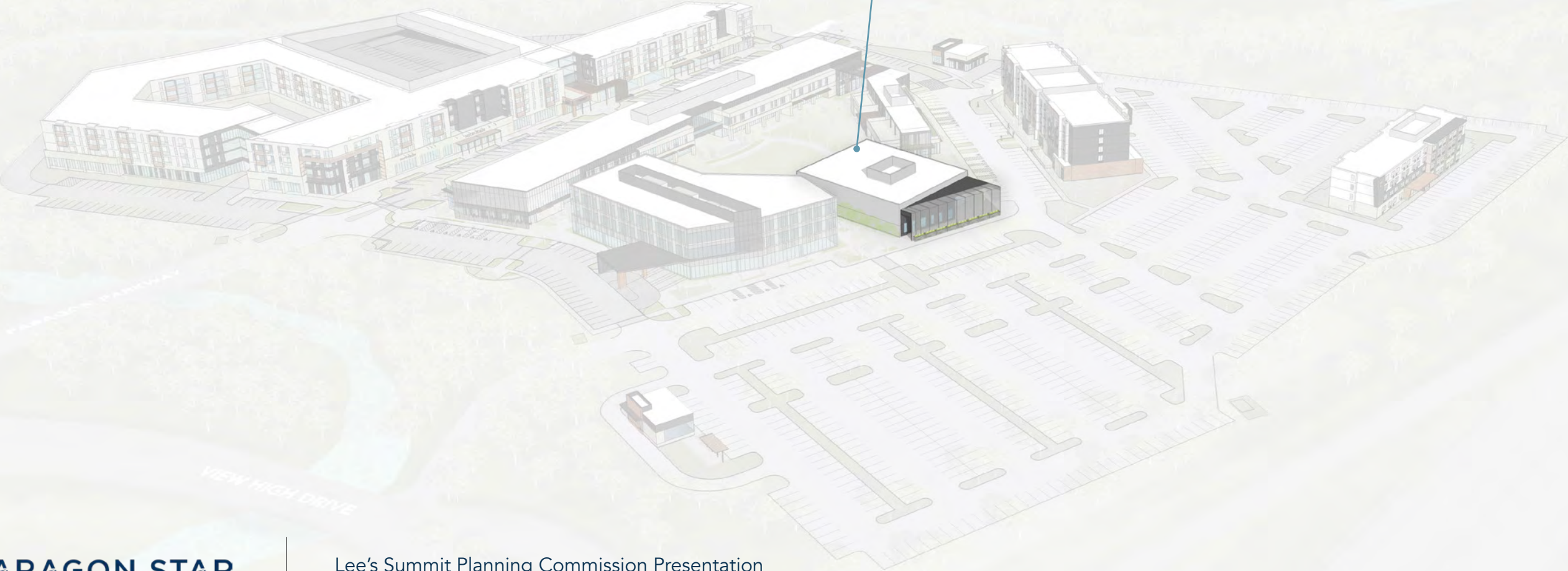# MEDICAL OFFICE BUILDING

SIZE: 3 STORY
            60,000 SF

AMENITIES: COVERED VEHICULAR DROP-OFF AREA

470

ENTERTAINMENT VENUE

SIZE: 1 STORY
