



Parker Town Council Study Session

April 22, 2024, 5:00 pm





A

Parcel A
Pine Curve

Pine Curve

C

PINE DRIVE

PAR Property

F

MAINSTREET

B

Schoolhouse

D & E

Pace Lot 2A
Pace Lot 2B

DOWNTOWN
PARKER

S. PARKER ROAD









EAST MAIN

COST | \$102.8M
SCHEDULE | Q1 2026-Q3 2028



SCHEDULE PER THE DEVELOPMENT AGREEMENT

APRIL 2024



PACE GARAGE
COST | \$12.2M
SCHEDULE | Q3 2026-Q2 2027





PACE PLAZA

COST | \$83.1M
SCHEDULE | Q2 2028-Q3 2030



SCHEDULE PER THE DEVELOPMENT AGREEMENT

APRIL 2024



PAR PROPERTY

COST | \$11.8M
SCHEDULE | Q2 2029-Q3 2030



SCHEDULE PER THE DEVELOPMENT AGREEMENT

APRIL 2024



SCHOOLHOUSE

COST | \$4.7M

SCHEDULE | Q2 2029-Q3 2030





PUBLIC PARK

COST | \$3.2M
SCHEDULE | Q2 2030-Q3 2032

PINE CURVE

COST | \$90.5M
SCHEDULE | Q2 2030-Q3 2032





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PROPOSED SCHEDULE & SEQUENCE
APRIL 2024



