

# Site Map of Discovery Park

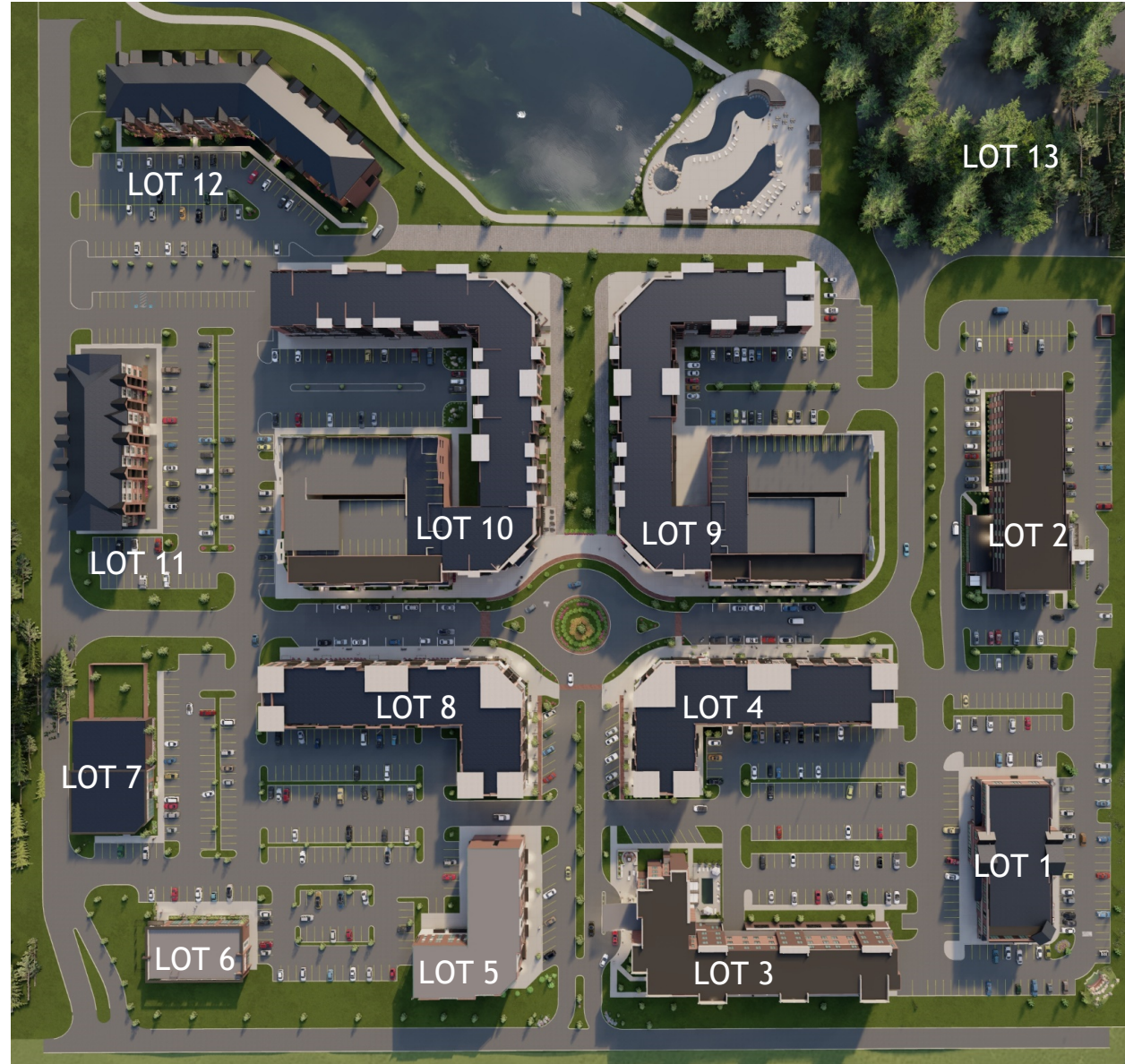


*the*  
**VILLAGE**  
at discovery park



# 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**  
**1<sup>st</sup> floor retail**  
**2<sup>nd</sup> 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  
1<sup>st</sup> floor retail  
2<sup>nd</sup> 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

