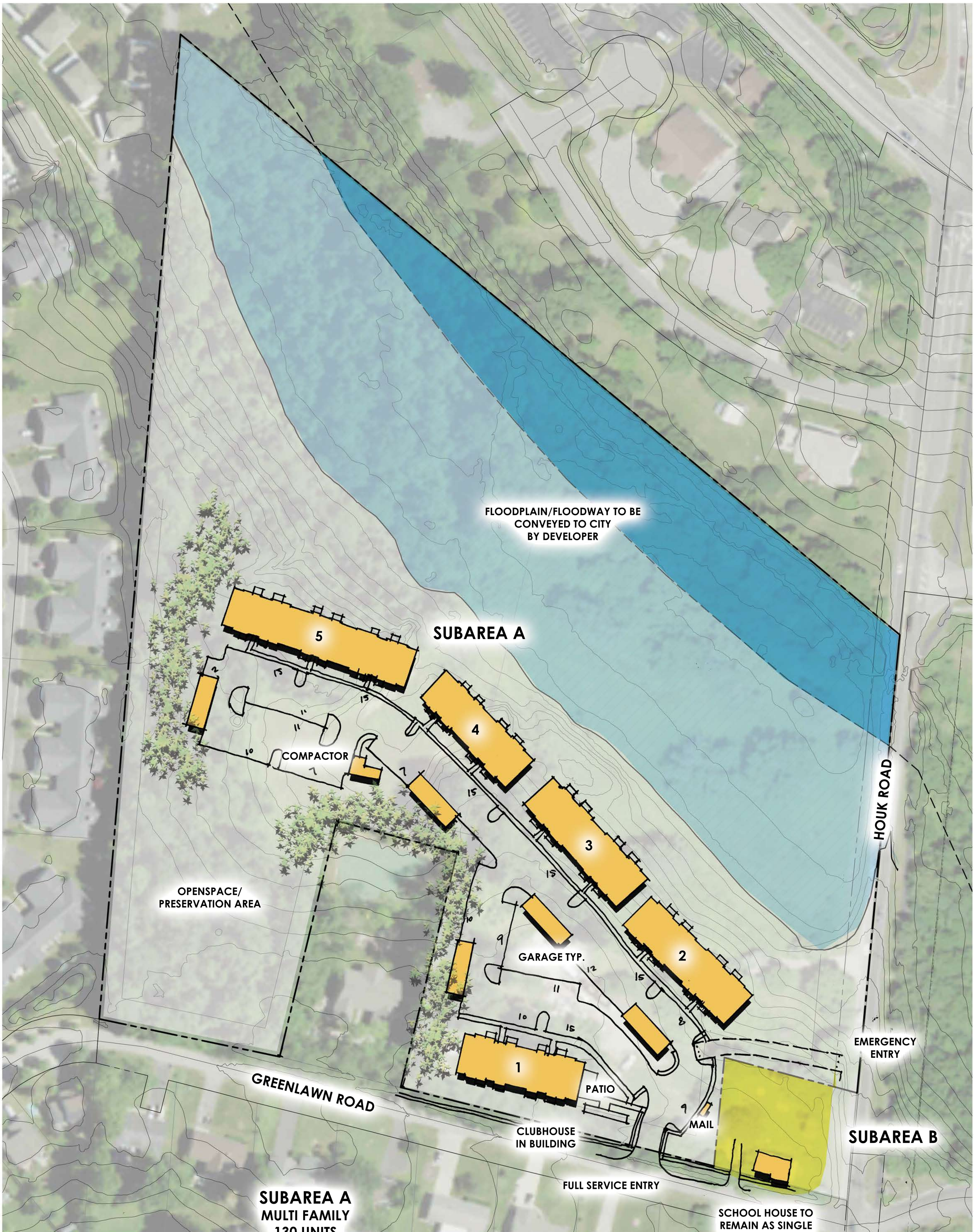
HOUK ROAD DEVELOPMENT

Planning Commission Narrative

The proposed Houk Road development is envisioned as a thoughtfully designed, neighborhood-scale community that combines new housing with the preservation and adaptive reuse of the existing schoolhouse. Rather than removing this historic structure, the plan would give it a new life as a small, family-friendly gathering place offering coffee, light food, desserts and limited evening activity. The schoolhouse and adjoining outdoor space would create a distinctive community amenity for residents and nearby neighborhoods while preserving an important part of the property's history and character.

The residential portion of the site would be carefully integrated with the schoolhouse through coordinated architecture, landscaping, pedestrian connections and shared amenities. The plan is intended to create an attractive transition between Houk Road and the surrounding residential areas, with the more active uses concentrated towards the NE corner of the property, using and repurposing the schoolhouse property. The residential community will be located farther into the site.

Overall, this proposal represents a less intensive use of the property than many conventional development alternatives, including ones that have been previously submitted for the site. The small scale of the commercial component, preservation of the schoolhouse, limited operating footprint and coordinated residential design will generate less traffic and activity than a larger retail center or more intensive commercial development. The goal is to create a lasting, high-quality project that respects the site, complements the surrounding community and provides both new housing and a welcoming neighborhood gathering place.



SUBAREA A
MULTI FAMILY
130 UNITS
30 GARAGE SPACES
200 SURFACE PARKING
230 TOTAL SPACES
+/- 1.77 SPACES/UNIT

SUBAREA B
EXISTING BUILDING TO REMAIN AS SINGLE FAMILY RESIDENCE

SITE PLAN

HOUK RD

PREPARED FOR TRIVIUM DEVELOPMENT

DATE: 9.21.26

NORTH
SCALE: 1"=50'
0 25' 50' 100' 150'

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