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EAST MAIN

FRAMING DISCOVERY

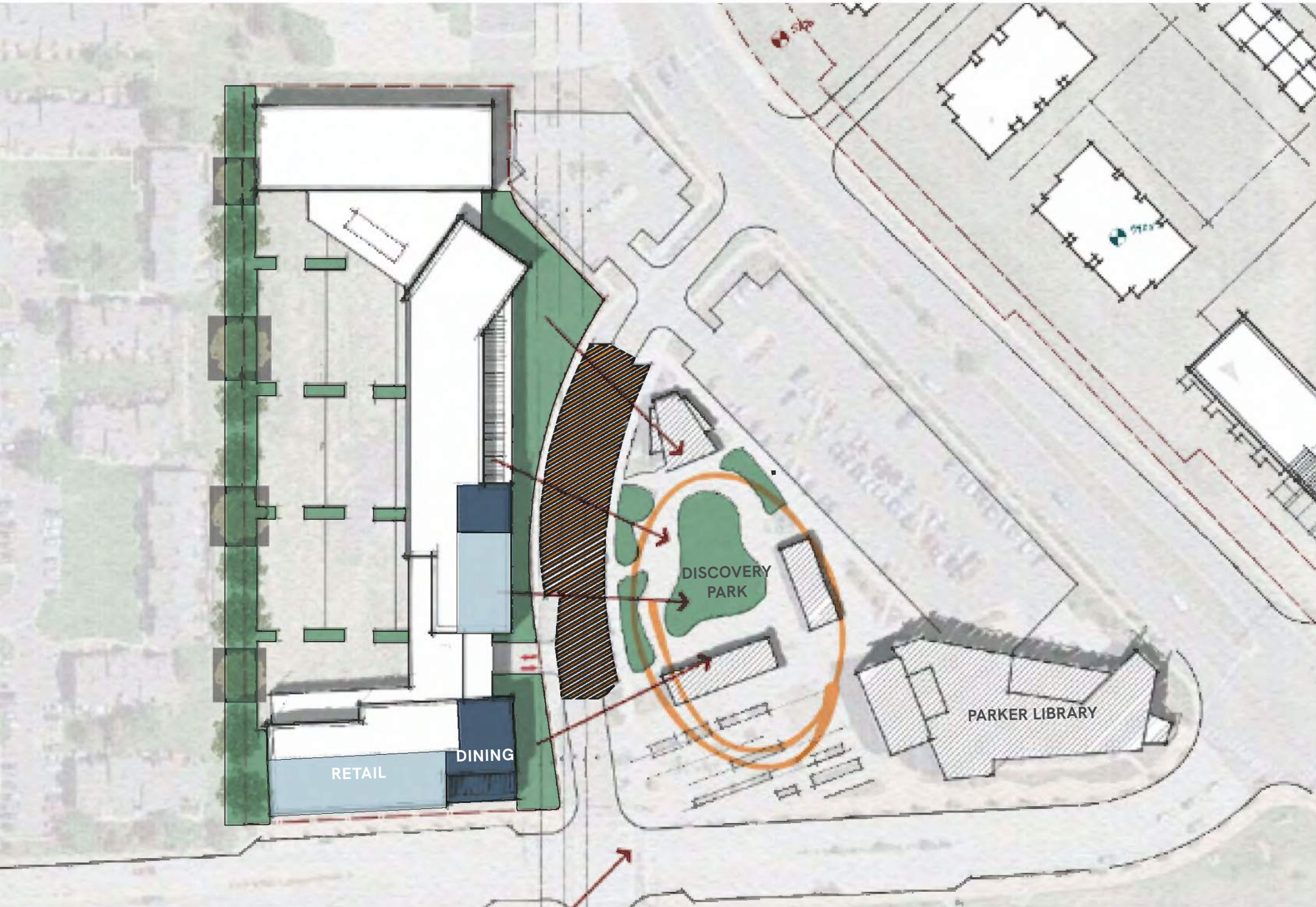
PROPOSED PROGRAM

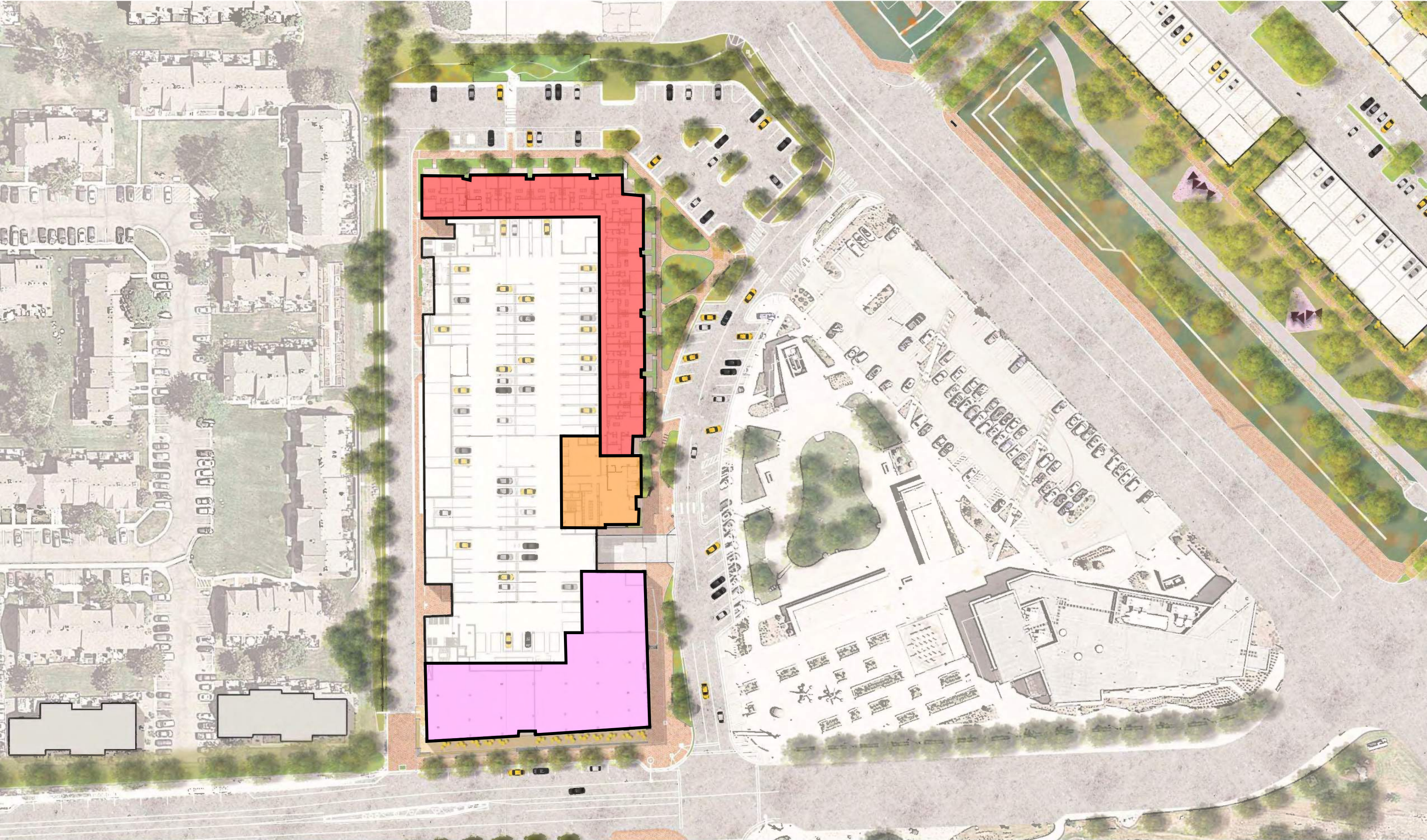
5-STORY APARTMENT / RETAIL

300 DUS

19,000 GSF RETAIL

330 PARKING SPACES









EAST MAIN | RENDERING
