

Hotel anchoring corner of intersection,
5 story, 120 rooms

Loft office over retail, buffering
the green space from Thompson Mill,
2 levels - +/- 26,000 sf

Retail village surrounding plaza and green
space - plaza area to provide room for
outdoor patios and gathering spaces

4 levels of residential condominiums
over retail - 40 units

Residential leasing office, amenity areas,
and fitness uses of multi-family activating
street level of building along edges facing
retail village

Potential for future bridge connection
over Highway 211 - to be built by others

Shared parking deck to serve hotel,
residential, and trail, 4 levels -
+/- 370 sp

Open space along frontage allowing for
future road widening project and ROW
taking for Highway 211

Multi-use trail along frontage and
connecting to village green space -
alignment allows for future widening
of Highway 211

Proposed buildings setback to allow
for potential future widening of
Highway 211

Development Summary

Current Zoning
Proposed Zoning
Site Acreage

PUD
PUD
21.67 ac
(944,094 sf)

Open Space
Impervious Surface

7.25 ac
15.6 ac
(316,050 sf) - 33.5%
(677,700 sf) - 71.8%

Gross Building Area

466,055 sf

Residential (min. 25%)

293,760 sf - 63%

Non-residential (min. 25%)

172,295 sf - 36%

Gross Ground-floor Building Area

157,220 sf

Non-residential (min. 50%)

79,070 sf - 50.3%

Gross Ground-floor Multi-family

78,150 sf

Residential (max. 75%)

71,650 sf - 91%

Multi-family Density

15.69 un/ac

(340 un)

Commercial Density

0.178 FAR

(168,500 sf)

Land Use and Parking

Multi-family

300 units

450 sp (1.5/un)

Condominium

40 units

60 sp (1.5/un)

Retail

58,500 sf

292 sp (5/1000)

Loft Office

26,000 sf

shared

Hotel (84,000 sf)

