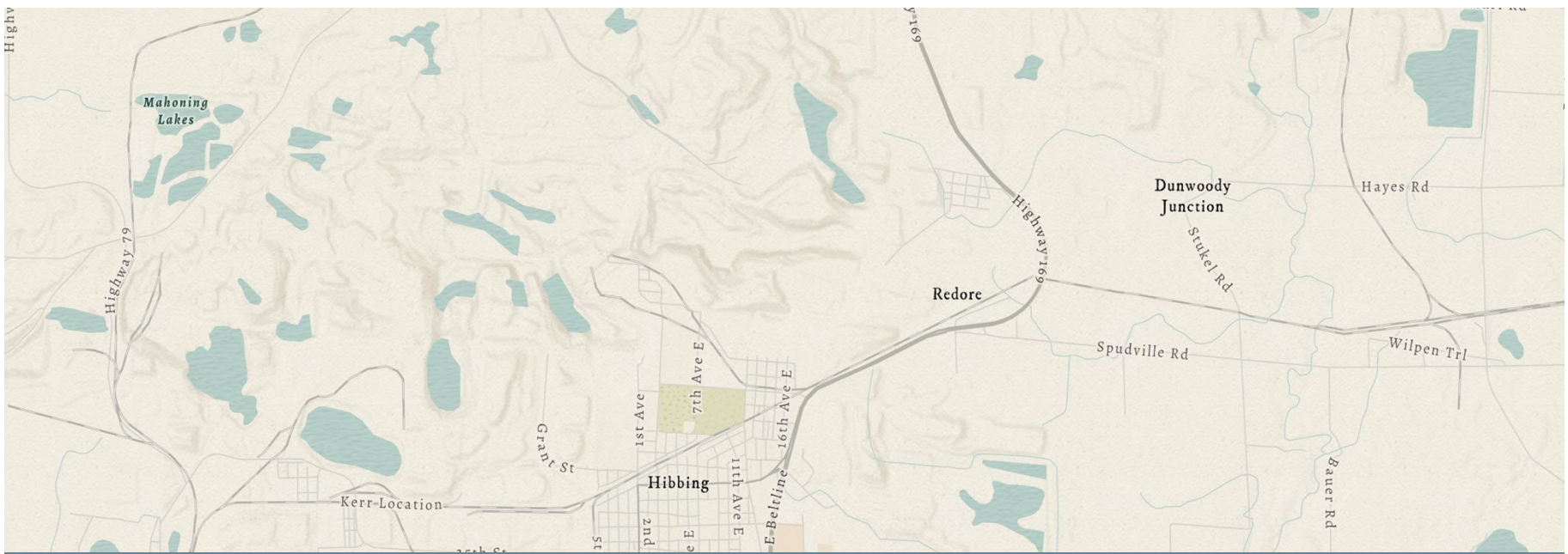
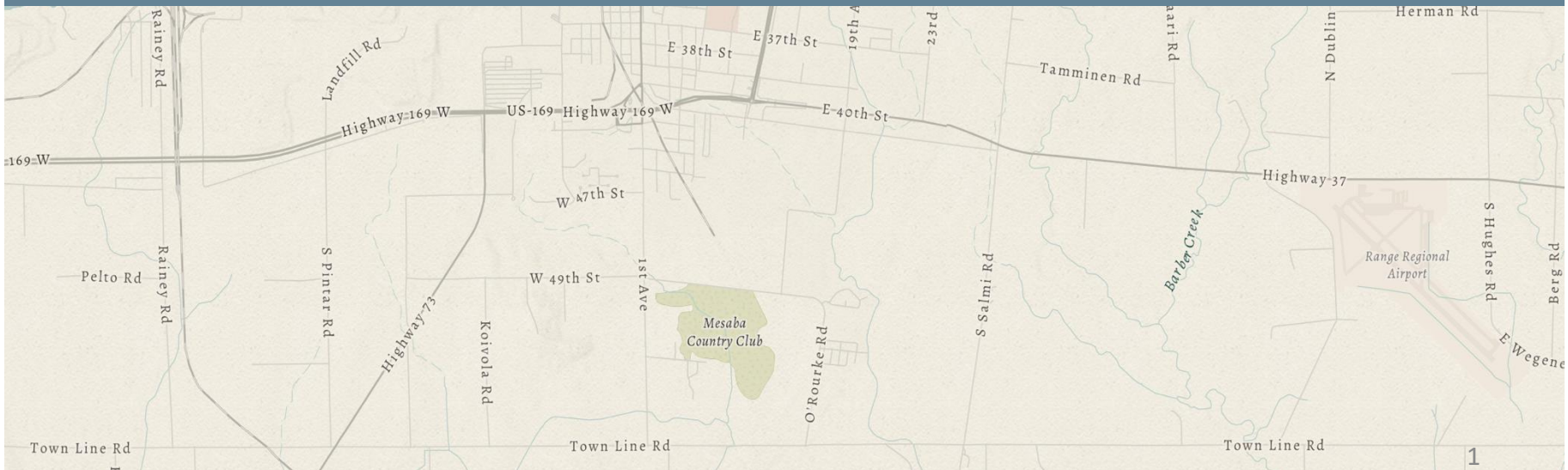




Highland Hills Special Area Plan

City Council Meeting 19 Feb 25
5 p.m.



Presentation Outline

1. Planning Project Status
2. Goals & Vision Statement
3. Development Concepts
4. Right-of-Way Examples
5. Precedent Images
6. Discussion, Feedback, & Next Steps

Bob Streetar, MA, DPA
Streetar Consulting, LLC
Economic Development, Planning & Housing

John Slack, PLA, ASLA
Perkins & Will
Landscape Architect

1. Project Status

Planning Project Status

- Phase 1: Background Information

Fall 2022 – June 2024

- Phase 2: Vision and Goals

24 & 25 Sep 24: Community Meetings

- Shared planning process & market and site background information.
- Obtained input on issues, hopes, and concerns.

16 October 24: City Council Meeting

- Provided written document with all community input.
- Shared site and market background information.

20 November 24: City Council Meeting

- The council reviewed the draft vision and goals statement.
- The statement was placed on the City's website for review and comment.

- Phase 3: Development Concepts

19 Feb 25: City Council Meeting

- The council reviews high-level development concepts.

2. Vision & Goals Statement

FUTURE NEIGHBORHOOD VISION

An attractive residential neighborhood that enhances the surrounding neighborhood and broader community both socially and environmentally. The new neighborhood will create a desirable place to live by providing high-quality housing options, inviting public open spaces, focusing on sustainability, and active connections to adjacent neighborhoods and amenities.

CIRCULATION & CONNECTIVITY

Goal 1: Improve the circulation and connectivity through the new neighborhood to the adjacent neighborhood and nearby amenities.

- a. Lessen the adverse traffic impacts from the new neighborhood on the adjacent neighborhood by limiting cut-through traffic and traffic control and evaluating a new neighborhood access road off E. 34th Street.
- b. Create safe, pleasant, walkable pedestrian connections and streets throughout the new neighborhood to adjacent neighborhoods and community amenities.
- c. Emphasize pedestrian-scaled streets and rights-of-way within the new neighborhood.
- d. Create an integrated trail system throughout the new neighborhood that is connected and inviting for the adjacent neighborhood residents and community users.

LAND USE

Goal #2: Create a vibrant and active neighborhood within the larger existing neighborhood.

- a. Promote compatibility with the existing neighborhood by promoting a high-quality site plan that provides a seamlessly integrated feel and offers adequate buffering for the adjacent established housing/neighborhood, especially adjacent to the narrower parts of the site.
- b. Distribute the park and open space throughout the site.
- a. Establish consistent and attractive landscape standards for the public right-of-way, park and open space, and home sites.

HOUSING

Goal #3: Provide high-quality single-family detached home options to meet broad community needs now and in the future.

- a. Provide high-quality home options of similar quality to immediately adjacent homes.
- b. Establish a consistent building architectural styling that utilizes high-quality materials and is timeless.
- c. Provide adequate buffering between new residential homes and the existing neighborhood.
- d. Make a plan for the phased development of the site.

PARKS & OPEN SPACE

Goal #4: Provide an interconnected contiguous park and series of open spaces with enhanced on-site programming that meets the neighborhood's and community's needs now and in the future.

- a. Provide an attractive 8-acre contiguous park/open space.
- b. Provide spaces for all age groups and physical abilities.
- c. Provide spaces for seasonal activities and programming.
- d. Incorporate safe and accessible sidewalks and trails.
- e. Include abundant and attractive landscaping and trees that are easy to maintain.

NATURE & ENVIRONMENT

Goal #5: Create a sustainable neighborhood development that will serve as a model for future residential developments in the broader community and region.

