



NOVEMBER 09, 2023

RIVERVIEW VILLAGE MASTERPLAN

AREA

PARCEL 1	
GROCERY	42,600 SF
RETAIL	53,730 SF
RESIDENTIAL	250 UNITS
TOTAL	376,018 SF

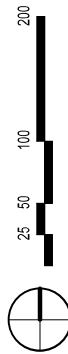
PARCEL 2	
HOTEL & RESIDENTIAL	
RETAIL	24,160 SF
RESIDENTIAL	70 UNITS
HOTEL	150 KEYS
TOTAL	223,981 SF

PARCEL 2A	
ALL RESIDENTIAL	
RETAIL	24,160 SF
RESIDENTIAL	158 UNITS
TOTAL	223,981 SF

KEYNOTE

- TOWN CENTER
- PAVILION
- RIVER PLAZA
- WOODLAND WALK
- MONUMENT SIGN
- AMENITY DECK
- CLUB HOUSE/ROOFTOP LOUNGE/CO-WORKING
- STATUE
- PEDESTRIAN BRIDGE
- FUTURE TRAILS
- 9 STORY HOTEL AND/OR RESIDENTIAL OVER RETAIL
- GATHERING STAIR

- ENTRANCE FOR SERVICE
- ENTRANCE FOR GROCER/RETAIL
- ENTRANCE FOR RESIDENTIAL
- ENTRANCE FOR RETAIL
- ENTRANCE FOR HOTEL/RETAIL/RESIDENTIAL



AREA	Ratio	PARKING		Delta
		Required	Provided	
Grocer	5	213	192	-21
Retail	7.5	403	430	27
Office	4	0	0	0
Resi	1.5	375	413	38
Total		991	1,035	44

1,408	TOTAL PROVIDED SPACES BOTH PARCELS
1,352	TOTAL REQUIRED SPACES BOTH PARCELS
56	DIFFERENCE

AREA	Ratio	PARKING		Delta
		Required	Provided	
Hotel	0.5	75	75	0
Retail	7.5	181	193	12
Resi	1.5	105	105	0
Total		361	373	12

