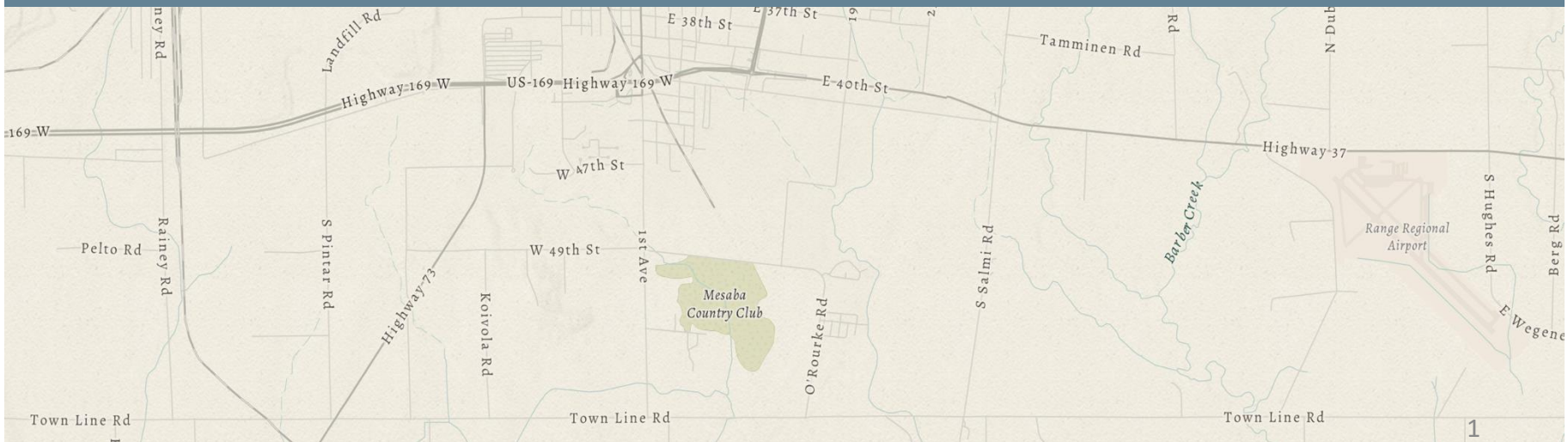


Highland Hills Special Area Plan

Community Meeting
24 Mar 25
6 p.m.



Presentation Outline

1. Planning Project Status
2. Goals & Vision Statement
3. Development Concepts
4. Precedent Images
5. Traffic Analysis
6. Community Feedback

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.
- Community provided 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

- Reviewed the draft vision and goals statement.
- Statement was placed on the City's website for review and comment.

- Phase 3: Development Concepts

19 Feb 25: City Council Meeting

- Reviewed and provided feedback on high-level development concepts.
- Public Safety, Public Works & Recreation provide feedback on development concepts.

24 Mar 25: Community Meeting

- The community provides feedback on 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