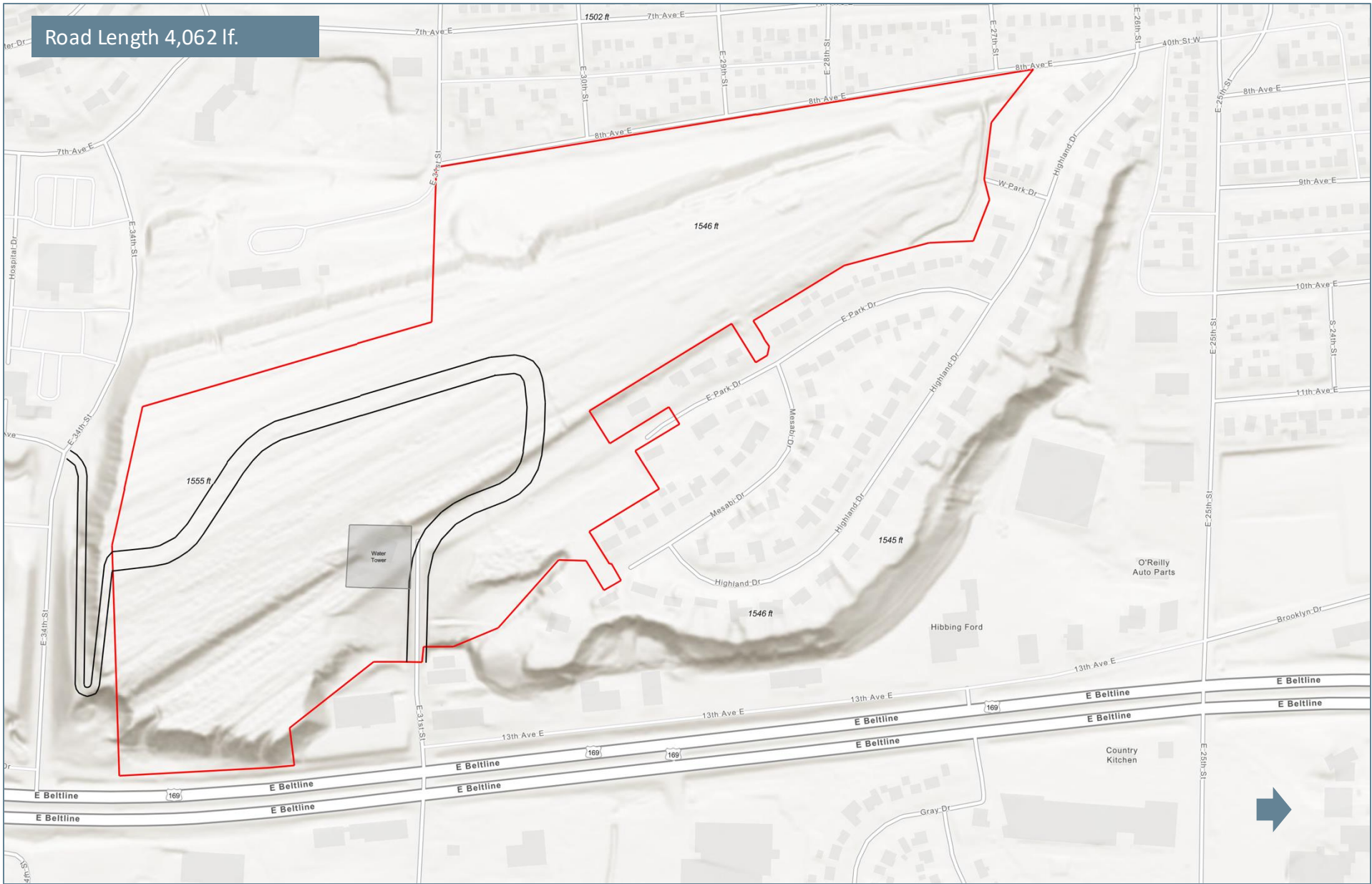
- a. Utilize native plantings in the park and open spaces that prioritize habitat creation, support pollinators, and reduce the urban heat island effect.
- b. Design outdoor parks and public spaces to promote human health and connection to the natural environment.
- c. Incorporate green infrastructure and site stormwater management systems within public areas to capture and clean stormwater for reuse as irrigation in the community park and open spaces.
- d. Explore energy and water-efficient designs for future housing in the neighborhood.

3. Development Concepts

Development Concept A

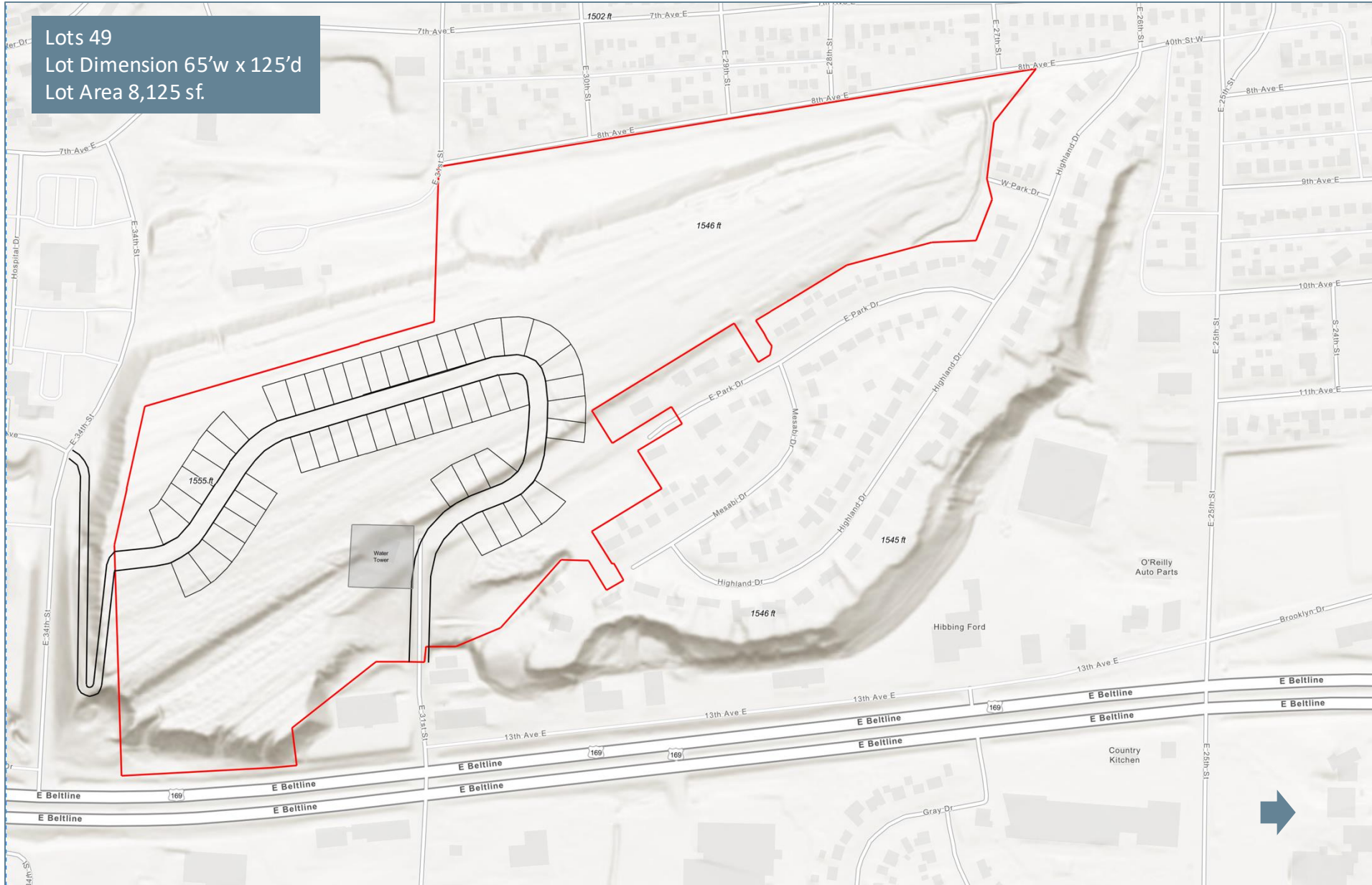
Concept A - Roads

Road Length 4,062 lf.



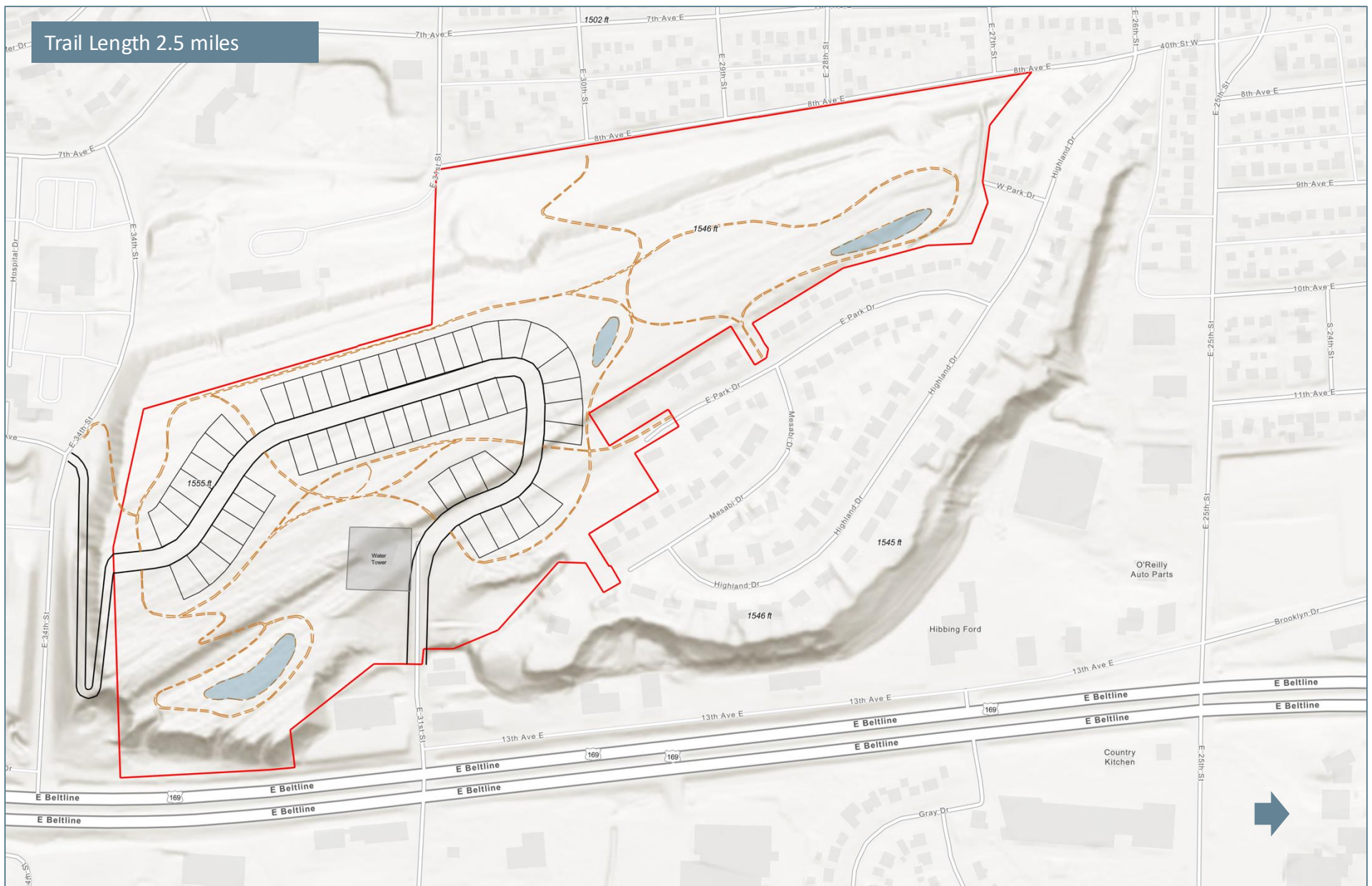
Concept A - Lots

Lots 49
Lot Dimension 65'w x 125'd
Lot Area 8,125 sf.