RIVERVIEW VILLAGE

■ GROCER
 ■ RETAIL
 ■ RESIDENTIAL
 ■ HOTEL
 ■ CIRCULATION
 ■ LOBBY

SITE PLAN

AREA

PARCEL 1	
GROCERY	42,600 SF
RETAIL	53,730 SF
RESIDENTIAL	250 UNITS
TOTAL	376,018 SF

PARCEL 2 HOTEL & RESIDENTIAL	
RETAIL	24,160 SF
RESIDENTIAL	70 UNITS
HOTEL	150 KEYS
TOTAL	223,981 SF

PARCEL 2A ALL RESIDENTIAL	
RETAIL	24,160 SF
RESIDENTIAL	158 UNITS
TOTAL	223,981 SF

KEYNOTE

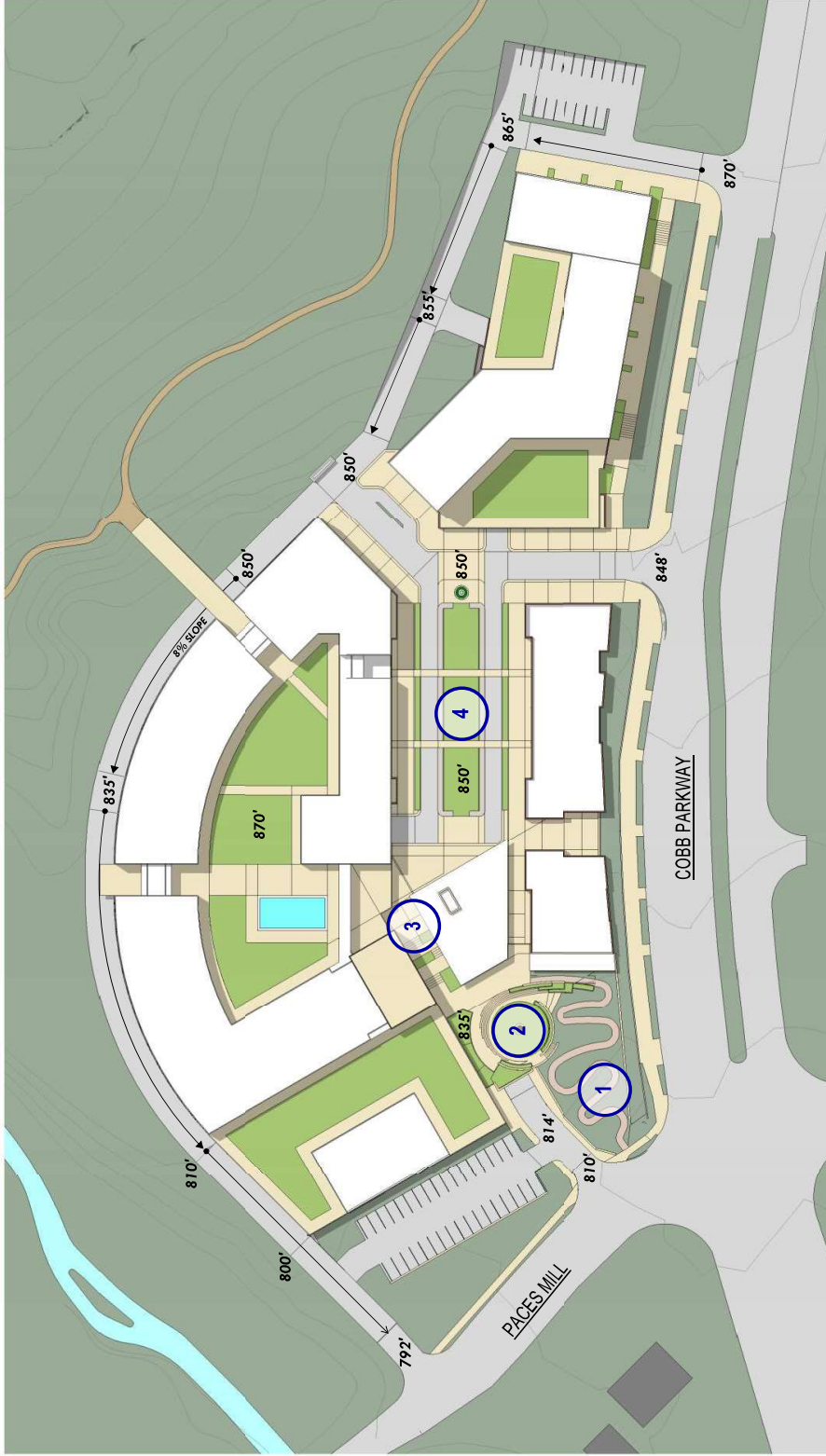
1. TOWN CENTER
 2. PAVILION
 3. RETAIL SERVICE CORRIDOR
 4. RESIDENTIAL LOBBY
 5. HOTEL LOBBY
 6. MONUMENT SIGN
 7. COWORK SPACE (RESIDENTIAL)
 8. STATUS
 9. ELEVATOR UP TO RETAIL
 10. TOWNHOMES
 11. SERVICE/BOH
 12. DINING PATIO
-
- A. ENTRANCE FOR SERVICE
 - B. ENTRANCE FOR GROCER/RETAIL
 - C. ENTRANCE FOR RESIDENTIAL
 - D. ENTRANCE FOR RETAIL
 - E. ENTRANCE FOR HOTEL/RETAIL/RESIDENTIAL