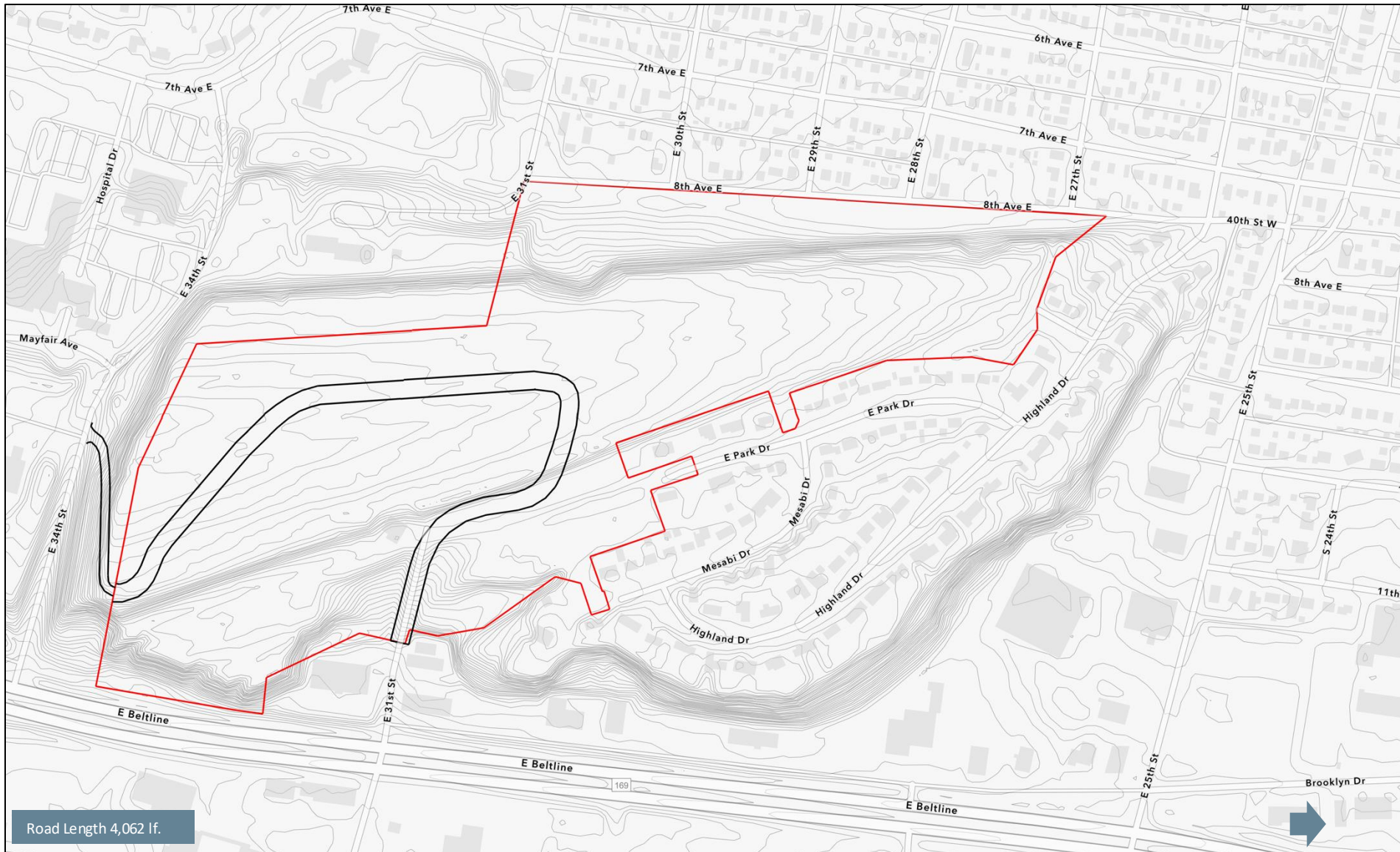
Goal #5: Create a sustainable neighborhood development that will serve as a model for future residential developments in the broader community and region.

- 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.

