



# Wolf Valley

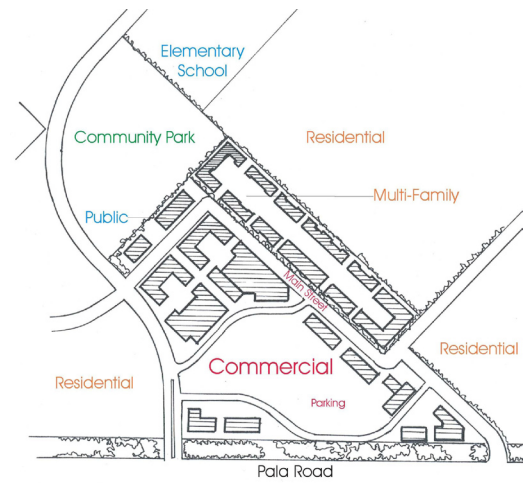
TEMECULA, CALIFORNIA

*Median enhanced roadways are used to separate planning areas promoting neighborhood identity and community connectivity.*

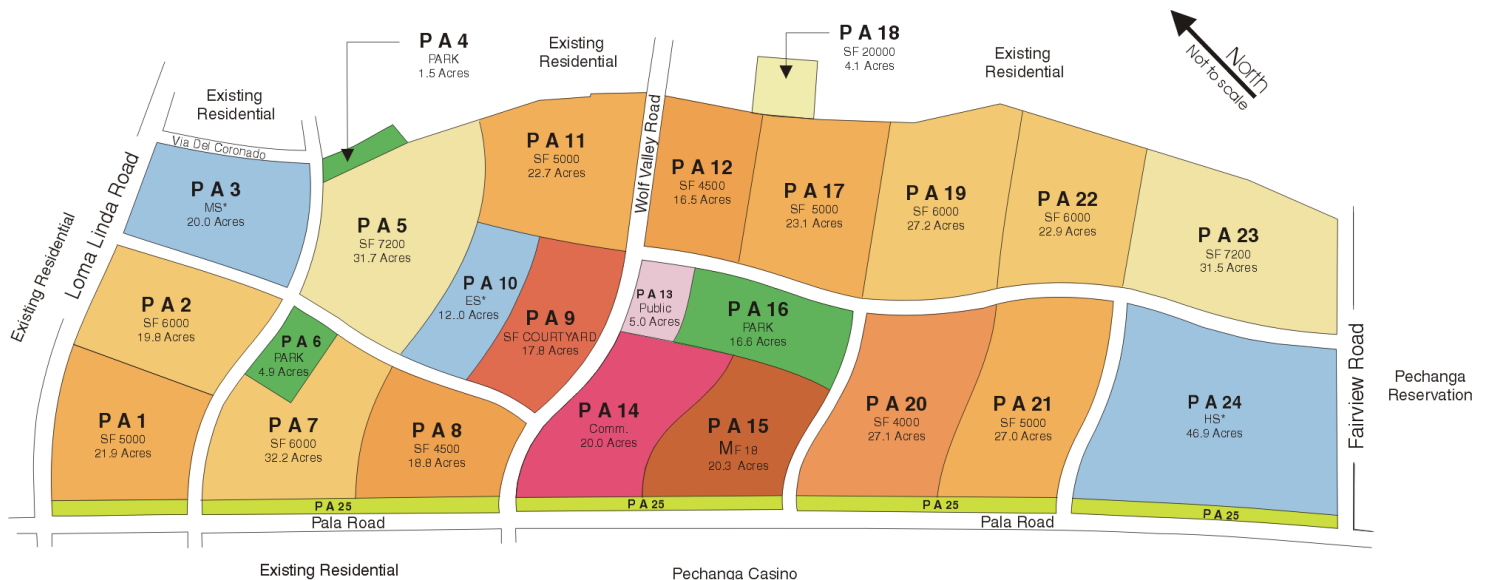
Wolf Valley provides for the development of a mixed-use master planned community on 560-acres of land. The energy efficient and highly livable land use plan involves a total of 2200 dwelling units on a site able to provide new housing opportunities for residents in both San Diego and Riverside Counties. Planned densities range from 20,000 square foot lots to attached product at 18 units to the acre. The plan emphasizes “community” through the design of a centrally located mixed-use retail component, a strategically located system of parks/trails/paseos and the provision of joint-use K-12 educational facilities. The mixed use retail component is planned to create a more traditional “town center” involving shops, restaurants, offices and possibly apartments on second and third levels. Proposed public facilities, the community park, and multi-family housing opportunities complement the overall design concept associated with the mixed use retail component. Tree-shrouded median enhanced boulevards divided residential Planning Areas into discreet neighborhoods;

each of which included provisions for pedestrian friendly streets (curb detached sidewalks), paseos and local mini parks.

Energy savings provided by the land use plan over what was proposed by the project proponent amounted to the equivalent of service requirements associated with 450 homes over a 20 year period.



Alternative Retail Concept



Concept Land Use Plan