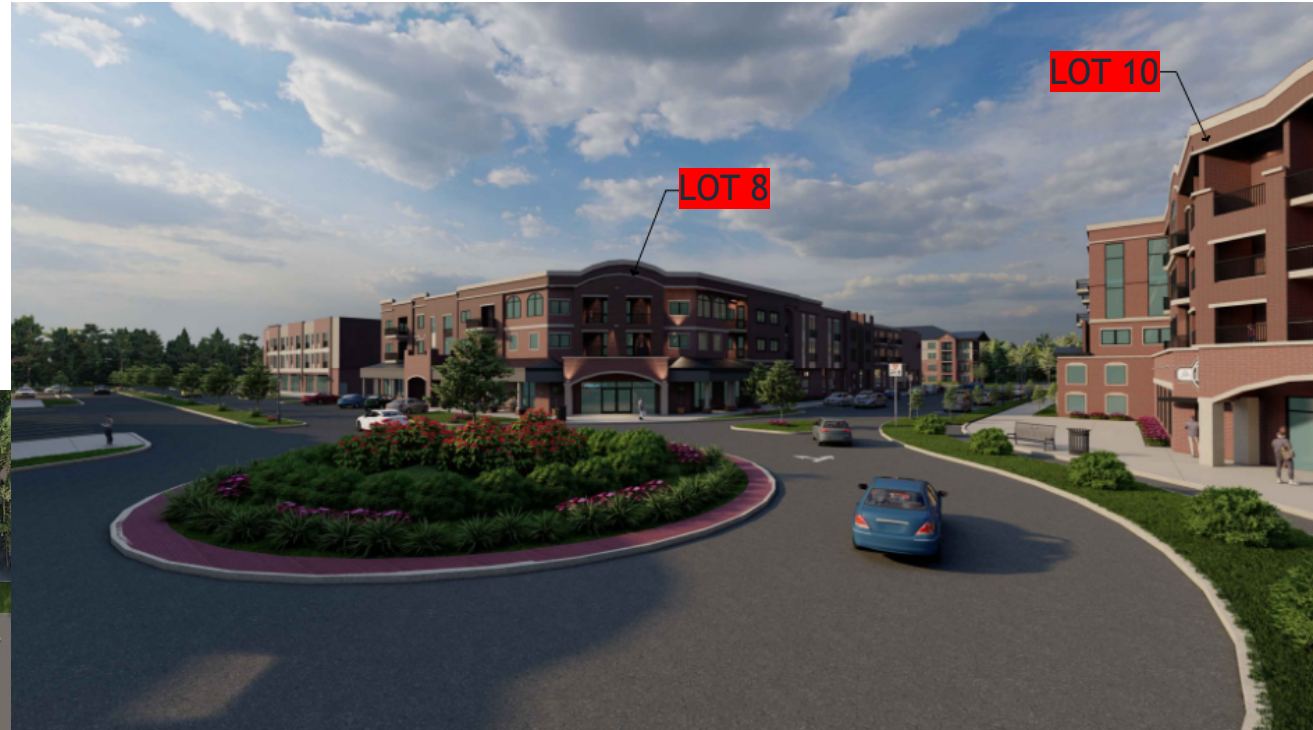
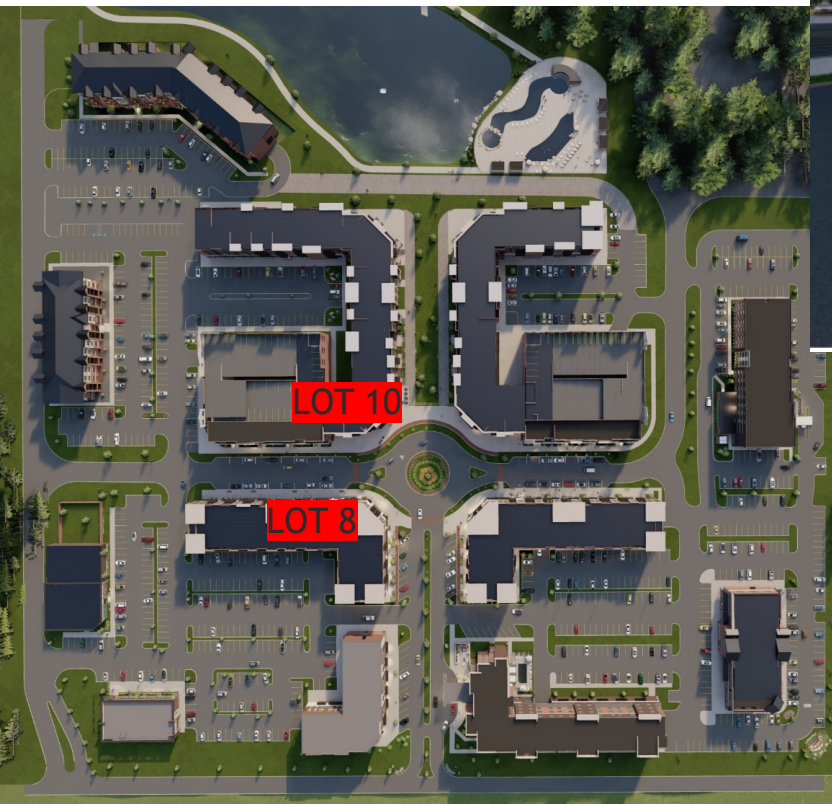
**Lot 10**  
4 stories  
Commercial end cap  
Apartments (292 units)  
Parking garage