APRIL 2024



EAST MAIN | RENDERING
APRIL 2024

PINE CURVE

ANCHORING MAINSTREET

PROPOSED PROGRAM

5-STORY APARTMENT / RETAIL

300 DUS | 19,000 GSF RETAIL | 330 PARKING SPACES

4-STORY APARTMENT / RETAIL

70 DUS | 6,000 GSF RETAIL / AMENITY | 100 PARKING SPACES

TOWNHOMES

34 DUS | 10 PACKS | 50 DUS

PUBLIC MARKET

22,500 GSF





PINE CURVE | SITE PLAN
APRIL 2024











PINE CURVE | RENDERING
APRIL 2024



PINE CURVE | RENDERING
APRIL 2024



PINE CURVE | RENDERING
APRIL 2024

PACE PLAZA

ACTIVATING PACE

PROPOSED PROGRAM

D | PACE LOT 2A

1-STORY RESTAURANT/ROOF DECK

13,500 GSF

3-STORY OFFICE / RETAIL

54,000 GS | 100 PARKING SPACES

E | PACE LOT 2B

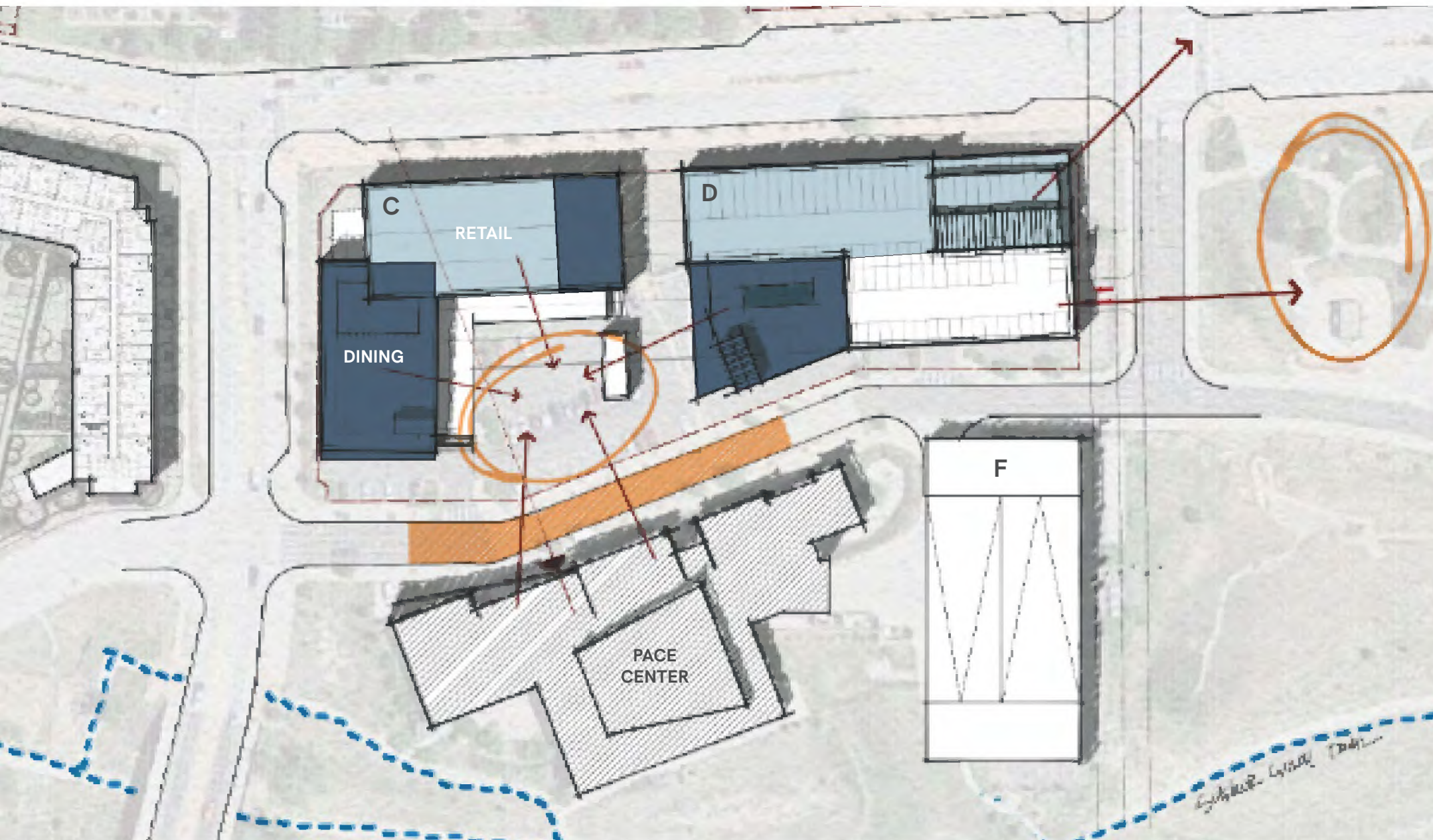
5-STORY CONDO / RETAIL

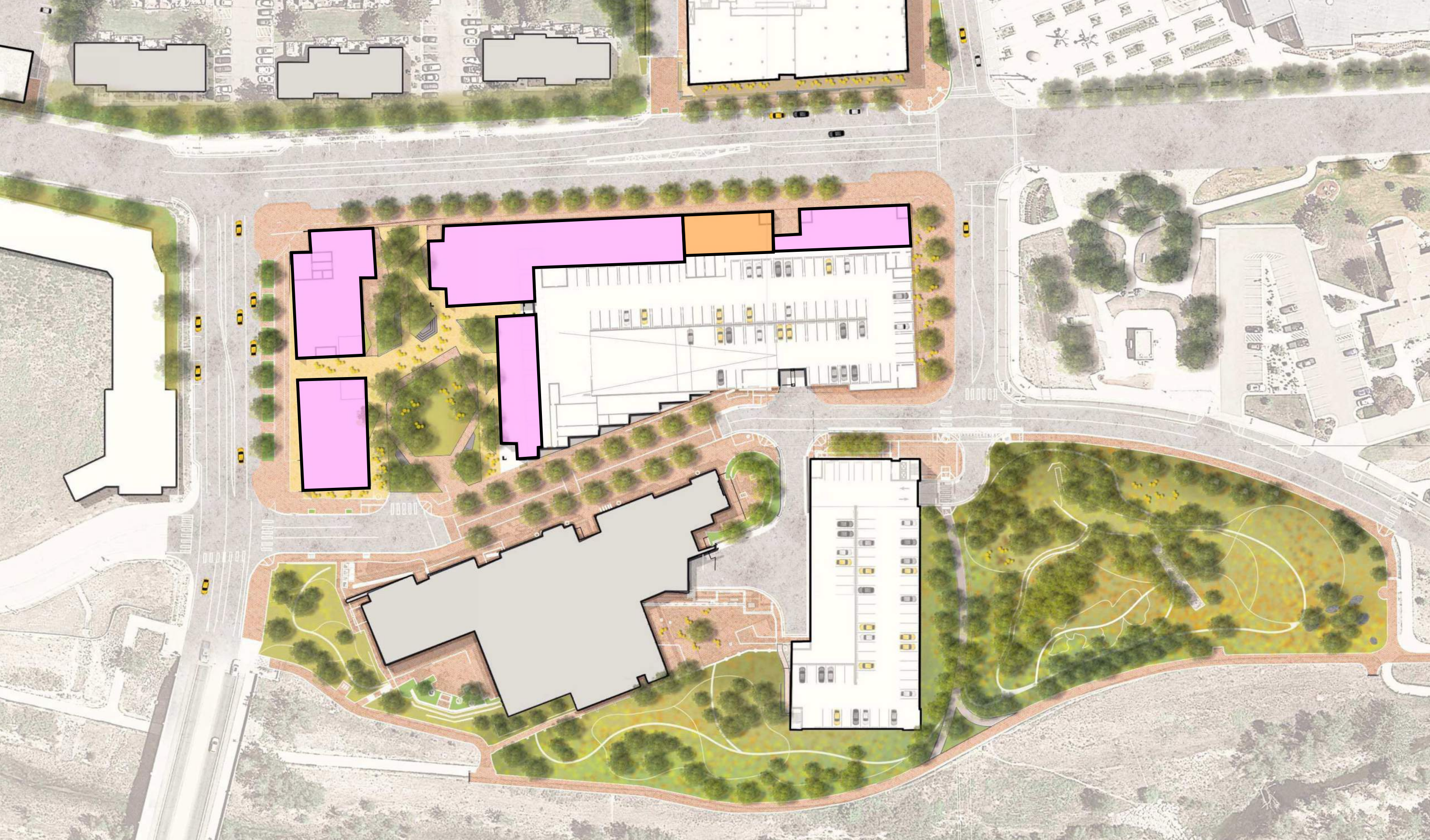
100 DUS | 18,000 GSF RETAIL | 150 PARKING SPACES