                 12,000 SF

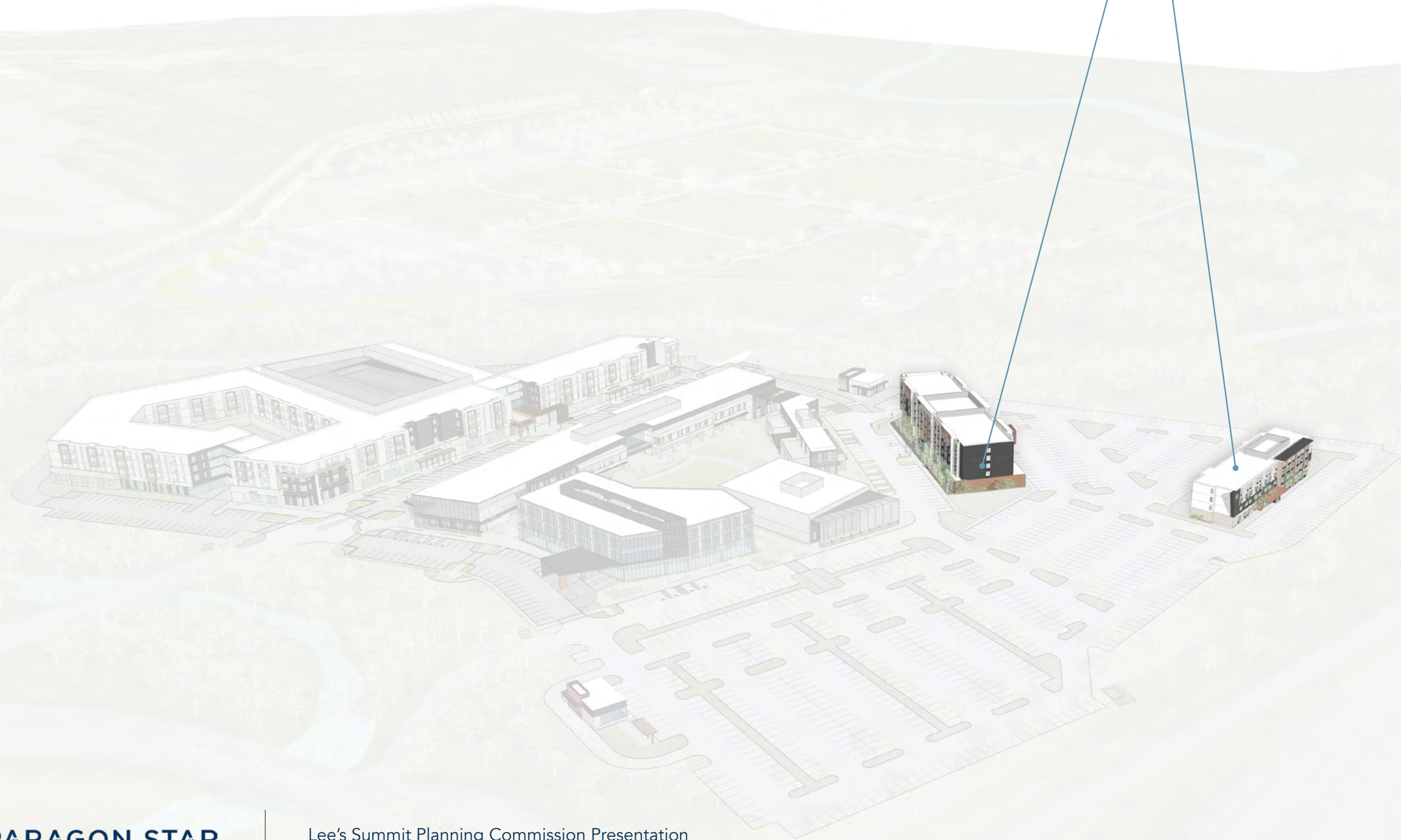AMENITIES: DOUBLE-SIDED INDOOR / OUTDOOR STAGE
                 PRIVATE RENTABLE EVENT SPACE WITH
                 EXCLUSIVE EXTERIOR PATIO

