



City Villa

Sub Area Focus Plan





Site Info

- 22 Acres of Urban Infill
- Apartments to Single Family Homes, with a Mixed Use Core
- Creating a diverse environment that will fuel economic growth in the area
- Design an efficient and desirable neighborhood
- Sustainable Design and Green Construction



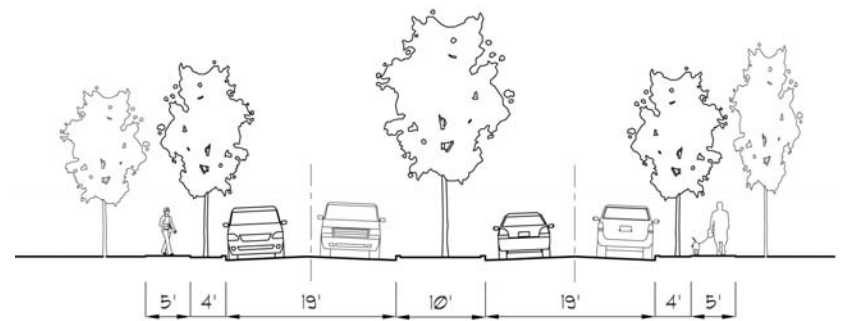
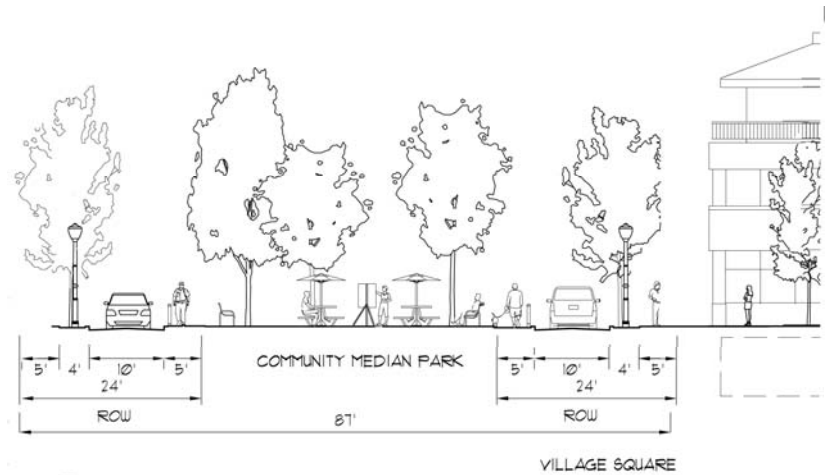
High Density

- Apartments



Streetscape

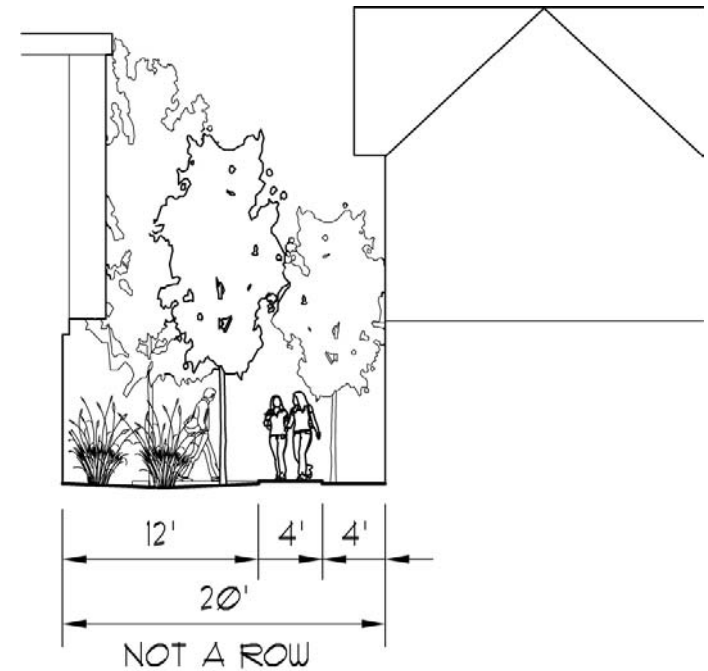
- Integrated Community Center
- Landscaped Medians
- Parking
 - On street mix of shoppers and residents
 - Dedicated off street parking for lower density housing



Residential – 1.4 Stalls/DU	Commercial – 1 Stall/382.7 Sq. Ft.	ROW	Public On Street Stalls – 284
Total DU's – 330	Total Comm'l – 80,000 Sq Ft		Private Off Street Stalls - 387
Total DU Stalls Provided - 462	Total Comm'l Stalls Provided – 209		
Total Parking Provided ~ 671			

Green Streets

- Pedestrian Oriented
- Walkable Community
 - Access from parking to destinations throughout City Villa
 - Potential for further access across the entire DCC



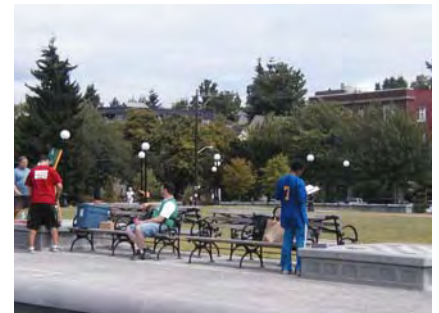
GREEN STREET
A COMMUNITY EASEMENT



Parks and Open Space

- Park Options
 - 1) Community owned and operated
 - 2) Maintained by Parks Department

- Community Amenities
 - Ampitheatre
 - Water Features
 - Space for outdoor Community Events



City Villa Vision

- Strong sense of community
- Integration of Residential, Commercial and Green Space
- A beginning for the growth of the DCC