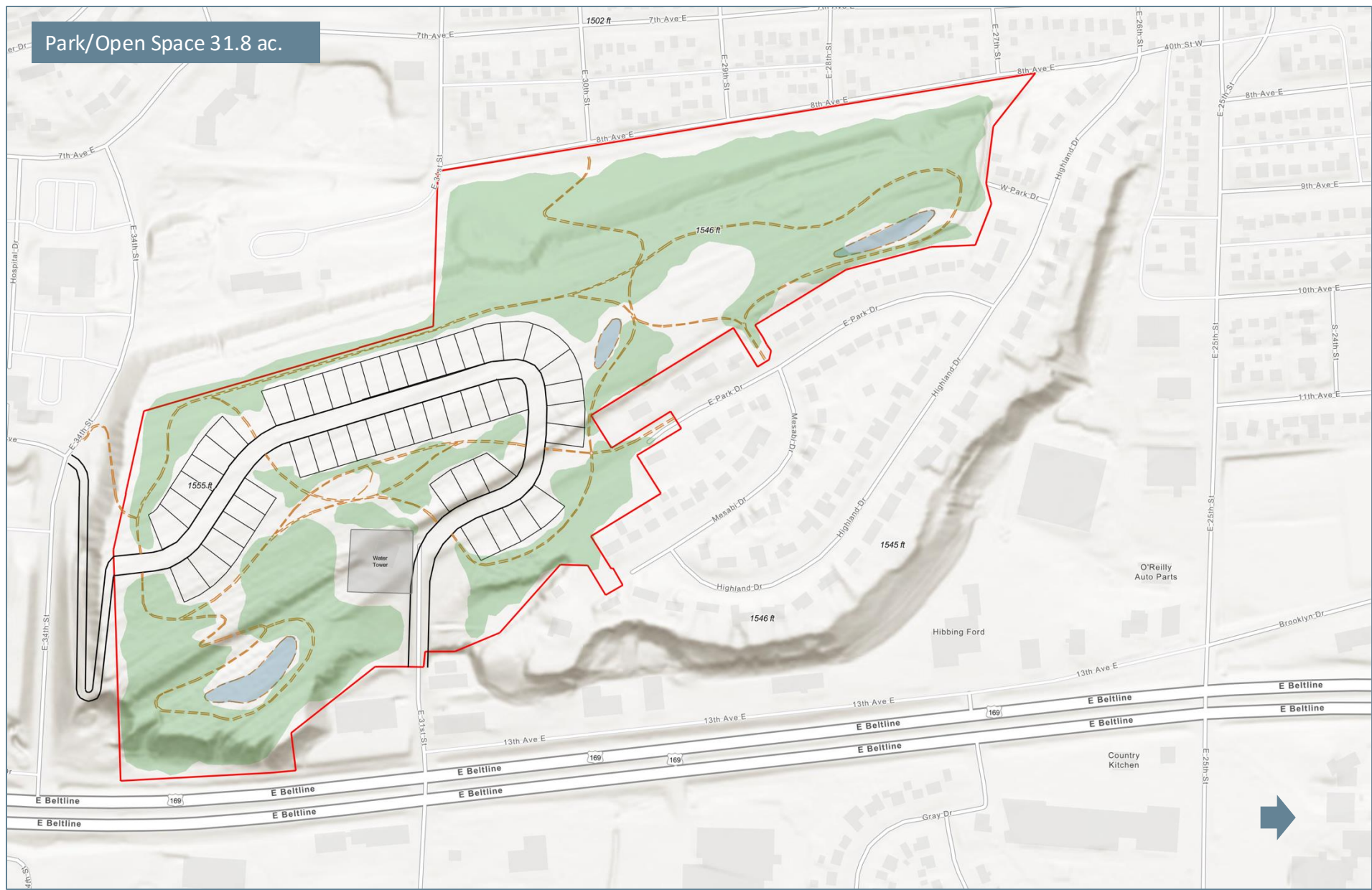
Concept A - Trails & Ponds

Trail Length 2.5 miles



Concept A - Park & Open Space

Park/Open Space 31.8 ac.



Concept A - Neighborhood



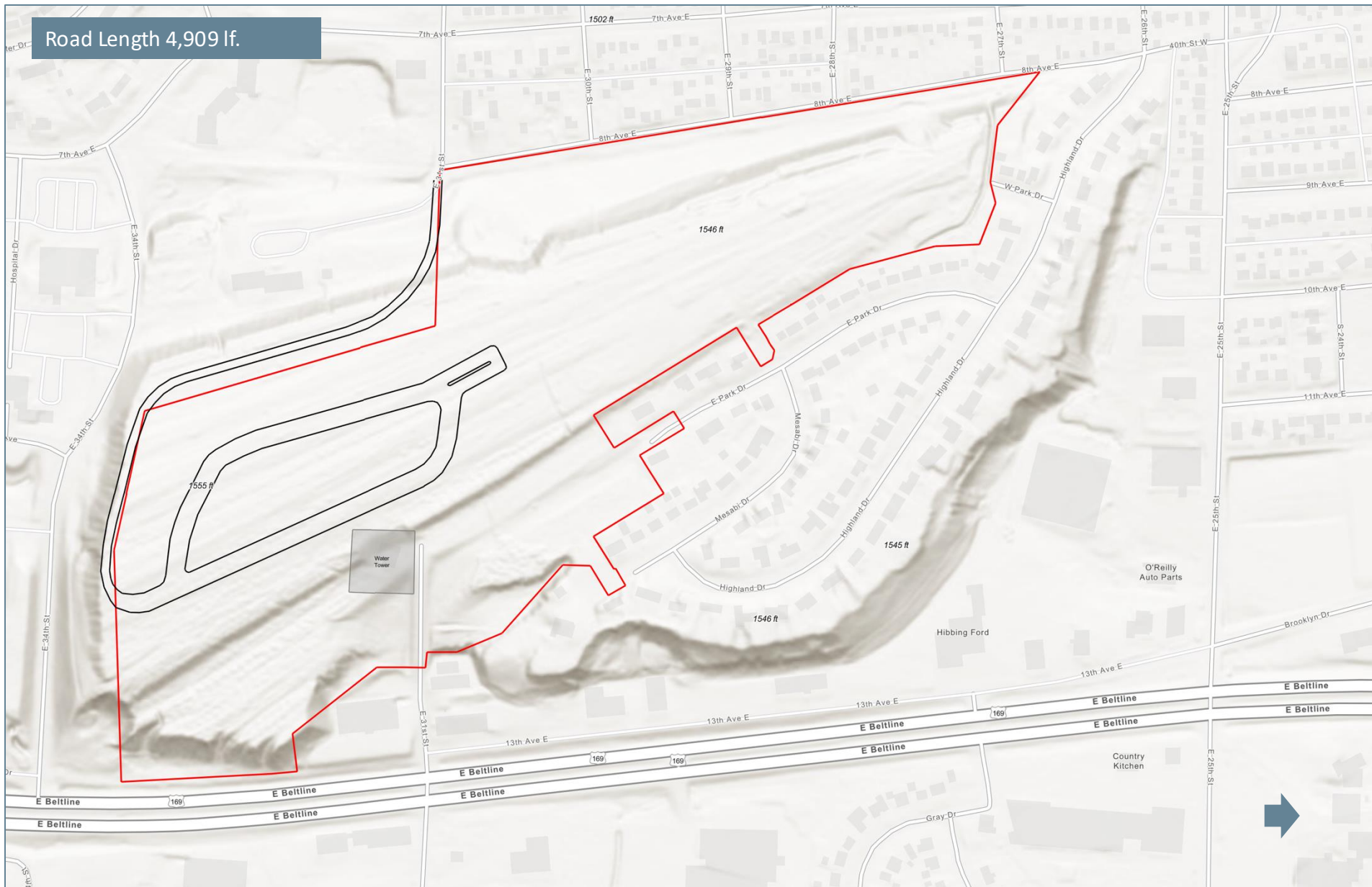
Concept A - Neighborhood



Development Concept B

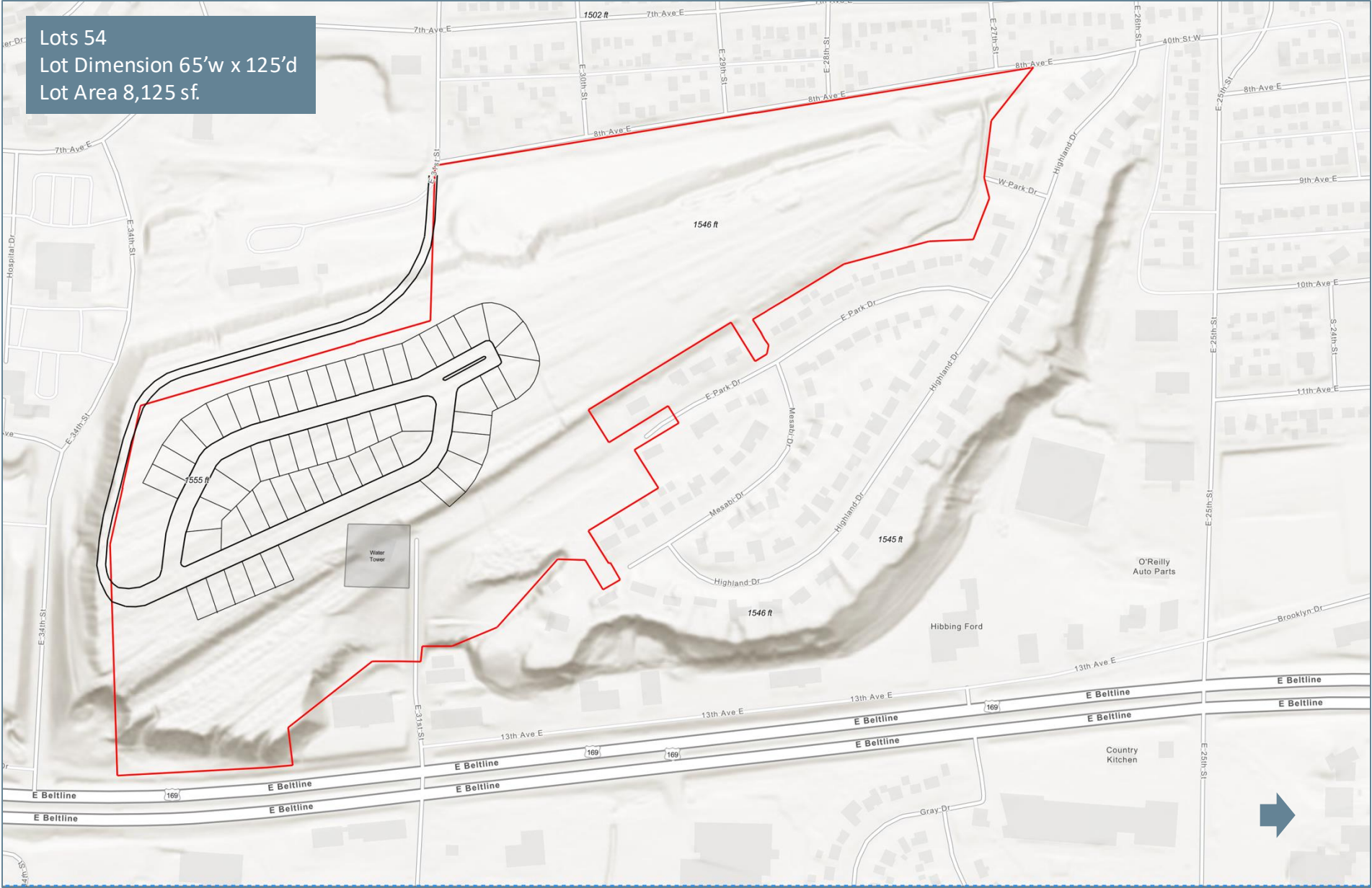
Concept B - Roads

Road Length 4,909 lf.