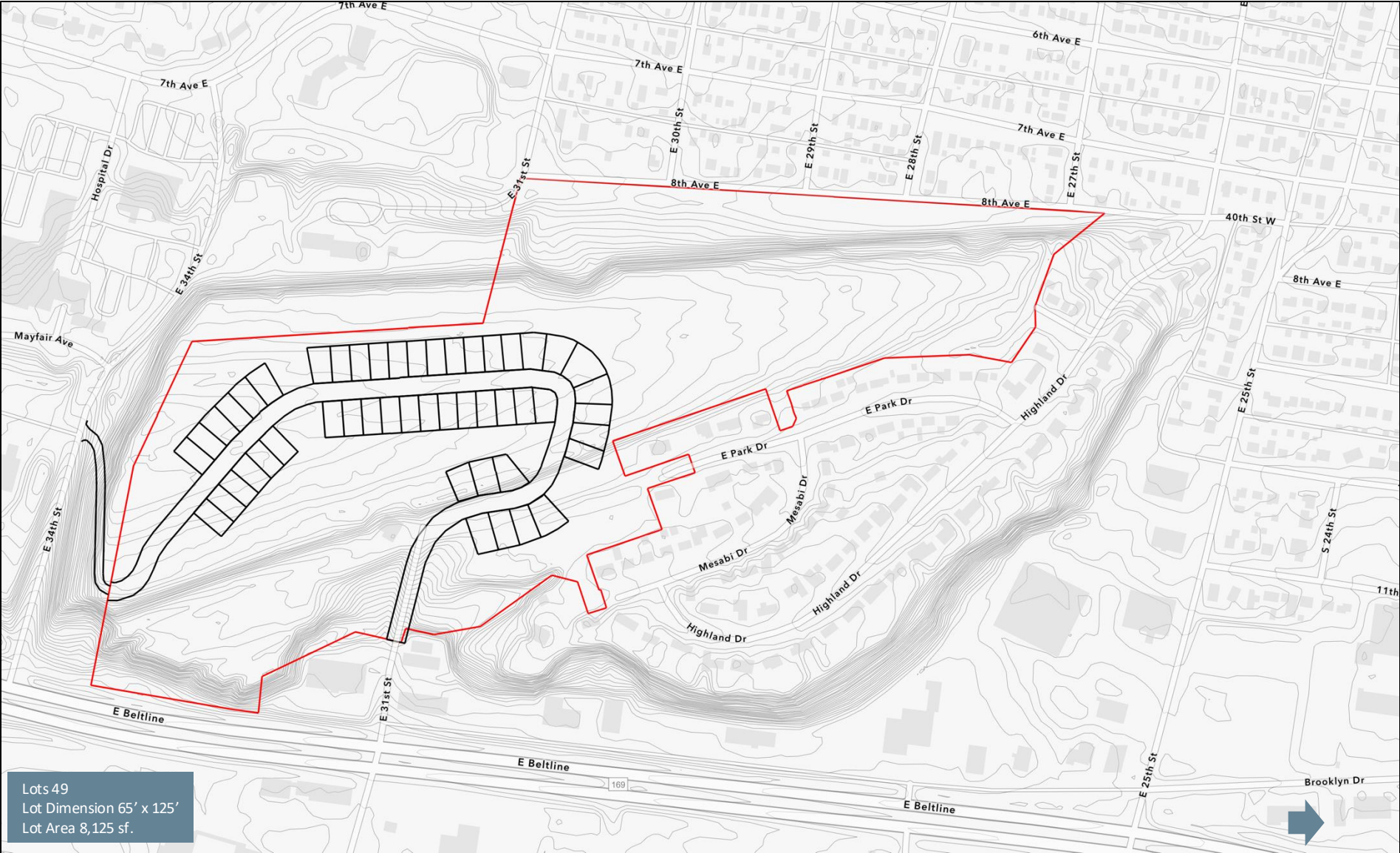
3. Development Concepts

Development Concept A

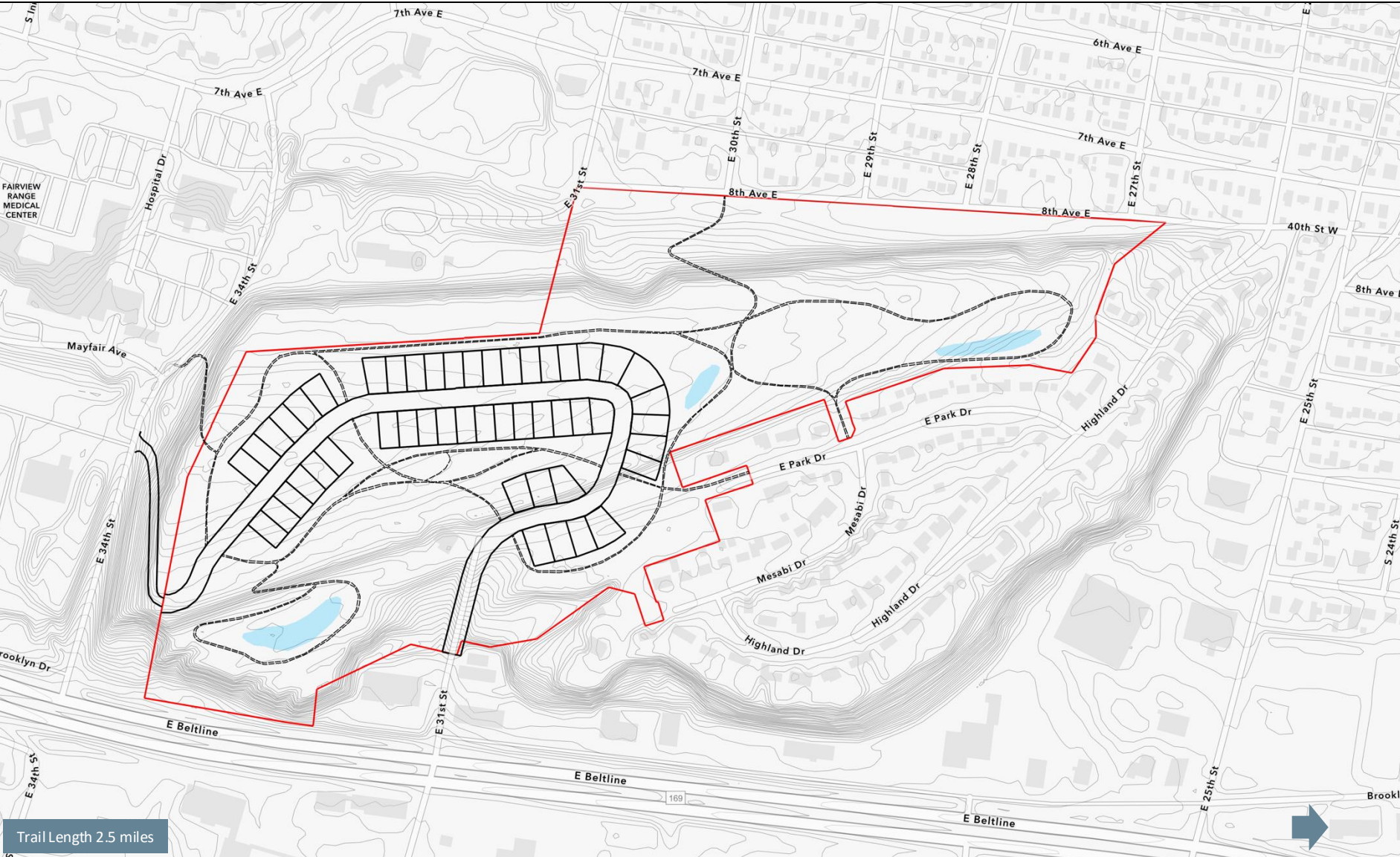
Concept A - Roads



Concept A - Lots



Concept A - Trails & Ponds



