

THE GROVE

ON MAINSTREET

Conceptual Design of Proposed Project



Street Level View from South

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Plaza View from Northwest

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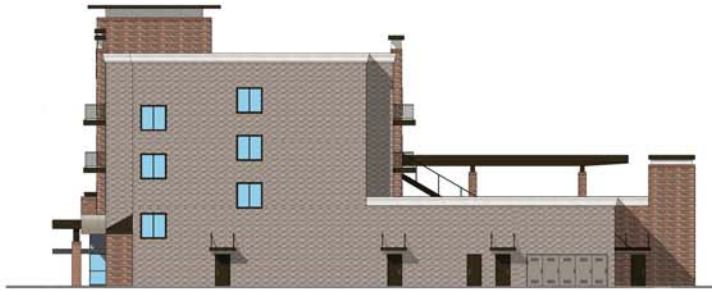


Aerial View from South

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East Elevation



North Elevation

WALKWAY ENTRY TO OPEN UP
ROUND TRAFFIC



West Elevation



South Elevation

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Conceptual Plan

THE GROVE

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Highlights of Proposed Mixed-Use Pedestrian Friendly Project

Project Highlights

- Mixed Use / Retail project planned for the Entertainment District on West Mainstreet
 - ~ Supported by the Town of Parker's Mainstreet Master Plan for the West End
- Five buildings featuring restaurants / retail shops / boutique hotel
 - ~ With possibility for office / condominiums / apartments
- Plaza creating pedestrian connection from Mainstreet to the AMC Theater on Stage Run
 - ~ No vehicular access allowed through pedestrian plaza
- 4-story Mixed-Use / Hospitality Building planned for the Southeast corner
 - ~ Will feature restaurants, retail shops, tap room and boutique hotel
- Other buildings to feature restaurants, retail shops, office and residences
 - ~ One Multi-Tenant Retail Building on Mainstreet
 - ~ Two Free-Standing Restaurants facing theater
 - ~ One 4-story Mixed-Use building on west side of plaza

Current Status / Development Plans

- Site Plan for the Mixed-Use / Hospitality Building at the Southeast corner and the Plaza submitted for approval with the Town of Parker
 - ~ Full application and plans available on the Town of Parker's website
- Submittal for Multi-Tenant Retail Building on Mainstreet to follow
 - ~ Will feature 4 street-level spaces for retail shops / coffee / restaurants
- Construction of Mixed-Use / Hospitality Building and the Plaza will begin first
 - ~ All on-site parking and on-street parking to be constructed during this phase
- Construction of Multi-Tenant Retail Building on Mainstreet to follow
 - ~ Completion of Mainstreet pedestrian gateway constructed during this phase
- Design, approval and construction of the 4-story Mixed-Use Retail Building and the two Free-Standing Restaurant Buildings to follow
 - ~ Office or residential for upper floors based on market demand