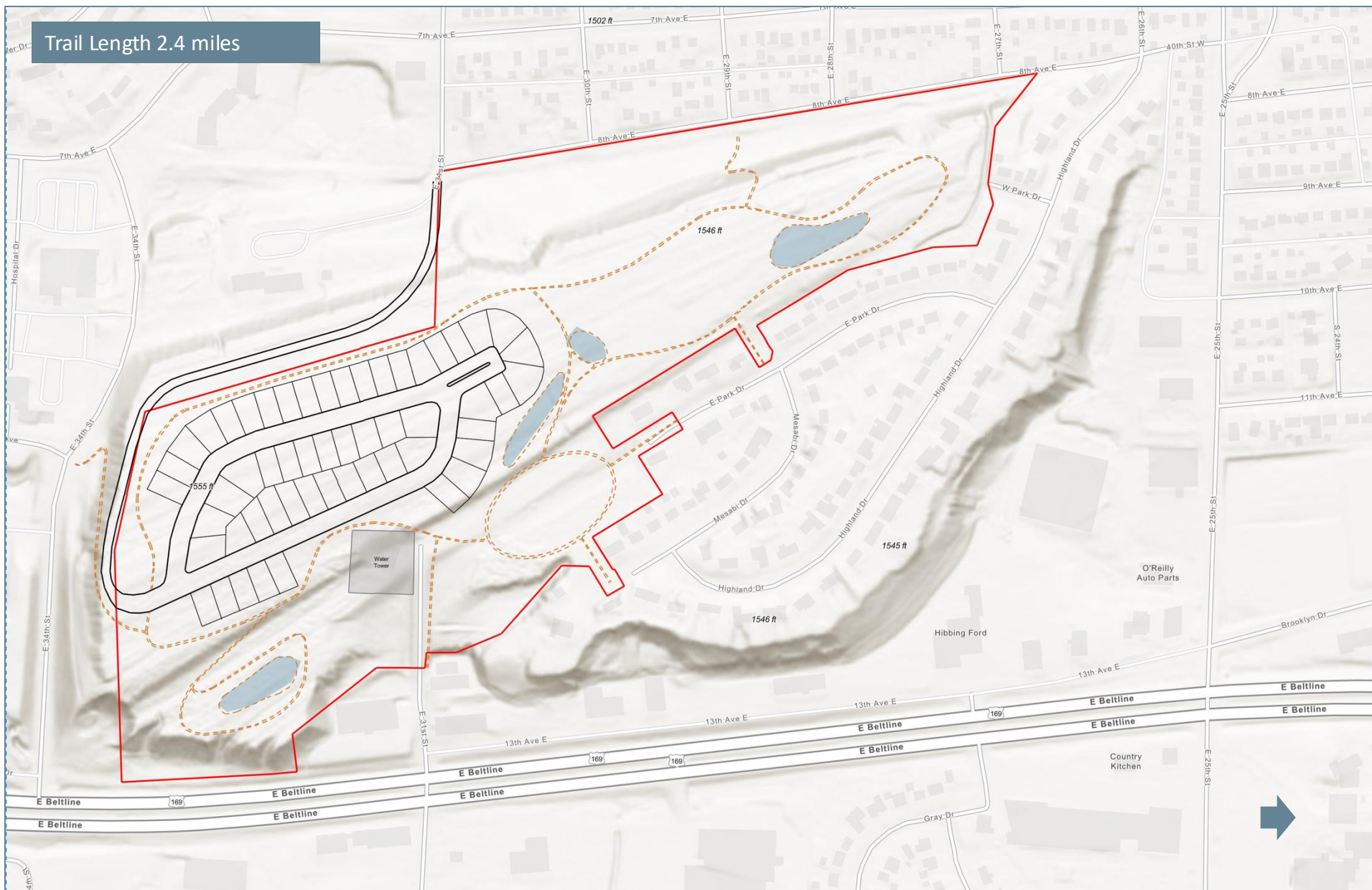
Concept B - Lots

Lots 54
Lot Dimension 65'w x 125'd
Lot Area 8,125 sf.



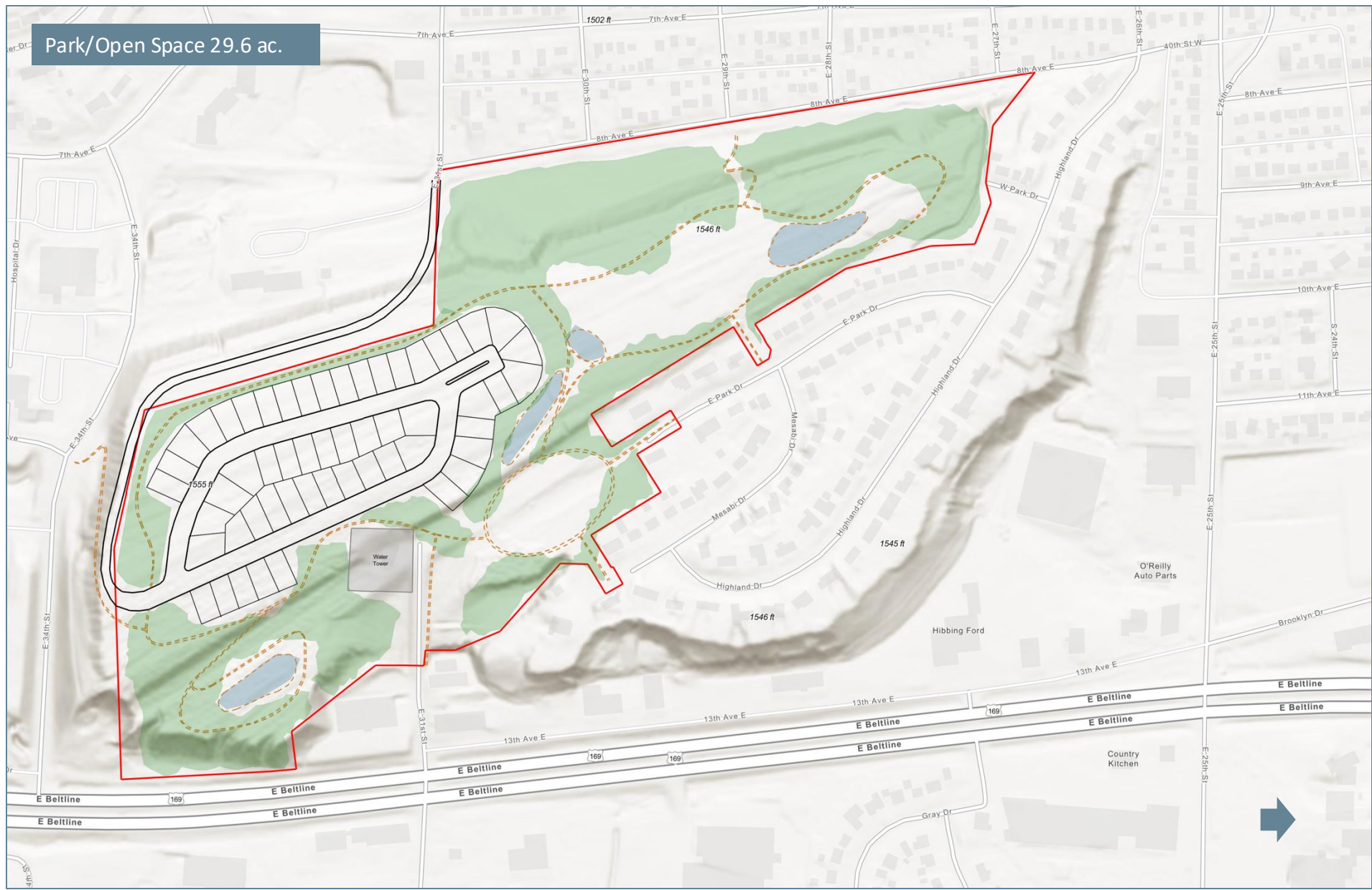
Concept B - Trails & Ponds

Trail Length 2.4 miles



Concept B - Park & Open Space

Park/Open Space 29.6 ac.