PARKING STRUCTURE

3/4-STORY

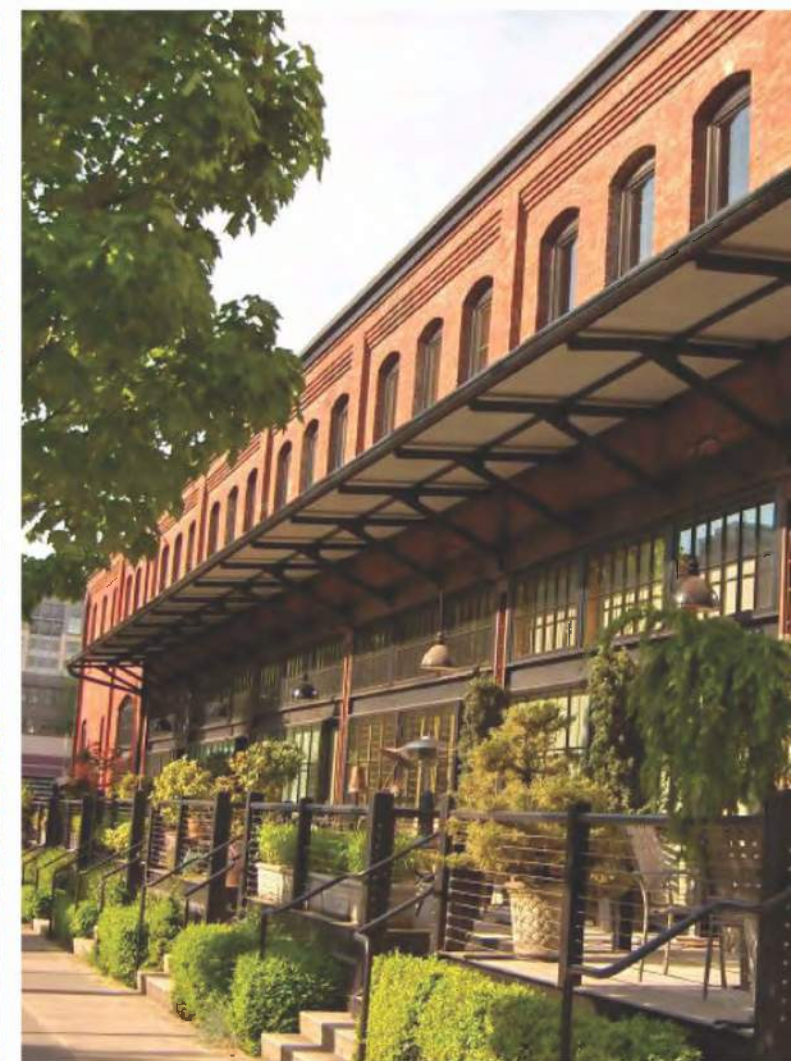
300-400 SPACES







Star District 1 of 4











PACE | RENDERING
APRIL 2024



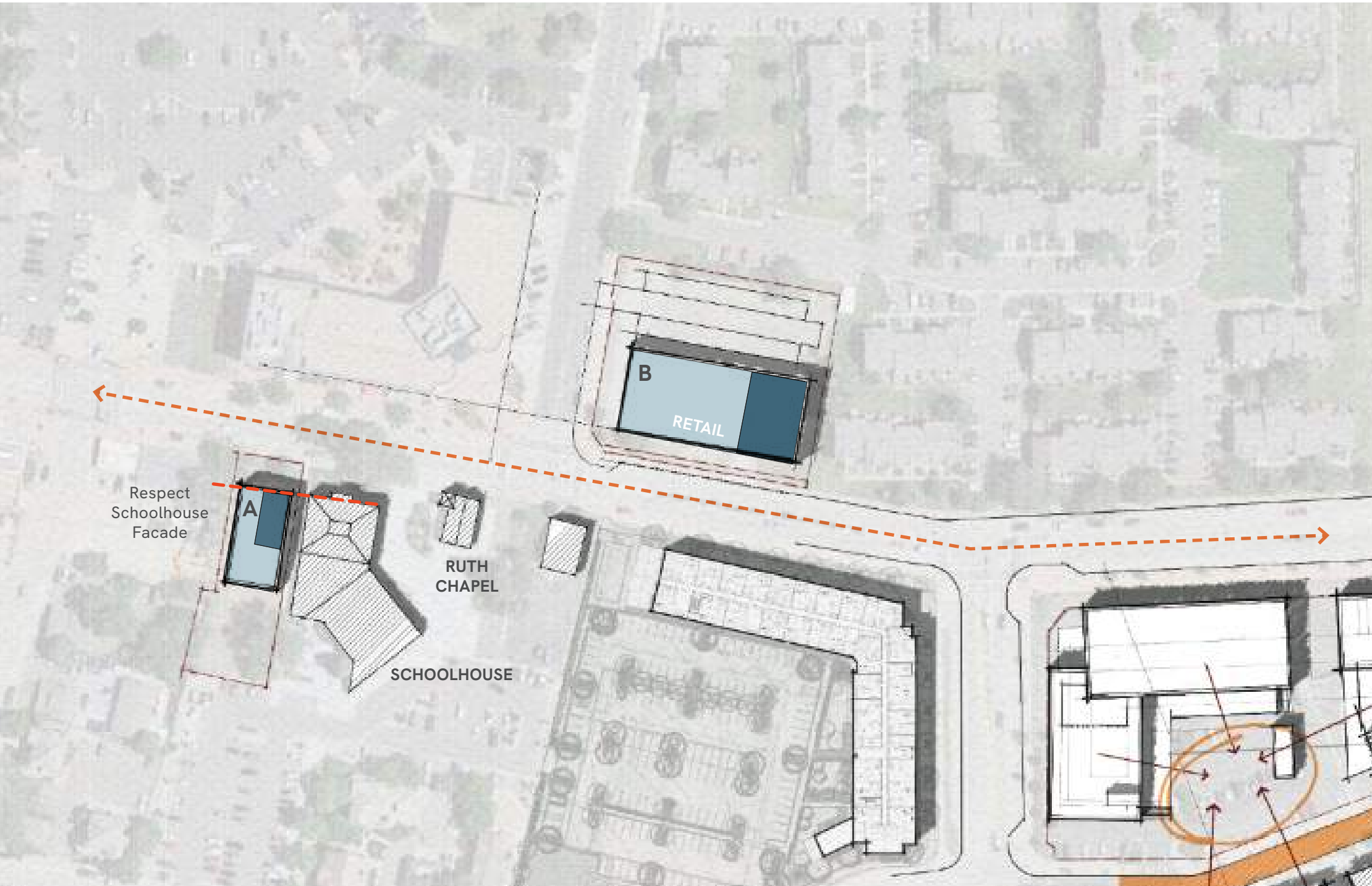
PACE | RENDERING
APRIL 2024

PAR + SCHOOLHOUSE

INFILL

PROPOSED PROGRAM

- A | SCHOOLHOUSE
2-STORY OFFICE / RETAIL
10,000 GSF
- B | 19801 E. MAIN STREET
2-STORY OFFICE / RETAIL
28,000 GSF | 35 PARKING SPACES