Looking NW

**Lot 8**  
3 stories  
1<sup>st</sup> floor retail  
2<sup>nd</sup> 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) ●

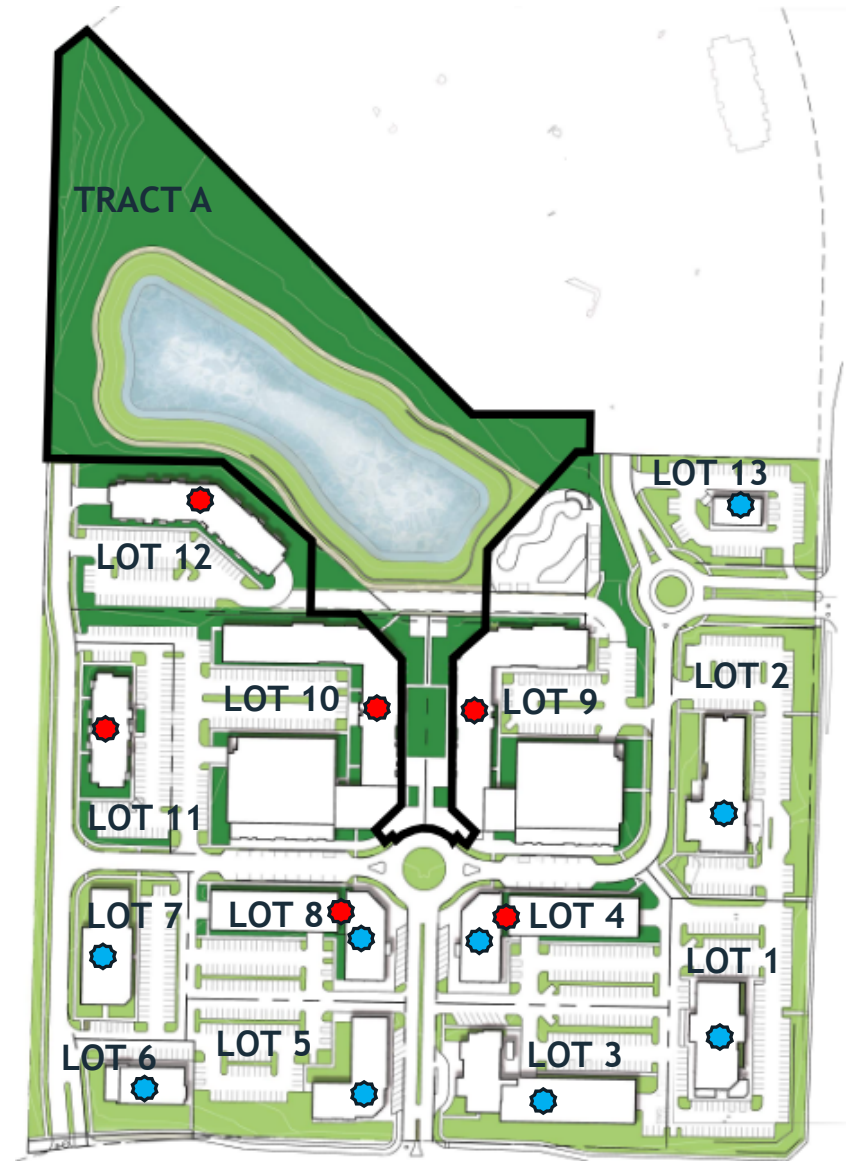
Required: A minimum of 10% of the total land area  
Sec. 8.130. - Public gathering places in office and commercial districts

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'





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**A** Ground Level  
 • 6000 sqft restaurant  
 • 6,500 sqft retail / office

Second Level  
 • 12,000 sqft retail / office




**Total Available: 25,000 sqft**

**B** Ground Level  
 • 7,000 sqft retail / office

**Total Available: 13,800 sqft**

**C** 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  
**VILLAGE**  
at discovery park



WOODFIRE

coffee  
HAUS  
village MARKET  
BL DE S. ANGELO PARK

HOME 2  
SUITES BY HILTON

Available Lease  
Space!  
6,800 sqft

The Cookie  
Company

Intrinsic

TOWNEPLACE  
SUITES  
MARRIOTT

BFT

YOGASIX

Main Street

Main Street

TOWNEPLACE  
SUITES