Concept B - Neighborhood



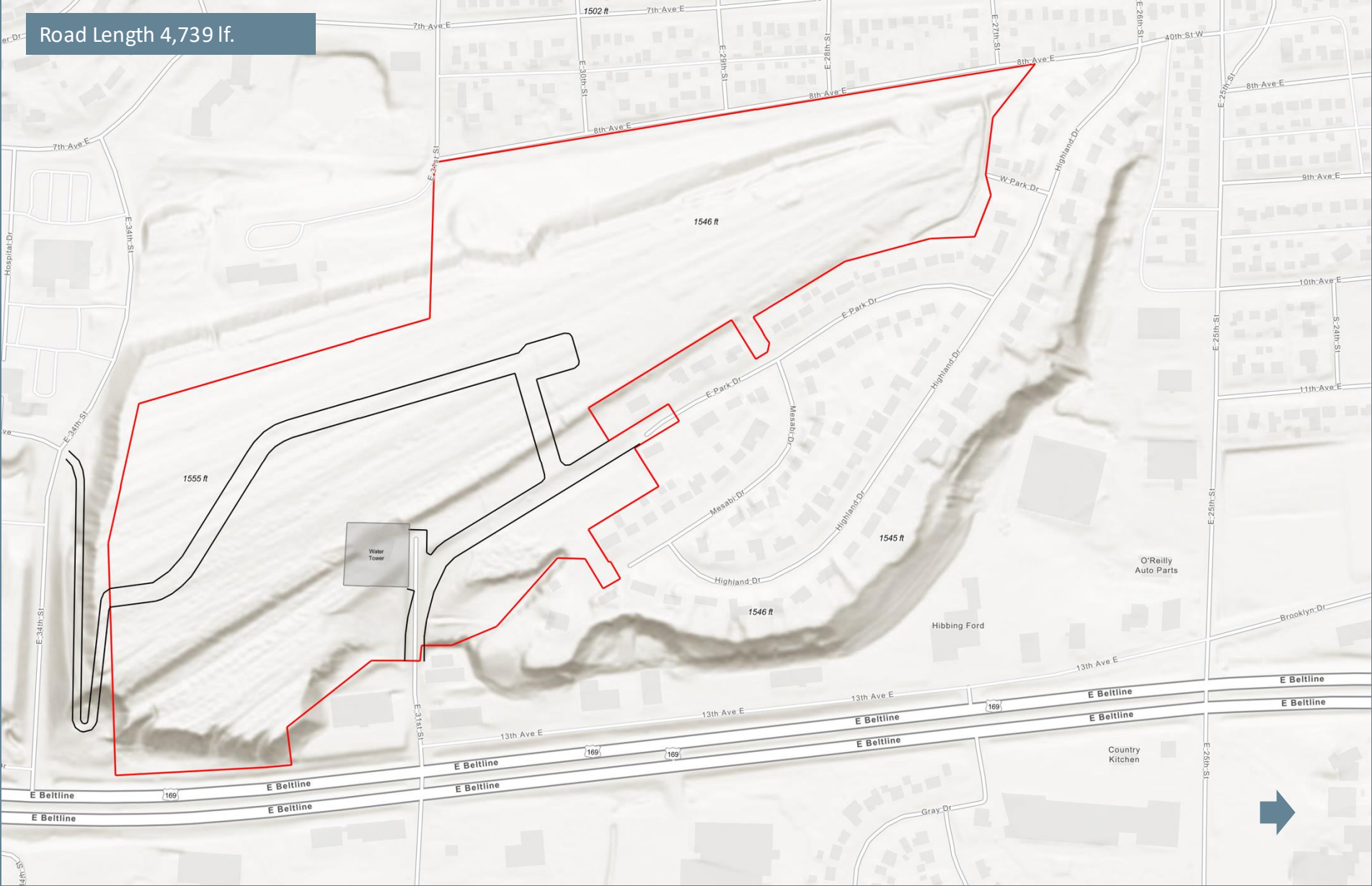
Concept B - Neighborhood



Development Concept C

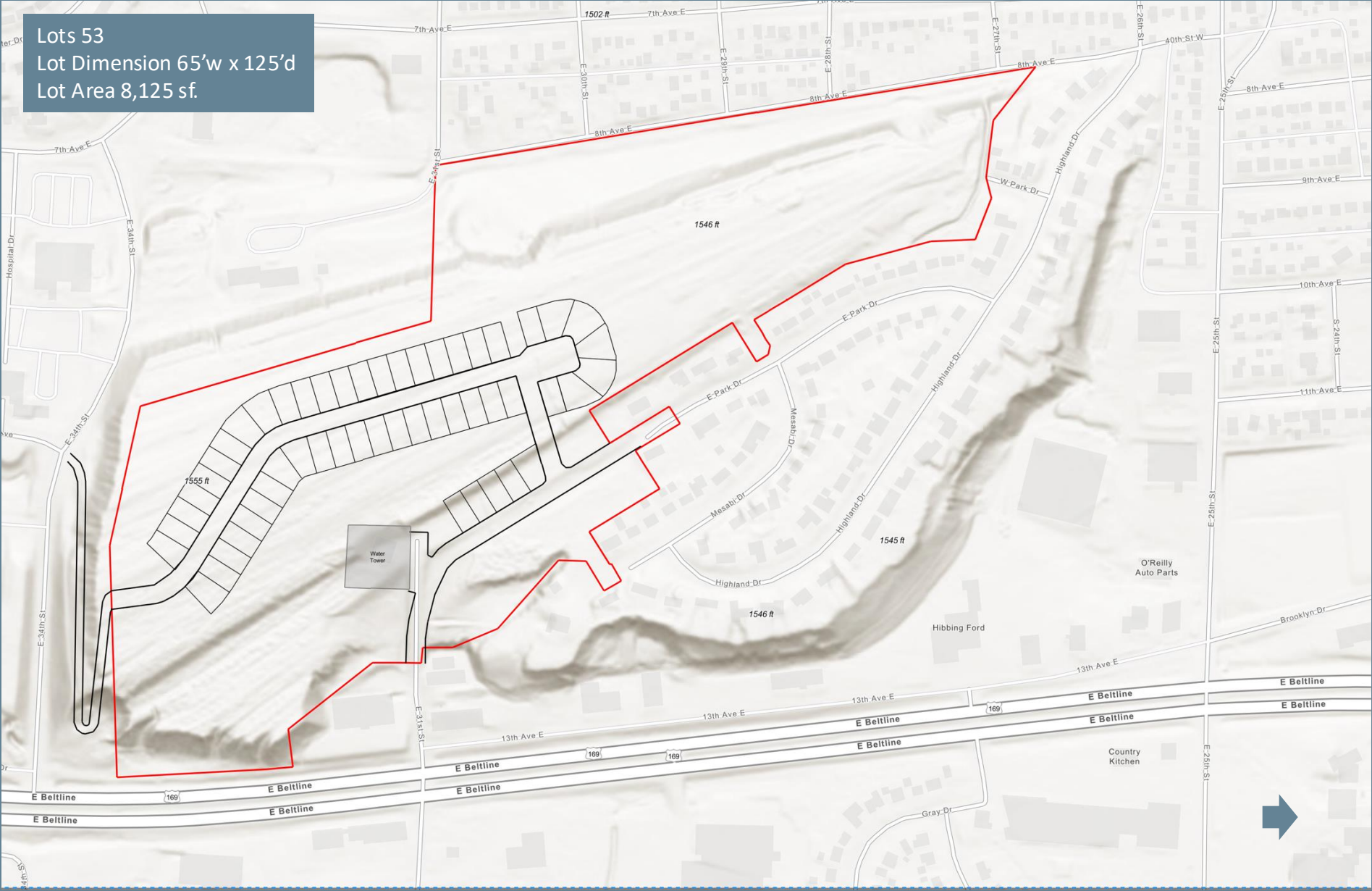
Concept C - Roads

Road Length 4,739 lf.



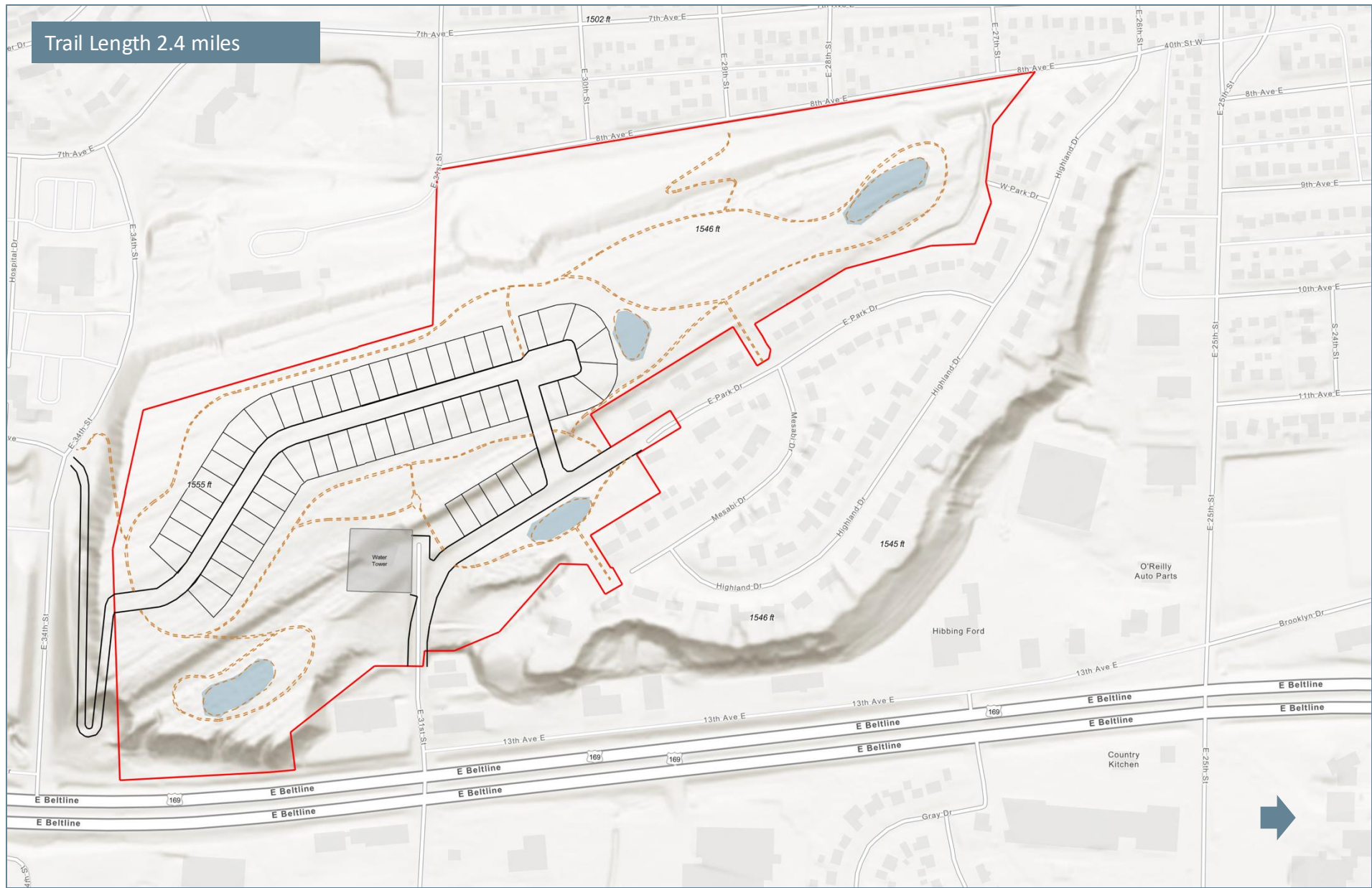
Concept C - Lots

Lots 53
Lot Dimension 65'w x 125'd
Lot Area 8,125 sf.