■ HOTEL
■ RESIDENTIAL
■ RETAIL
■ GROCER
■ LOBBY
■ CIRCULATION
■ HOTEL
■ RESIDENTIAL
■ RETAIL
■ GROCER

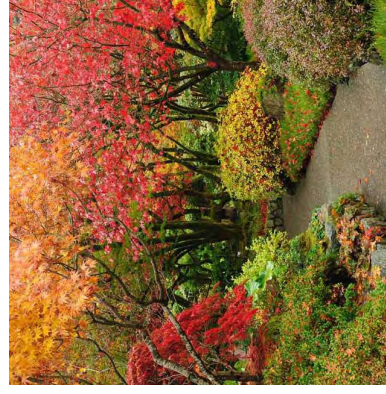
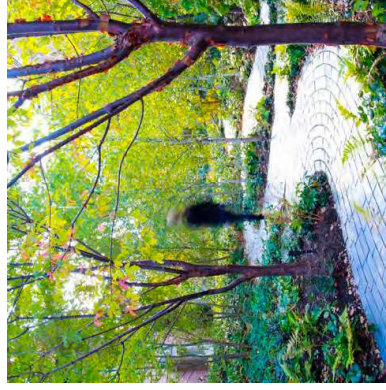
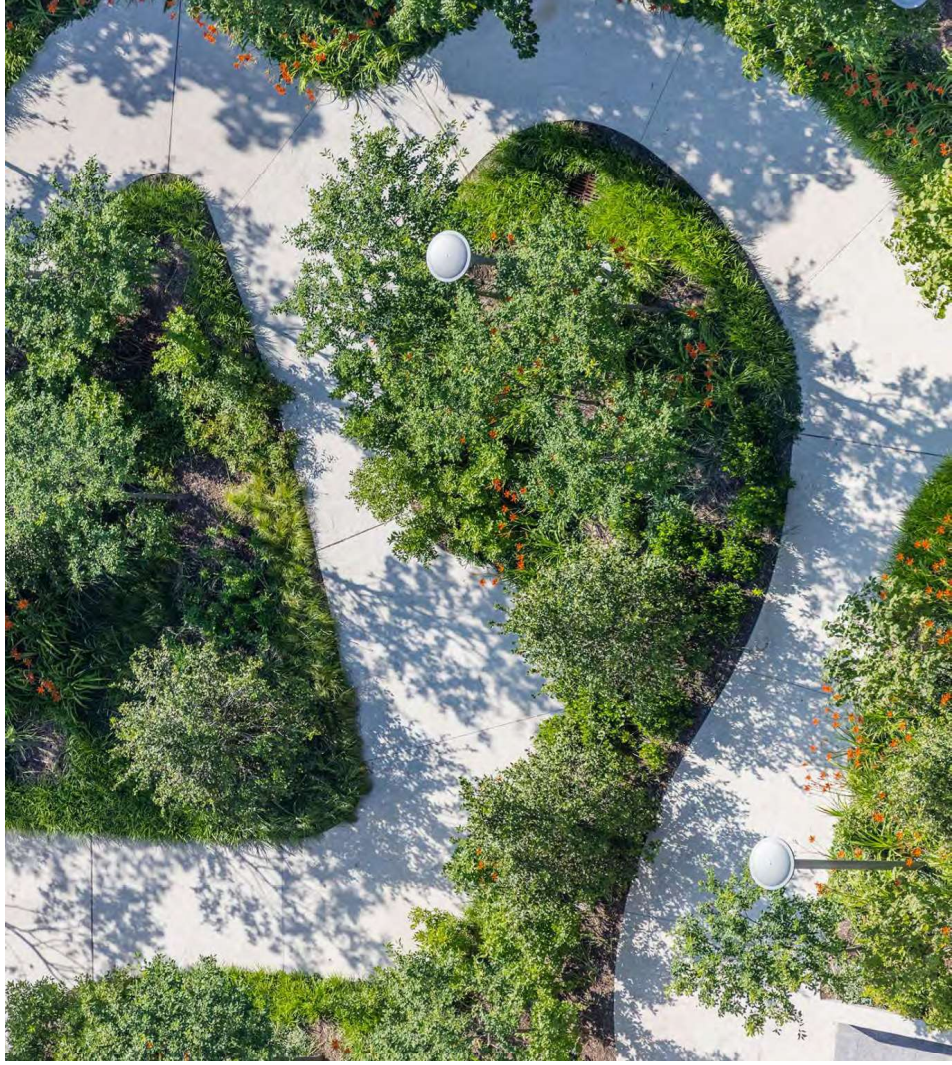
LEGEND

- 1. WOODLAND WALK
- 2. RIVER PLAZA
- 3. GATHERING STAIR
- 4. TOWN CENTER



WOODLAND WALK

A winding, woodland path that represents a cultivated version of the forested hillside at the rear of the property. The Woodland Walk leads visitors through native understory plantings and presents a dynamic planted slope - prominent and visible from the intersection of Cobb Parkway and Paces Mill Road.