HOTELS

HOTEL 1:   5 STORIES
                    134 ROOMS
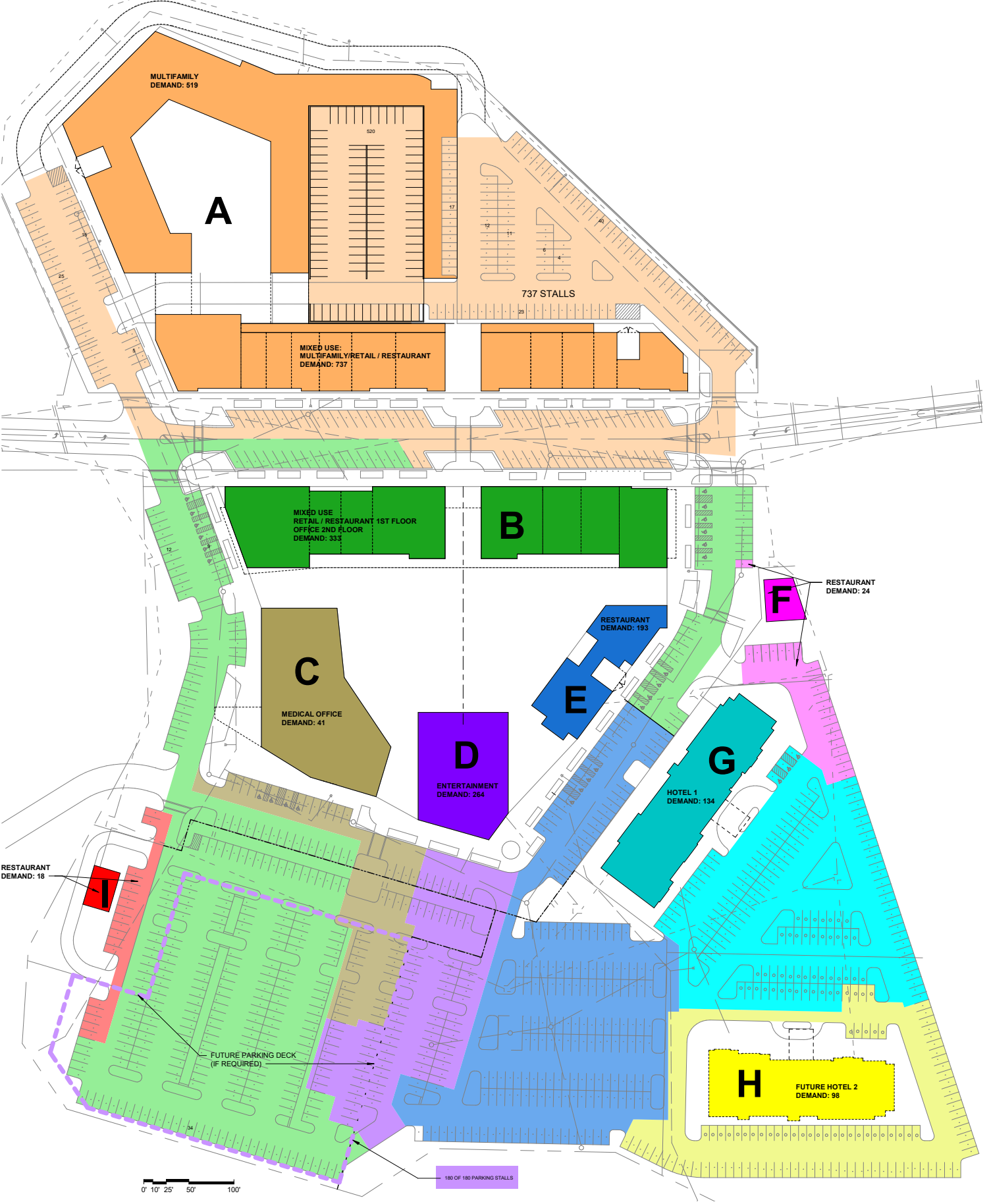
HOTEL 2:   4 STORIES
                    98 ROOMS

470

PARKING CALCULATIONS

Map labels:

- MULTIFAMILY DEMAND: 519
- A
- 520
- 737 STALLS
- MIXED USE: MULTIFAMILY/RETAIL / RESTAURANT DEMAND: 737
- MIXED USE RETAIL / RESTAURANT 1ST FLOOR OFFICE 2ND FLOOR DEMAND: 333
- B
- RESTAURANT DEMAND: 24
- F
- RESTAURANT DEMAND: 193
- C — MEDICAL OFFICE DEMAND: 41
- E
- D — ENTERTAINMENT DEMAND: 264
- G — HOTEL 1 DEMAND: 134
- RESTAURANT DEMAND: 18
- I
- FUTURE PARKING DECK (IF REQUIRED)
- H — FUTURE HOTEL 2 DEMAND: 98
- 180 OF 180 PARKING STALLS
- 0' 10' 25'   50'   100'

PARAGON STAR VILLAGE SHARED PARKING MODEL					Utilization		Market Demand	
Building	Use	Area/Unit	UDO	Market	Daytime	Weekend/Evening	Daytime	Weekend/Evening
Building A	Multi-Family	390	665	519	100%	100%	519	519
Building A (1st Floor)	Retail	30,350	152	152	100%	100%	152	152
Building A (1st Floor)	Restaurant	5,000	70	67	70%	100%	47	67
		35,350				SUBTOTAL	198	737
Building B (1st Floor)	Retail	17,650	88	88	100%	100%	88	88
Building B (1st Floor)	Restaurant	17,350	243	231	70%	100%	162	231
Building B (2nd Floor)	General Office	35,000	140	140	100%	10%	140	14
		70,000					390	333
Building C	Medical Office	60,000	300	275	100%	15%	275	41
Building D	Live Entertainment	800	264	264	0%	100%	0	264
Building E	Restaurant	14,500	203	193	70%	100%	135	193
Building F	Restaurant	1,800	25	24	70%	100%	17	24
Building G	Hotel	134	134	134	50%	100%	67	134
Building H	Hotel	98	98	98	50%	100%	49	98
Buildng I	Restaurant	1,350	19	18	70%	100%	13	18