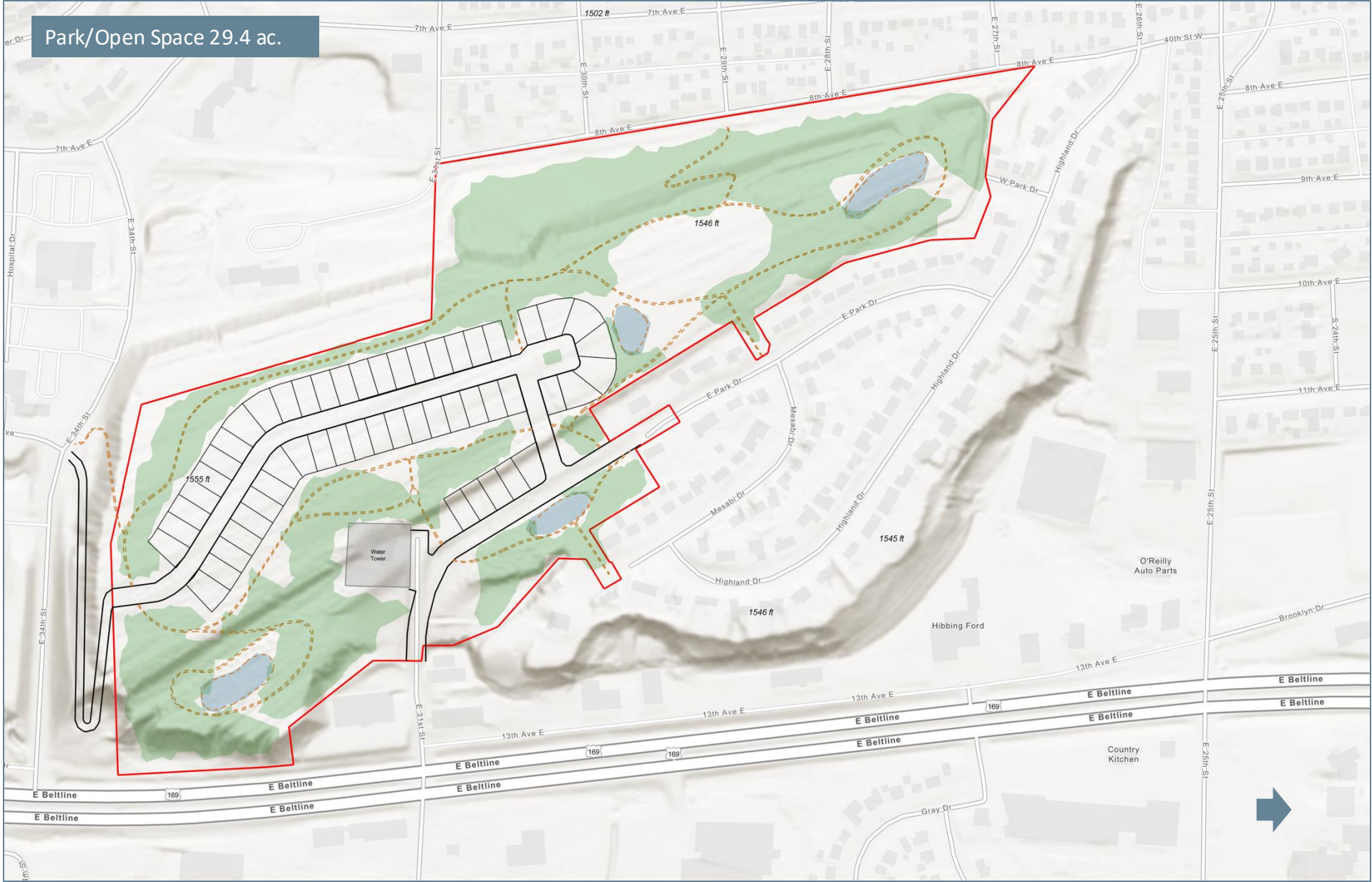
Concept C - Trails & Ponds

Trail Length 2.4 miles



Concept C - Park & Open Space

Park/Open Space 29.4 ac.



Concept C - Neighborhood



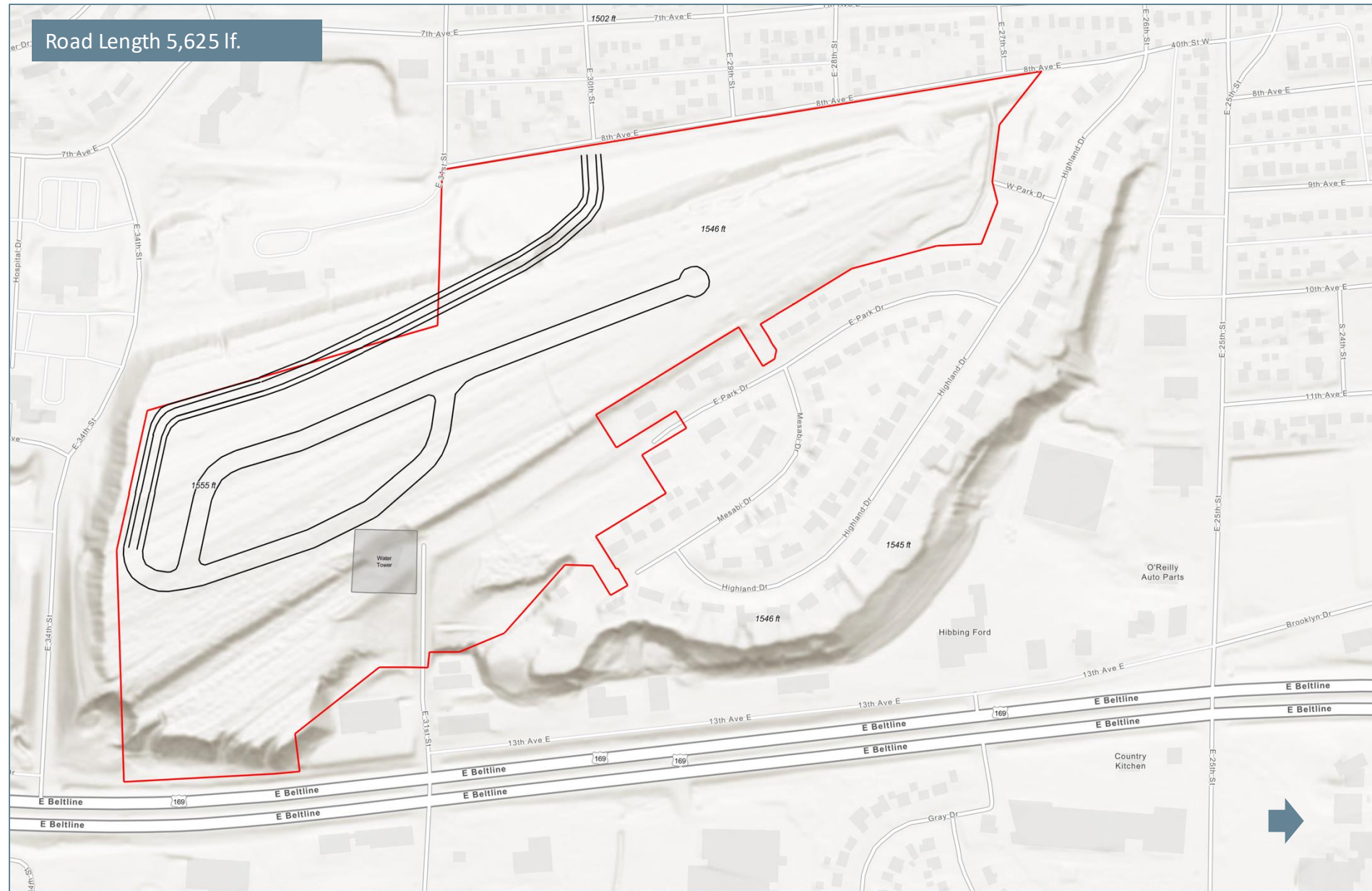
Concept C - Neighborhood



Development Concept D

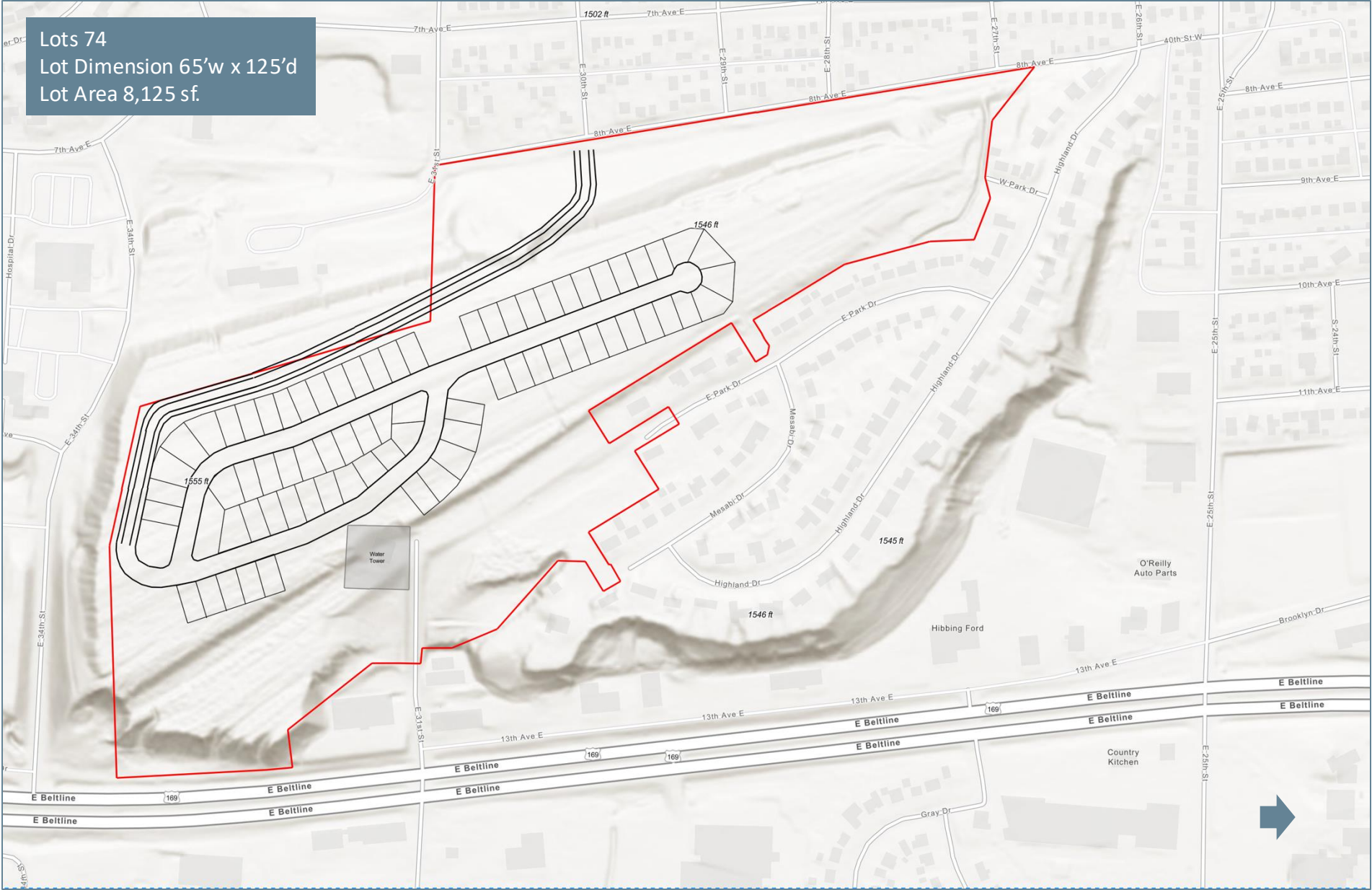
Concept D - Roads

Road Length 5,625 lf.