120 rms

120 sp

PARKING REQUIRED

922 sp

PARKING PROVIDED

964 sp

Deck

370 sp

Surface

594 sp

THE GATES OF BRASELTON, PHASE 1
(7.3-A, 7.3-B, 7.3-C, 7.3-D, 7.3-E, 7.3-F, 7.3-G, 7.3-H, 7.3-I, 7.3-J, 7.3-K, 7.3-L, 7.3-M, 7.3-N, 7.3-O, 7.3-P, 7.3-Q, 7.3-R, 7.3-S, 7.3-T, 7.3-U, 7.3-V, 7.3-W, 7.3-X, 7.3-Y, 7.3-Z, 7.3-AA, 7.3-AB, 7.3-AC, 7.3-AD, 7.3-AE, 7.3-AF, 7.3-AG, 7.3-AH, 7.3-AI, 7.3-AJ, 7.3-AL, 7.3-AM, 7.3-AN, 7.3-AO, 7.3-AP, 7.3-AQ, 7.3-AR, 7.3-AS, 7.3-AT, 7.3-AU, 7.3-AV, 7.3-AW, 7.3-AX, 7.3-AY, 7.3-AZ, 7.3-BA, 7.3-BB, 7.3-BC, 7.3-BD, 7.3-BE, 7.3-BF, 7.3-BG, 7.3-BH, 7.3-BI, 7.3-BJ, 7.3-BL, 7.3-BM, 7.3-BN, 7.3-BO, 7.3-BP, 7.3-BQ, 7.3-BR, 7.3-BS, 7.3-BT, 7.3-BU, 7.3-BV, 7.3-BW, 7.3-BX, 7.3-BY, 7.3-BZ, 7.3-CA, 7.3-CB, 7.3-CC, 7.3-CD, 7.3-CE, 7.3-CF, 7.3-CG, 7.3-CH, 7.3-CI, 7.3-CJ, 7.3-CL, 7.3-CM, 7.3-CN, 7.3-CO, 7.3-CP, 7.3-CQ, 7.3-CR, 7.3-CS, 7.3-CT, 7.3-CU, 7.3-CV, 7.3-CW, 7.3-CX, 7.3-CY, 7.3-CZ, 7.3-DA, 7.3-DB, 7.3-DC, 7.3-DD, 7.3-DE, 7.3-DF, 7.3-DG, 7.3-DH, 7.3-DI, 7.3-DJ, 7.3-DL, 7.3-DM, 7.3-DN, 7.3-DO, 7.3-DP, 7.3-DQ, 7.3-DR, 7.3-DS, 7.3-DT, 7.3-DU, 7.3-DV, 7.3-DW, 7.3-DX, 7.3-DY, 7.3-DZ, 7.3-EA, 7.3-EB, 7.3-EC, 7.3-ED, 7.3-EE, 7.3-EF, 7.3-EG, 7.3-EH, 7.3-EI, 7.3-EJ, 7.3-EL, 7.3-EM, 7.3-EN, 7.3-EO, 7.3-EP, 7.3-EQ, 7.3-ER, 7.3-ES, 7.3-ET, 7.3-EU, 7.3-EV, 7.3-EW, 7.3-EX, 7.3-EY, 7.3-EZ, 7.3-FA, 7.3-FB, 7.3-FC, 7.3-FD, 7.3-FE, 7.3-FF, 7.3-FG, 7.3-FH, 7.3-FI, 7.3-FJ, 7.3-FL, 7.3-FM, 7.3-FN, 7.3-FO, 7.3-FP, 7.3-FQ, 7.3-FR, 7.3-FS, 7.3-FT, 7.3-FU, 7.3-FV, 7.3-FW, 7.3-FX, 7.3-FY, 7.3-FZ, 7.3-GA, 7.3-GB, 7.3-GC, 7.3-GD, 7.3-GE, 7.3-GF, 7.3-GG, 7.3-GH, 7.3-GI, 7.3-GJ, 7.3-GL, 7.3-GM, 7.3-GN, 7.3-GO, 7.3-GP, 7.3-GQ, 7.3-GR, 7.3-GS, 7.3-GT, 7.3-GU, 7.3-GV, 7.3-GW, 7.3-GX, 7.3-GY, 7.3-GZ, 7.3-HA, 7.3-HB, 7.3-HC, 7.3-HD, 7.3-HE, 7.3-HF, 7.3-HG, 7.3-HI, 7.3-HJ, 7.3-HL, 7.3-HM, 7.3-HN, 7.3-HO, 7.3-HP, 7.3-HQ, 7.3-HR, 7.3-HS, 7.3-HT, 7.3-HU, 7.3-HV, 7.3-HW, 7.3-HX, 7.3-HY, 7.3-HZ, 7.3-IA, 7.3-IB, 7.3-IC, 7.3-ID, 7.3-IE, 7.3-IF, 7.3-IG, 7.3-IH, 7.3-II, 7.3-IJ, 7.3-IL, 7.3-IM, 7.3-IN, 7.3-IO, 7.3-IP, 7.3-IQ, 7.3-IR, 7.3-IS, 7.3-IT, 7.3-IU, 7.3-IV, 7.3-IW, 7.3-IX, 7.3-IY, 7.3-IZ, 7.3-JA, 7.3-JB, 7.3-JC, 7.3-JD, 7.3-JE, 7.3-JF, 7.3-JG, 7.3-JH, 7.3-JI, 7.3-JJ, 7.3-JL, 7.3-JM, 7.3-JN, 7.3-JO, 7.3-JP, 7.3-JQ, 7.3-JR, 7.3-JS, 7.3-JT, 7.3-JU, 7.3-JV, 7.3-JW, 7.3-JX, 7.3-JY, 7.3-JZ, 7.3-KA, 7.3-KB, 7.3-KC, 7.3-KD, 7.3-KE, 7.3-KF, 7.3-KG, 7.3-KH, 7.3-KI, 7.3-KJ, 7.3-KL, 7.3-KM, 7.3-KN, 7.3-KO, 7.3-KP, 7.3-KQ, 7.3-KR, 7.3-KS, 7.3-KT, 7.3-KU, 7.3-KV, 7.3-KW, 7.3-KX, 7.3-KY, 7.3-KZ, 7.3-LA, 7.3-LB, 7.3-LC, 7.3-LD, 7.3-LE, 7.3-LF, 7.3-LG, 7.3-LH, 7.3-LI, 7.3-LJ, 7.3-LK, 7.3-LM, 7.3-LN, 7.3-LO, 7.3-LP, 7.3-LQ, 7.3-LR, 7.3-LS, 7.3-LT, 7.3-LU, 7.3-LV, 7.3-LW, 7.3-LX, 7.3-LY, 7.3-LZ, 7.3-MA, 7.3-MB, 7.3-MC, 7.3-MD, 7.3-ME, 7.3-MF, 7.3-MG, 7.3-MH, 7.3-MI, 7.3-MJ, 7.3-MK, 7.3-ML, 7.3-MN, 7.3-MO, 7.3-MP, 7.3-MQ, 7.3-MR, 7.3-MS, 7.3-MT, 7.3-MU, 7.3-MV, 7.3-MW, 7.3-MX, 7.3-MY, 7.3-MZ, 7.3-NA, 7.3-NB, 7.3-NC, 7.3-ND, 7.3-NE, 7.3-NF, 7.3-NG, 7.3-NH, 7.3-NI, 7.3-NJ, 7.3-NK, 7.3-NL, 7.3-NM, 7.3-NO, 7.3-NP, 7.3-NQ, 7.3-NR, 7.3-NS, 7.3-NT, 7.3-NU, 7.3-NV, 7.3-NW, 7.3-NX, 7.3-NY, 7.3-NZ, 7.3-OA, 7.3-OB, 7.3-OC, 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