PARAGON STAR

470

AVALON ALPHARETTA, GA

PARAGON STAR

LA CANTERA SAN ANTONIO, TX
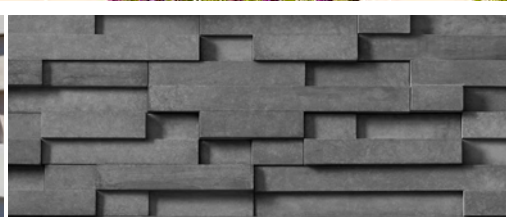
REVEL ATLANTA, GA
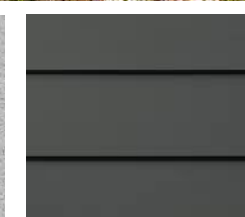
470

TEXAS HILLEL
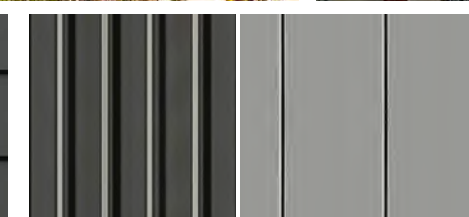THE TOPFER CENTER FOR JEWISH LIFE
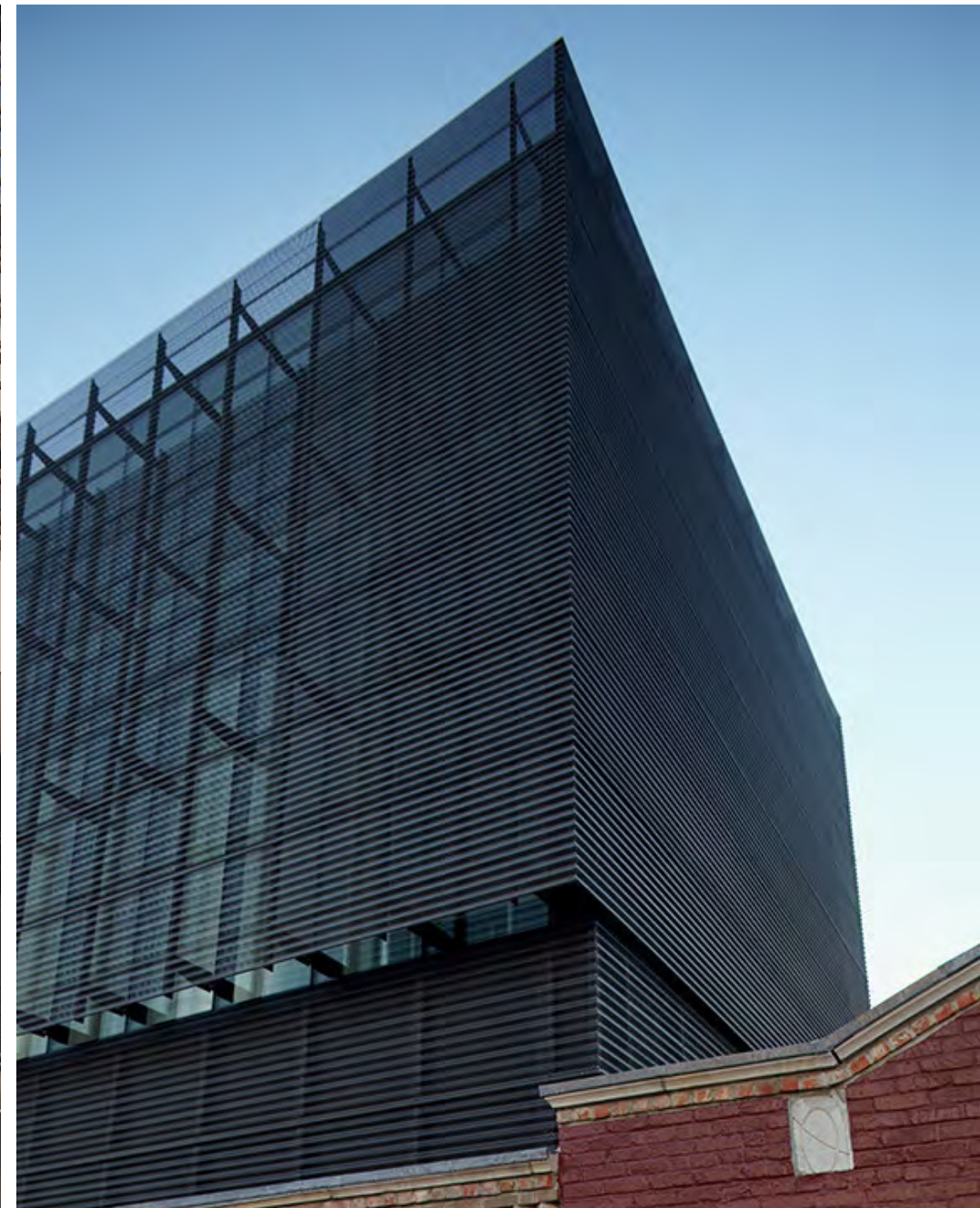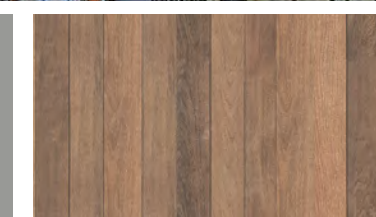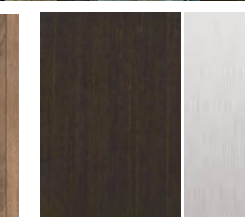
MANUFACTURED STONE / BRICK MASONRY VENEER