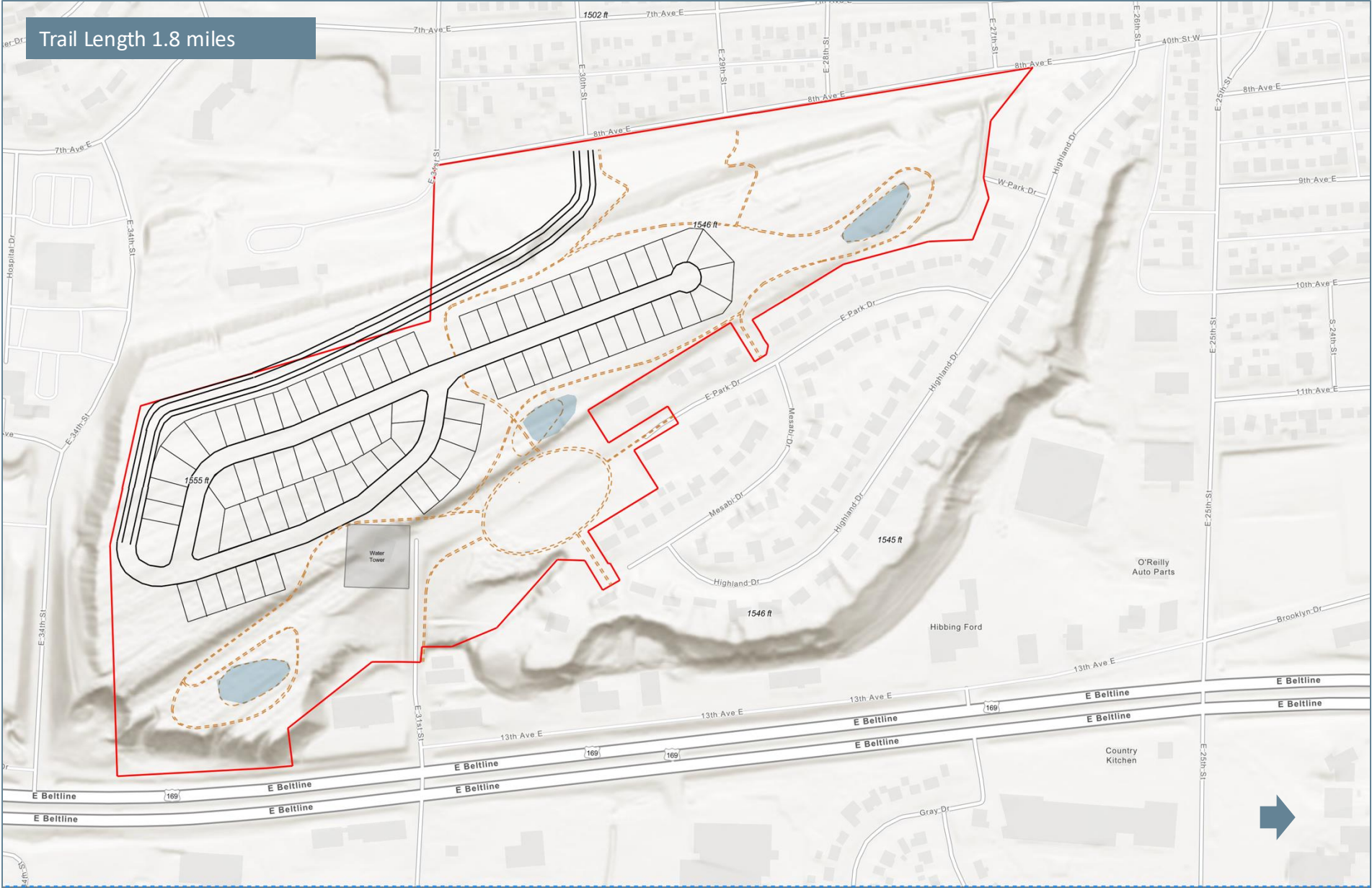
Concept D - Lots

Lots 74
Lot Dimension 65'w x 125'd
Lot Area 8,125 sf.



Concept D - Trails & Ponds

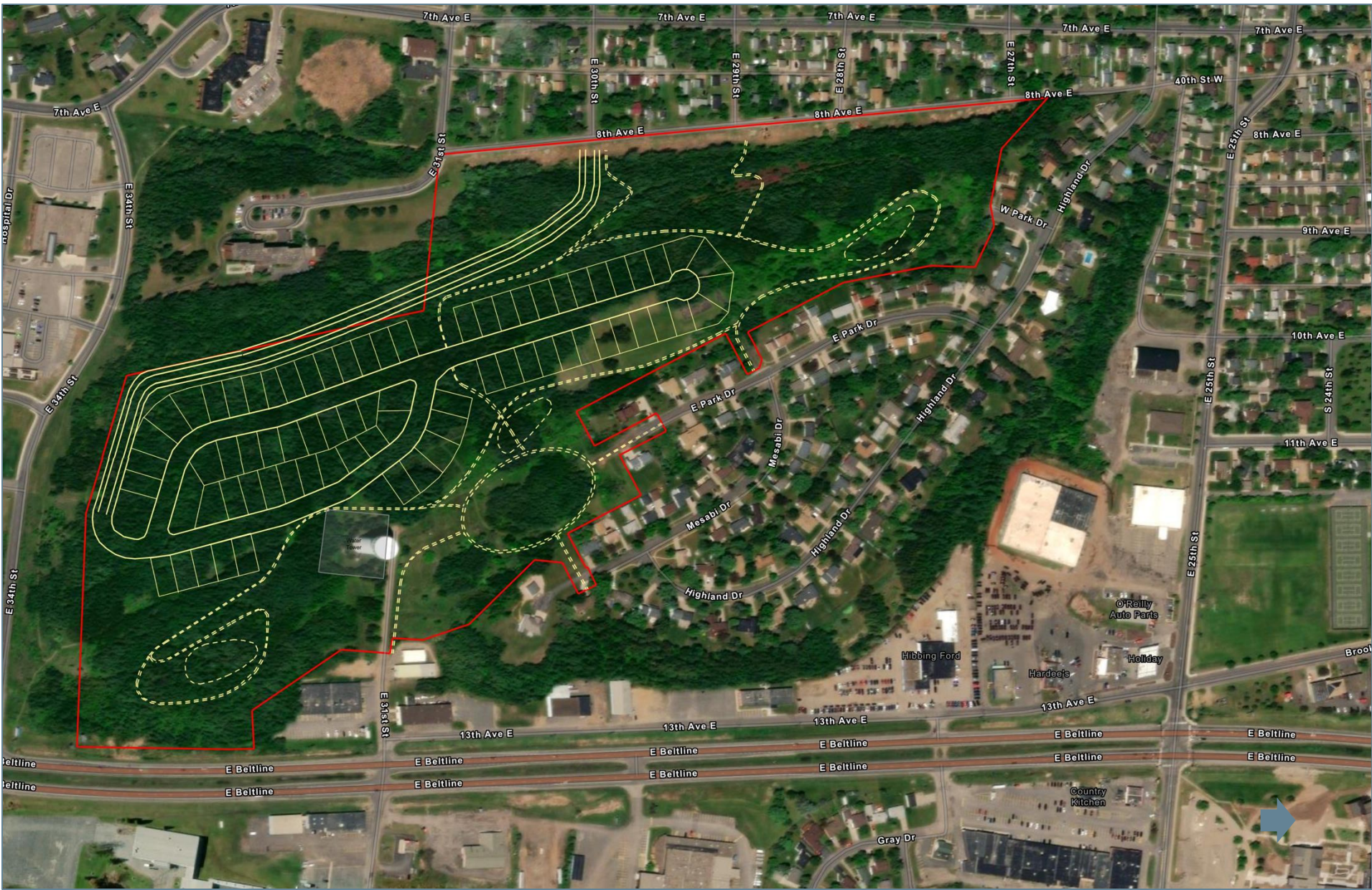
Trail Length 1.8 miles



Concept D - Neighborhood



Concept D - Neighborhood



Development Concepts

Concept A



Concept B



Concept C



Concept D

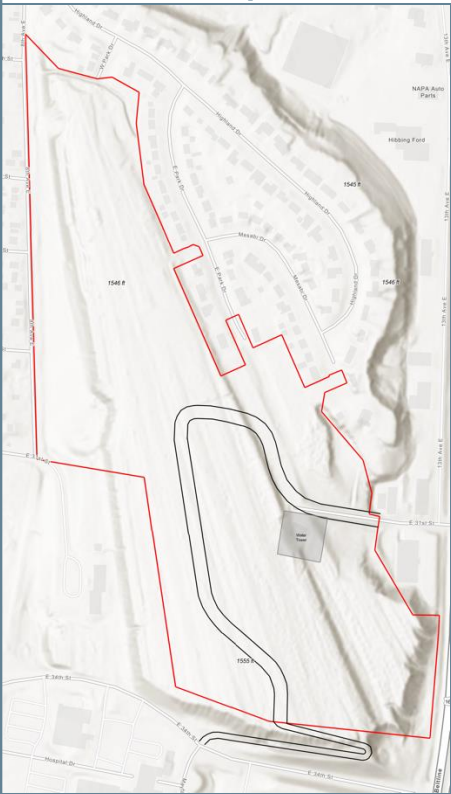


Development Concepts				
	A	B	C	D
Lots	49	54	53	74
Road (lf.)*	4,062	4,909	4,739	5,625
Trails (miles)*	2.5	2.4	2.4	1.8
Park/Open Space (ac.)*	31.8	29.6	29.4	23.1