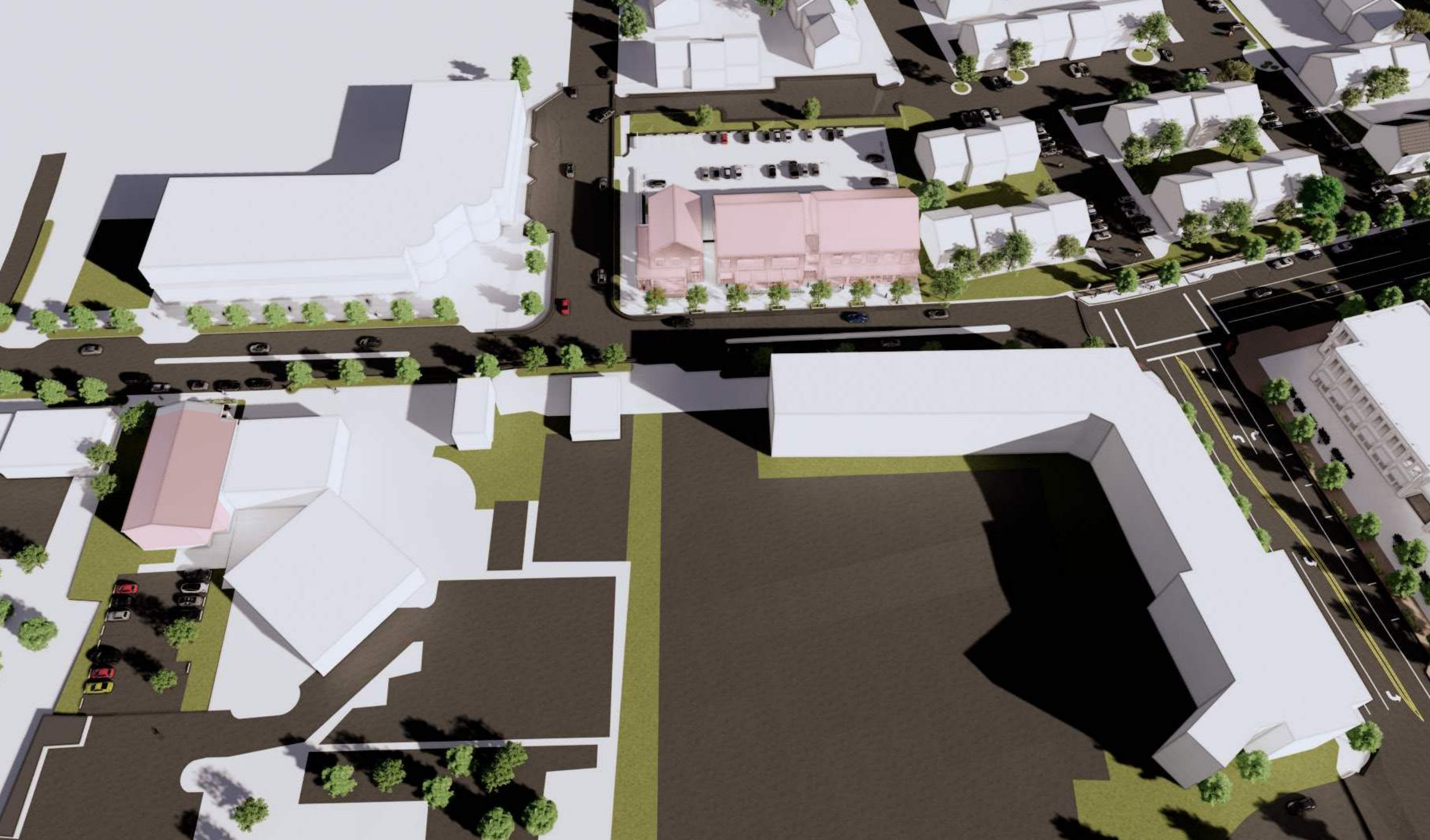




PROGRAM LEGEND

- COMMERCIAL
- RESIDENTIAL





PAR + SCHOOLHOUSE | AERIAL VIEW
APRIL 2024



PROGRAM TOTALS:

DEVELOPMENT COST: ~\$309M
COMMERCIAL AREA: ~155,285 SF
DWELLING UNITS: ~530 DU
PARKING SPACES: ~1,049
RESTAURANTS: ~7

EAST MAIN

283 APARTMENT UNITS
18,275 GSF COMMERCIAL RETAIL
PARKING STRUCTURE (352 SPACES)

PINE CURVE

33 TOWNHOME UNITS
90 APARTMENT UNITS
5,100 GSF RESIDENTIAL COMMON BUILDING
11,700 GSF COMMERCIAL RETAIL
20,000 GSF COMMERCIAL MARKET
SURFACE AND STRUCTURED PARKING (296 SPACES)

PACE LOT

124 FOR-SALE CONDOMINIUMS
72,450 GSF COMMERCIAL OFFICE/RETAIL/RESTAURANT
PARKING STRUCTURE (319 SPACES)

SCHOOLHOUSE

9,030 GSF COMMERCIAL OFFICE/RETAIL/RESTAURANT
SURFACE PARKING (19 SPACES)

PAR PROPERTY

23,830 GSF COMMERCIAL OFFICE/RETAIL/RESTAURANT
SURFACE PARKING (63 SPACES)





THANK YOU

QUESTIONS?