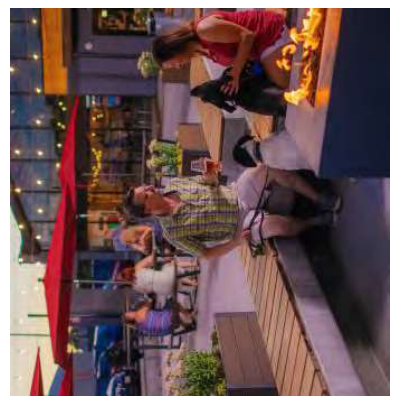
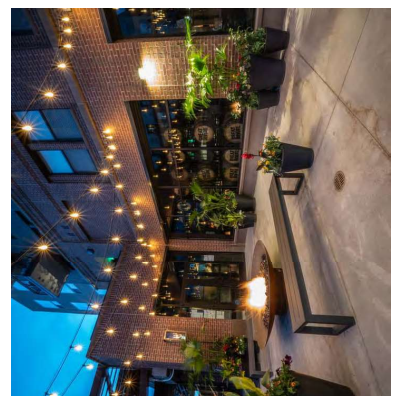
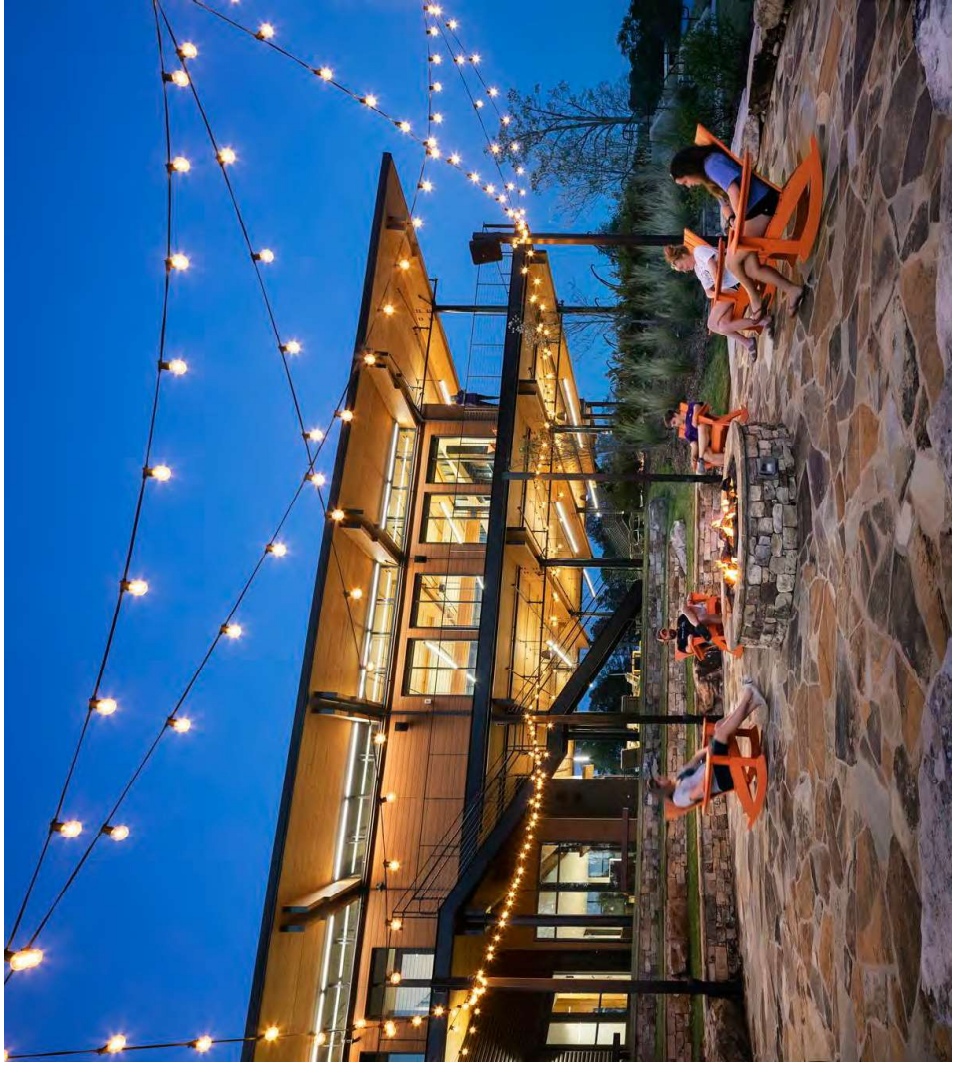


RIVERVIEW VILLAGE

LANDSCAPE CONCEPTS

RIVER PLAZA

The River Plaza provides a destination for the completion of the Woodland Walk and a distinctive overlook opportunity — serving as the foreground for the pavilion and creating multiple seating and gathering options for year-round programming and open space for the adjacent retail shops.