*Conceptual Estimates

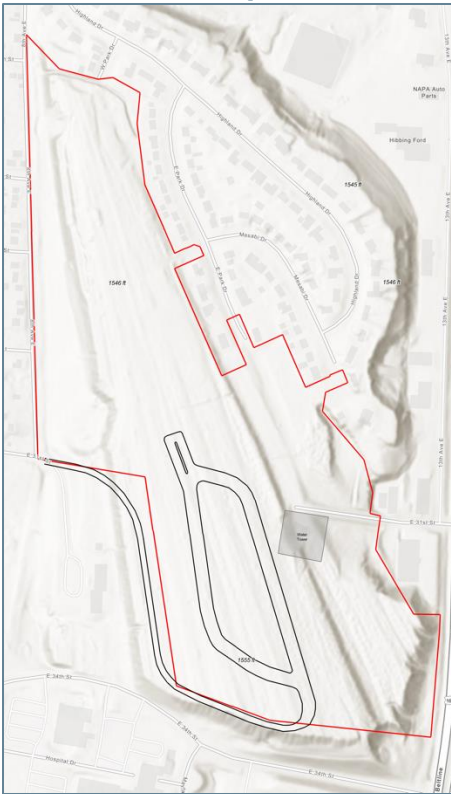
Road Concepts

Concept A



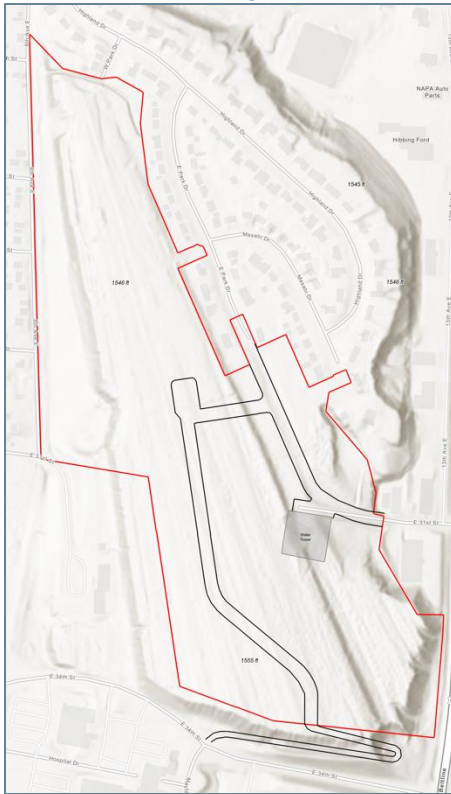
Access:
East 31st St. (East of Site)
East 34 St.

Concept B



Access:
East 31st St. (West of Site)
East 34 St.

Concept C



Access:
East 31st St. (East of Site)
E. Park Drive
East 34 St.

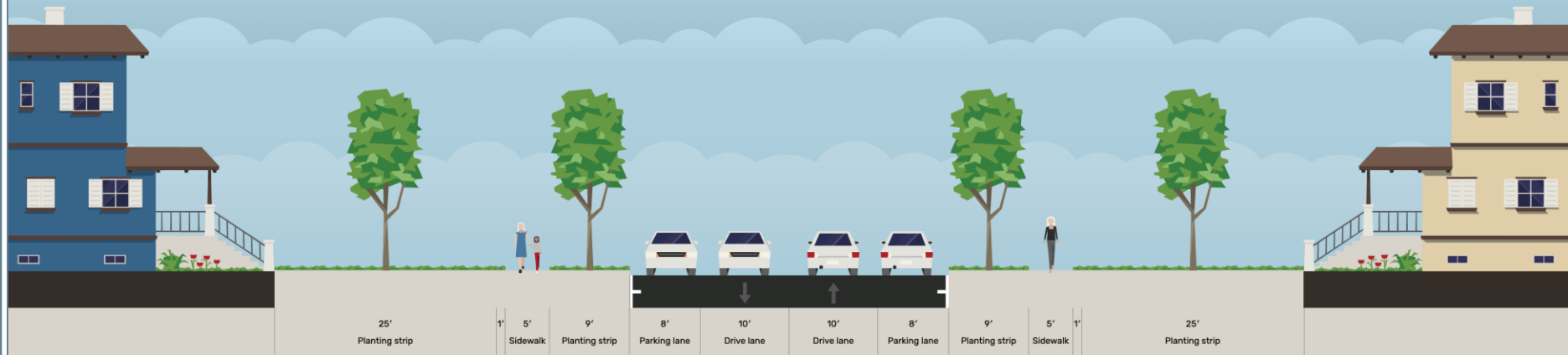
Concept D



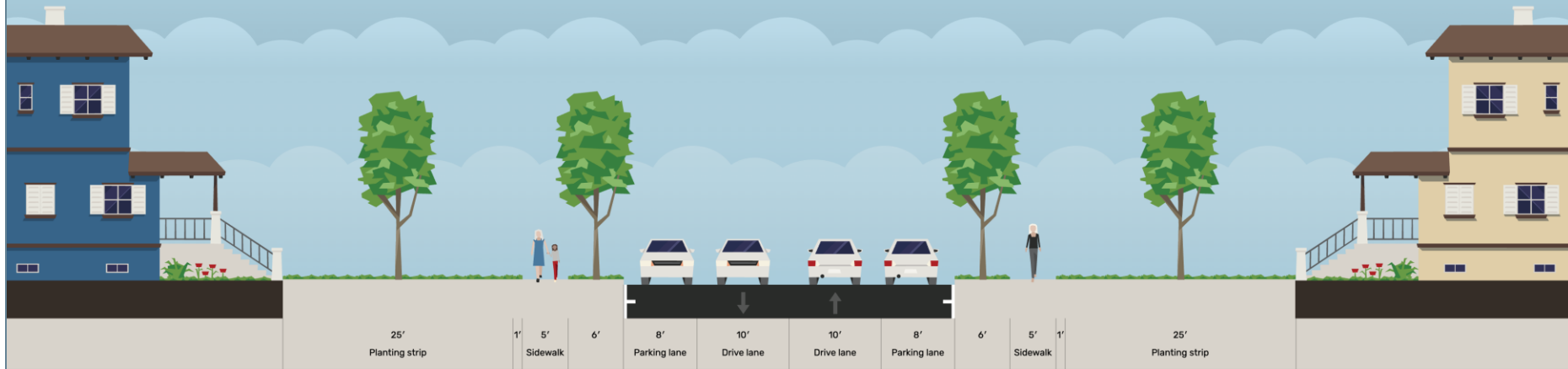
Access:
East 30th St.

4. Right of Way Examples

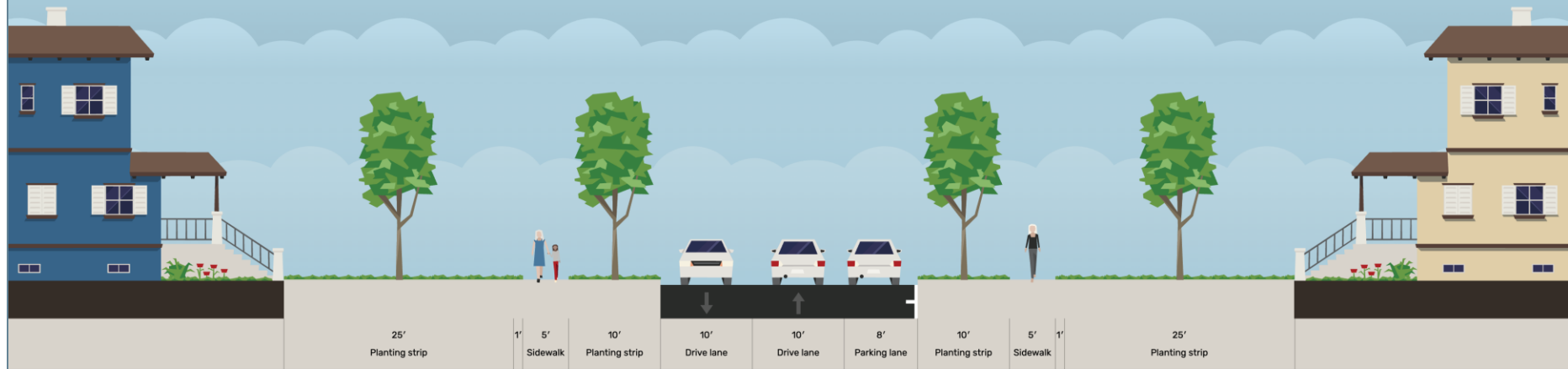
Alt 1 - ROW 66', Blvd 9', Parking 2 sides



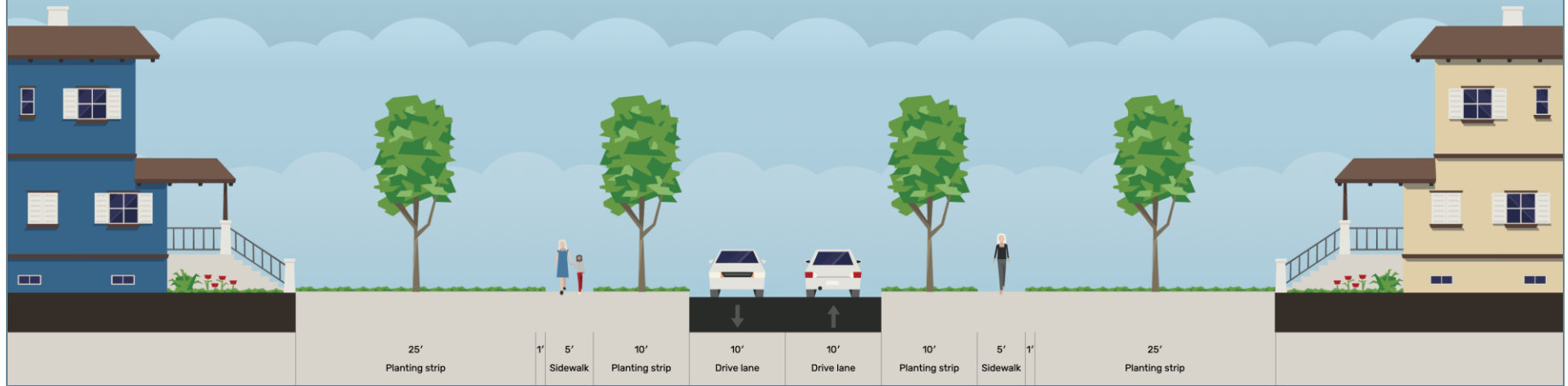
Alt 2 - ROW 60', Blvd 6', Parking 2 sides



Alt 3 - ROW 60', Blvd 10', Parking 1 side



Alt 4 - ROW 60', Blvd 10', No Parking



5. Precedent Images

Open Space Precedent Images



Open Space Precedent Images



Open Space Precedent Images



Public ROW/Boulevard Precedent Images



6. Discussion, Feedback & Next Steps