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**The Ghazi Company**

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One of the challenges the design team faced during construction was the site itself, as it contained a tremendous amount of blue rock. Instead of blasting and excavating the site to make the property viable, the design team decided to build the shopping center at an elevated level rather than at street level. This approach dramatically increased the visual impact of the center from the street, and allowed convenient pedestrian access to the multi-level section of the project. It also allowed for an increase in leasable area without taking away from the available parking.

Designed in a modern rustic style, ParkTowne Village is a mix of classic designs constructed with modern materials. With an exterior featuring an attractive combination of precast, stone, and brick in addition to immaculate hardscaping and landscaping, the center blends into its environment as if it were meant to be there. Paying attention to aesthetic details was imperative to The Ghazi Company because the firm wanted to create a signature development that would raise the values of businesses and homes in the surrounding area.

LEFT: Grand stairs divide the upper and lower plazas at ParkTowne Village. Photograph courtesy of DMR Architecture

FACING PAGE TOP: Water fountains were a key feature in ParkTowne Village's design. Photograph courtesy of DMR Architecture

FACING PAGE BOTTOM: The upper plaza has plenty of niches in the common spaces. Photograph courtesy of DMR Architecture

With that in mind, ParkTowne Village features a large plaza area complemented by fountains and live music, as well as distinctive, aesthetically pleasing design throughout. Completed in 2002-2003, the center has been 100 percent leased since it opened, has dramatically improved the physical and economic landscapes, and has truly become a gathering place for the surrounding community. ■■■■■■■■■■