Concept A - Park & Open Space



Park/Open Space 33 ac.

Concept A - Neighborhood



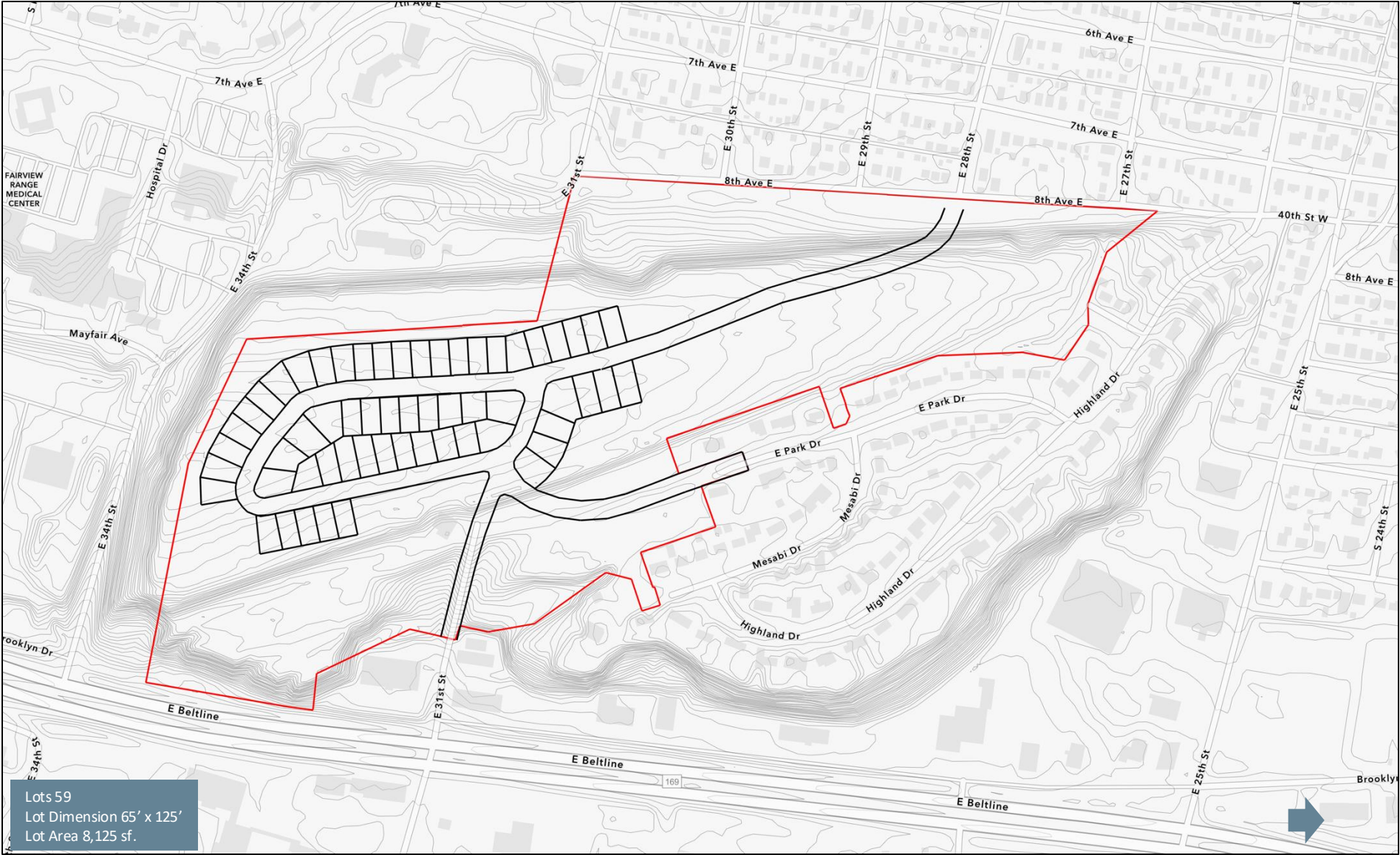
Concept A - Neighborhood



Development Concept B

[illegible]

