



PRECINCT PLAN

The Village Center is located to the south of Phase One and shall be the commercial core for the northeast quadrant of the town of Santa Clara. It brings business uses and dwellings together as traditional town centers developed - sustaining pedestrian amenity and access, yielding a variety of commercial choices, and creating a social dimension always found in the best marketplaces.

The Center provides housing that is not typically part of the surrounding neighborhoods: mixed use buildings with units above shops, stacked dwelling flats, and attached town-houses.

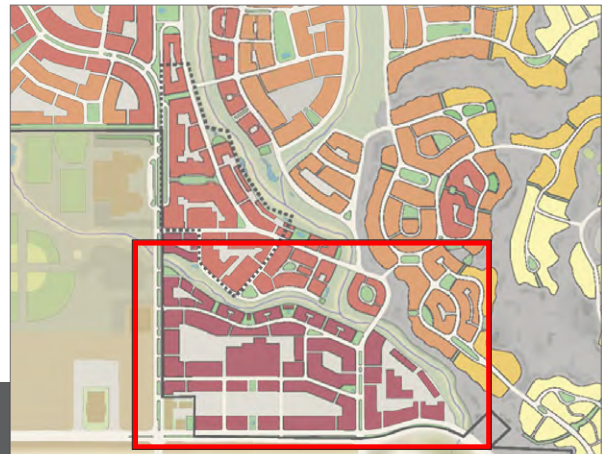


Aerial Photograph

VILLAGE CENTER PROGRAM

26 Acre Site

- Attached Dwellings: 100
- Live - Work: 40
- Stacked Dwellings: 160
- Retail: 125,000 sf
- Commercial: 60,000 sf
- Restaurant: 20,000 sf
- Office: 75,000 sf
- Service Uses: 25,000 sf



Context Map

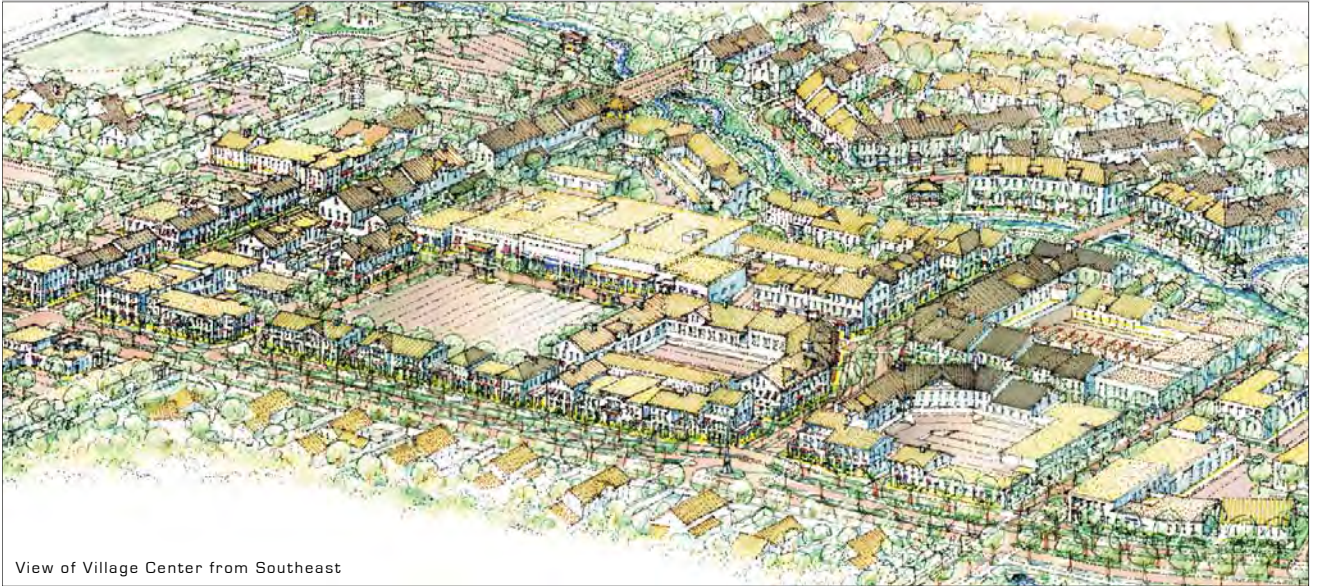
VILLAGE CENTER

Greenfield Setting - Rural Context

26 Acre Site



Pioneer Parkway Elevations



View of Village Center from Southeast

Village Center Architecture



Townhouse Elevations



Neighborhood Center Rendering

An array of complementary building types are combined to make an economically viable and visually successful village center. A large anchor store is bordered by small liner shops, moderate scaled mixed use buildings provide a transition to flex-use townhouses and shopfront flats, and rowhouses may be comfortably placed alongside sideyard houses.

The vernacular of Santa Clara has adapted adobe and wood frame techniques to the high desert climate. Massive walls, recessed window openings, and deep overhangs are employed to create shade from the long summer sun and sustain a walkable center with high pedestrian amenity.