STUCCO/ EIFS

FIBER CEMENT BOARD CLADDING

TEXTURED METAL PANELS / ACM

FAUX WOOD CLADDING & SOFFITS

ALUM. STOREFRONT GLAZING

FAUX - WOOD & PERF. METAL SCREENING

AMENITY COURTYARD

PARAGON PARKWAY

PARAGON PLAZA

SITE DESIGN

Given the scale of the Paragon Star development, a site design strategy is critical to tying all of the unique uses and experiences together into a cohesive whole. The following pages describe the major components that work together to define the Paragon Star experience.

These components are:

STREETSCAPE: Streets tie the project together, and provide vital pedestrian, bicycle and vehicular connections across the development. They set the tone for the development aesthetically and enhance the programs and uses they serve.

AMENITY SPACES: A variety of active open spaces work together with the streets to create a network of green spaces across the development. These open spaces range from highly programmed spaces such as Paragon Plaza , to more passive trails and park spaces.

CONNECTIVITY: Connectivity is about the streets and trails that tie the development together, but also about the design strategies for wayfinding, signage, and common elements that help create a cohesive experience. These elements also include planting palettes, site furniture, and lighting.

LANDSCAPE: Paragon Star is surrounded by and draws inspiration from the surrounding Missouri woodlands and the Little Blue River valley. Landscape strategies range from more formal plantings in high traffic areas of the village to more naturalistic plantings in parking lots and passive areas. The plant palettes utilize native and adaptive species.
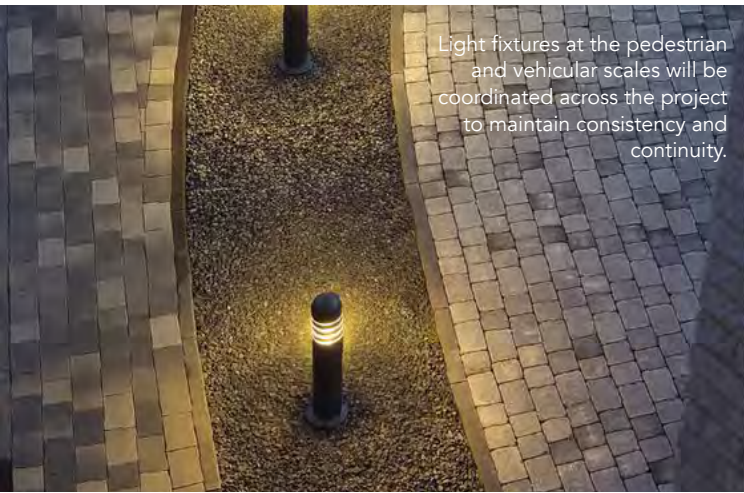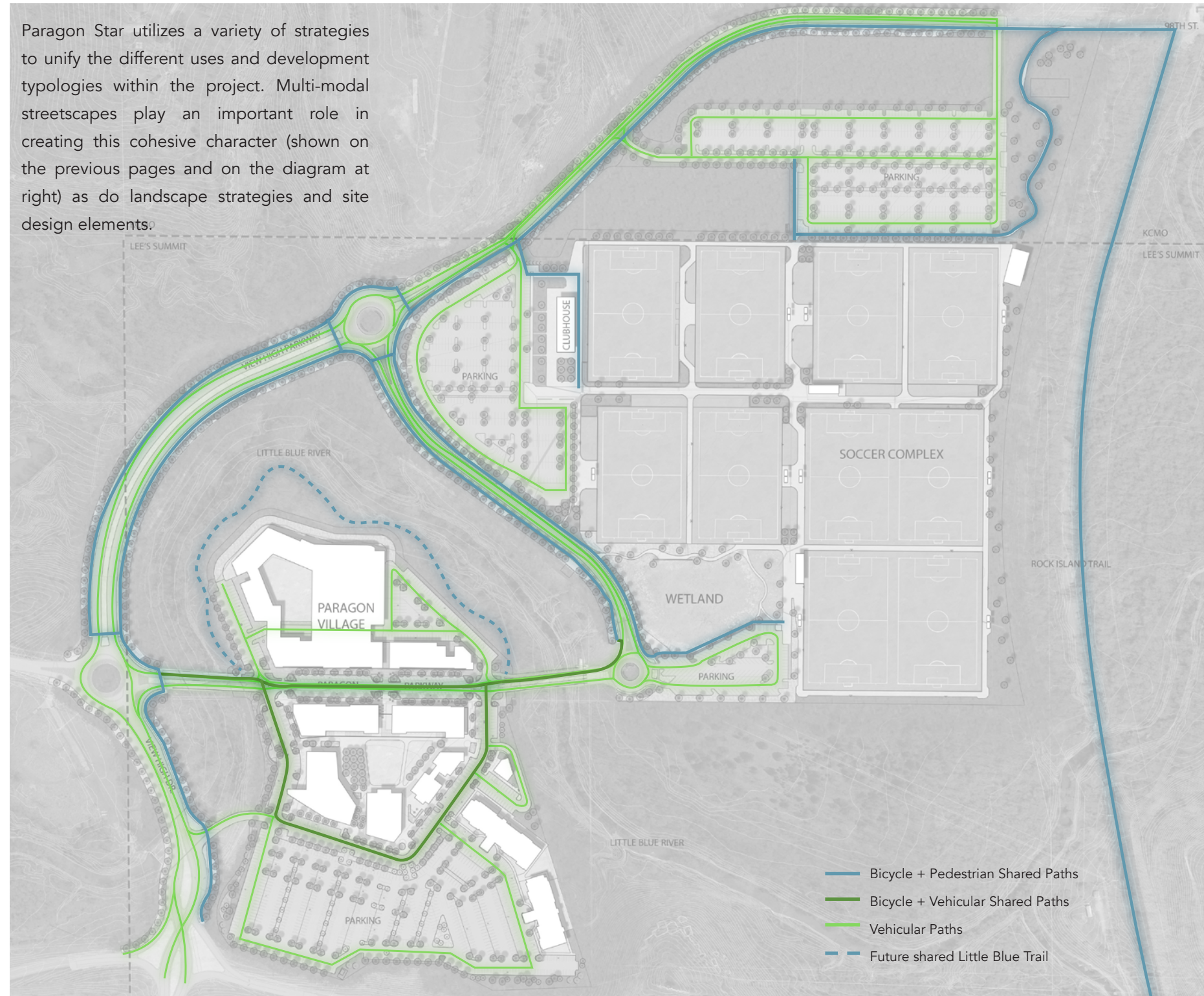
STREETSCAPE
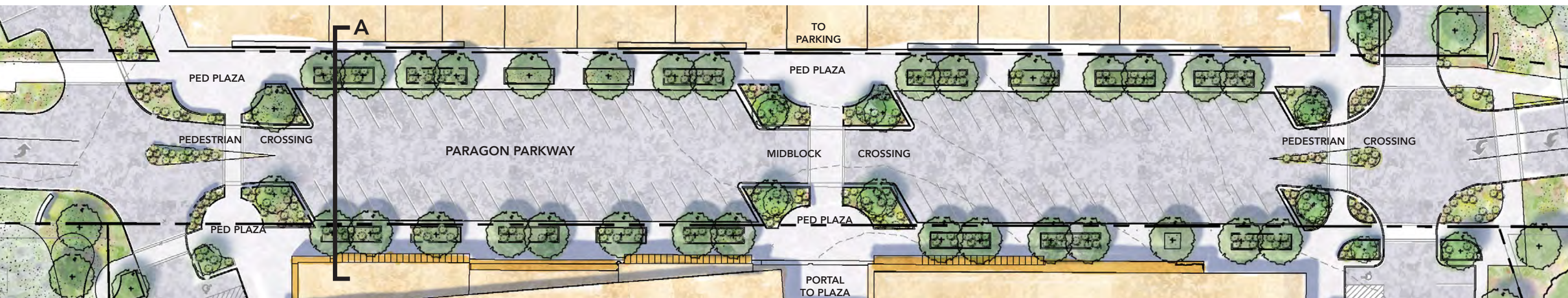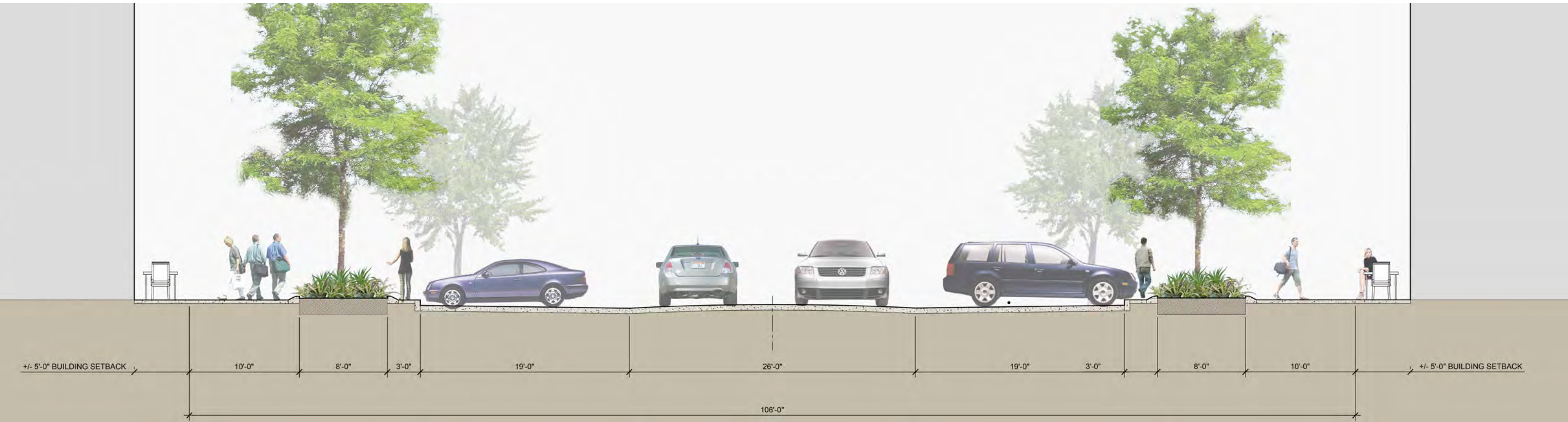
AMENITY SPACE

CONNECTIVITY

Light fixtures at the pedestrian and vehicular scales will be coordinated across the project to maintain consistency and continuity.

Site furnishing elements like bike racks will be coordinated across the project to maintain consistency and continuity.

Paragon Star will have a comprehensive signage and wayfinding strategy that encompasses the entire development.

Paragon Star utilizes a variety of strategies to unify the different uses and development typologies within the project. Multi-modal streetscapes play an important role in creating this cohesive character (shown on the previous pages and on the diagram at right) as do landscape strategies and site design elements.

Bicycle + Pedestrian Shared Paths
Bicycle + Vehicular Shared Paths
Vehicular Paths
Future shared Little Blue Trail

LANDSCAPE

Grasses, wildflower zones, and native perennials are utilized in more naturalistic areas and in parking lots to provide continuity with the surrounding natural landscapes.

The landscape plan will screen strategic areas and frame important views using a combination of

In pedestrian areas of the Village, raised planters with hardy deciduous and evergreen shrubs can provide opportunities for more green in heavily paved areas without damage from foot