



## CURTIS VILLAGE

The goal of this concept is to create a more human scale environment with activities centered on a village green. This will decrease the emphasis on the automobile and visual impacts of parking lots.

As you enter in off of Sutterville there are buildings on both sides with the retail parking hidden behind the work/live buildings on the left side. There are 9 work/live units which would be individually owned by people who could have their personal business on the bottom floor...maybe an insurance broker, real estate broker, accountant, ect.. And they would have rental living units above—these buildings would be done in a residential style. On the right hand side of the curve there would be 30-foot wide town houses, similar to what was shown in the original plan except they partially rap around the curve to break the monotony of the strait row that existed before. As you continue there would be a 40,000 square foot retail building for grocery or other retail uses on the west side. On the east side there would be a 6,000 square foot restaurant, facing north to the village green next to a tower with a 2,000 square foot coffee house at ground level. Across from the green on the west side there would be a street front with various stores or food services. There would be parking on both sides of the street on the north and west side of the green. There would be residential units facing the green on the east side. On the north side of the green there would be more retail and office space with two additional work/live units on the east end. Above all the retail there would be two stories, accommodating 140 residential units. Parking for the residential units would be west of the mixed-use area. The village green, restaurant and coffee house would make apartment living for the mixed used residents much more appealing. Heading north from the village center there would be an office building on the west and a 50-55 unit senior living facility on the east. Across the street from that there would be cottages with a 160-unit multi family complex behind them. North of this area the plan remains similar to the original plan except that the park was reduced in size to help accommodate the village green and there was an alley added behind one block of housing.

Overall, the project reduces the amount of commercial square footage but increases the number of residential units. This is a balance that creates a more village like atmosphere, reducing dependence on the automobile and increasing the aesthetic value of the neighborhood.

## Curtis Park Village

<b>RESIDENTIAL</b>	Units
Lots	220
Multi family	160
Senior apartments or condos	55
11 Work/Live units with 22 apartments	22
Mixed Use apartments	145
<b>TOTAL</b>	<b>602</b>

<b>COMMERCIAL</b>	SQ. Feet
Retail	40,000
Mixed Use retail offices	62,000
Restaurant	6,000
Tower coffee house	2,000
11 Work/Live units with offices	16,000
<b>TOTAL</b>	<b>126,000</b>