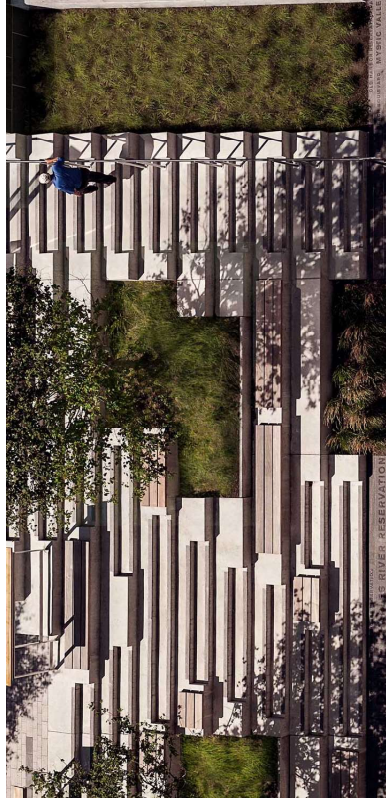
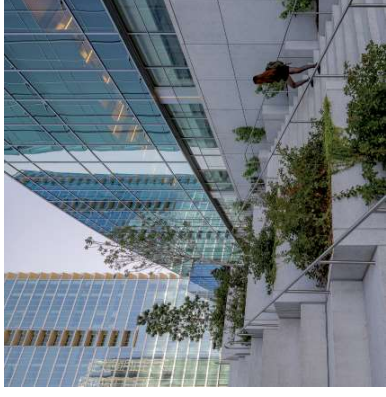
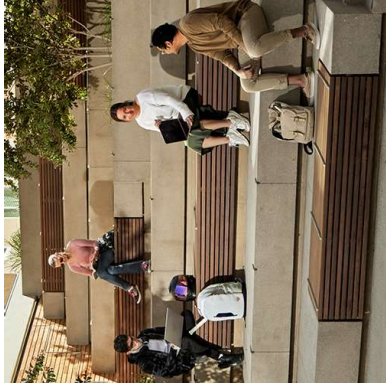
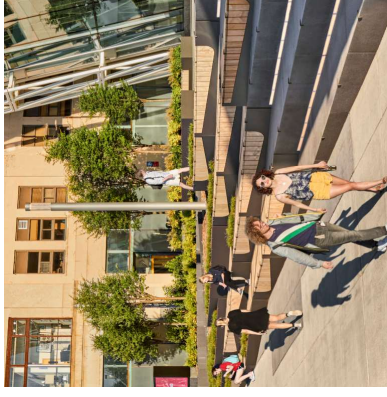
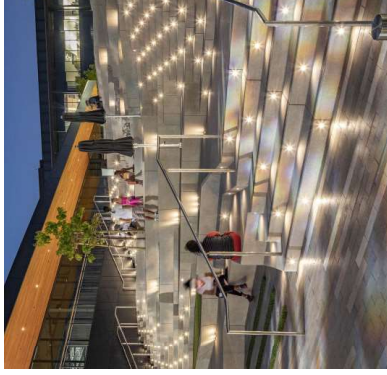


RIVERVIEW VILLAGE

LANDSCAPE CONCEPTS

GATHERING STAIR

This stair connects the River Plaza to the Town Center lawn and provides access to the adjacent retailers (co-working space, coffee shop, etc.). The stair creates gathering places along the ascent for guests to meet friends for a chat or find a quiet space to have coffee or lunch.

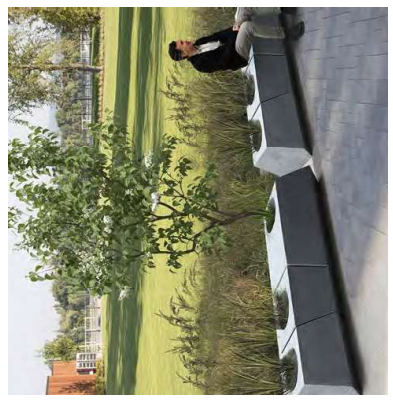
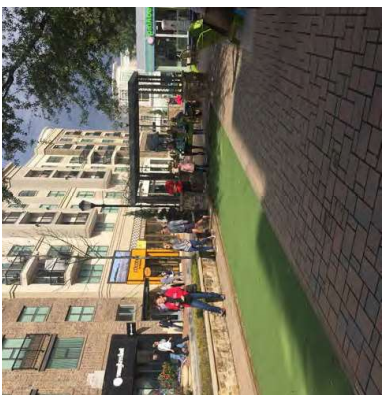
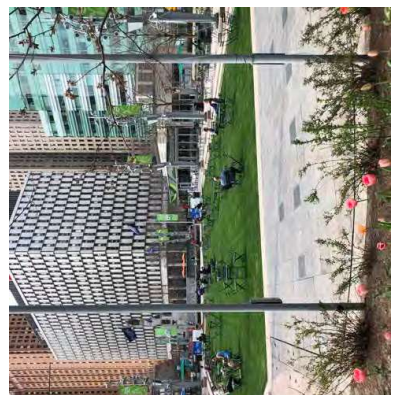


RIVERVIEW VILLAGE

LANDSCAPE CONCEPTS

TOWN CENTER

A central lawn that connects the memorial plaza to the pavilion and provides cross paths that connect the retail locations. The Town Center lawn is lined by planters with seating and provides a protected open space for programming of large events such as artists markets or Saturday afternoon play for kids.



RIVERVIEW VILLAGE

LANDSCAPE CONCEPTS



RIVERVIEW VILLAGE

VIEW 1



RIVERVIEW VILLAGE

VIEW 2