Concept B - Lots



[illegible]

Concept B - Park & Open Space



Concept B - Neighborhood

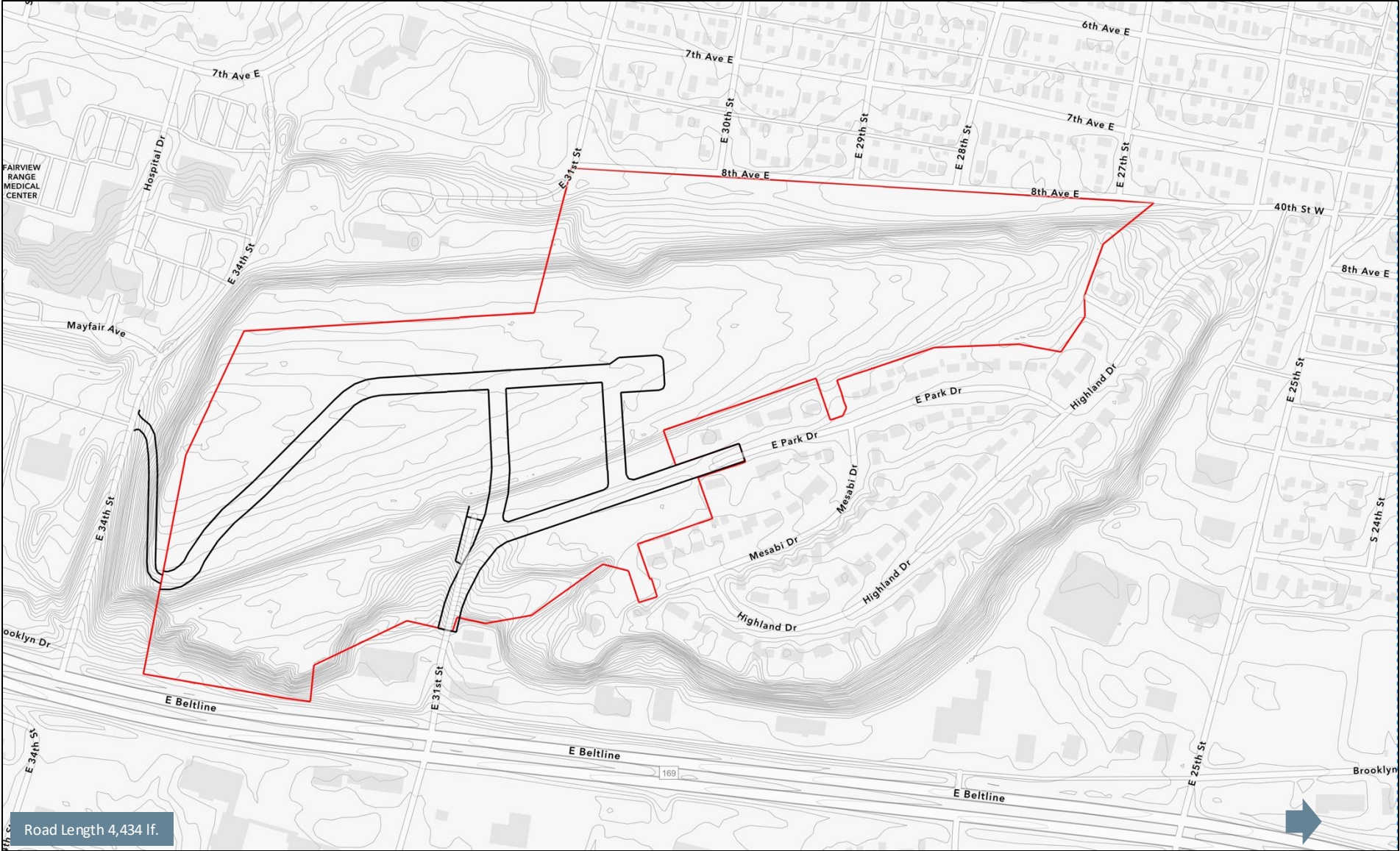


Concept B - Neighborhood

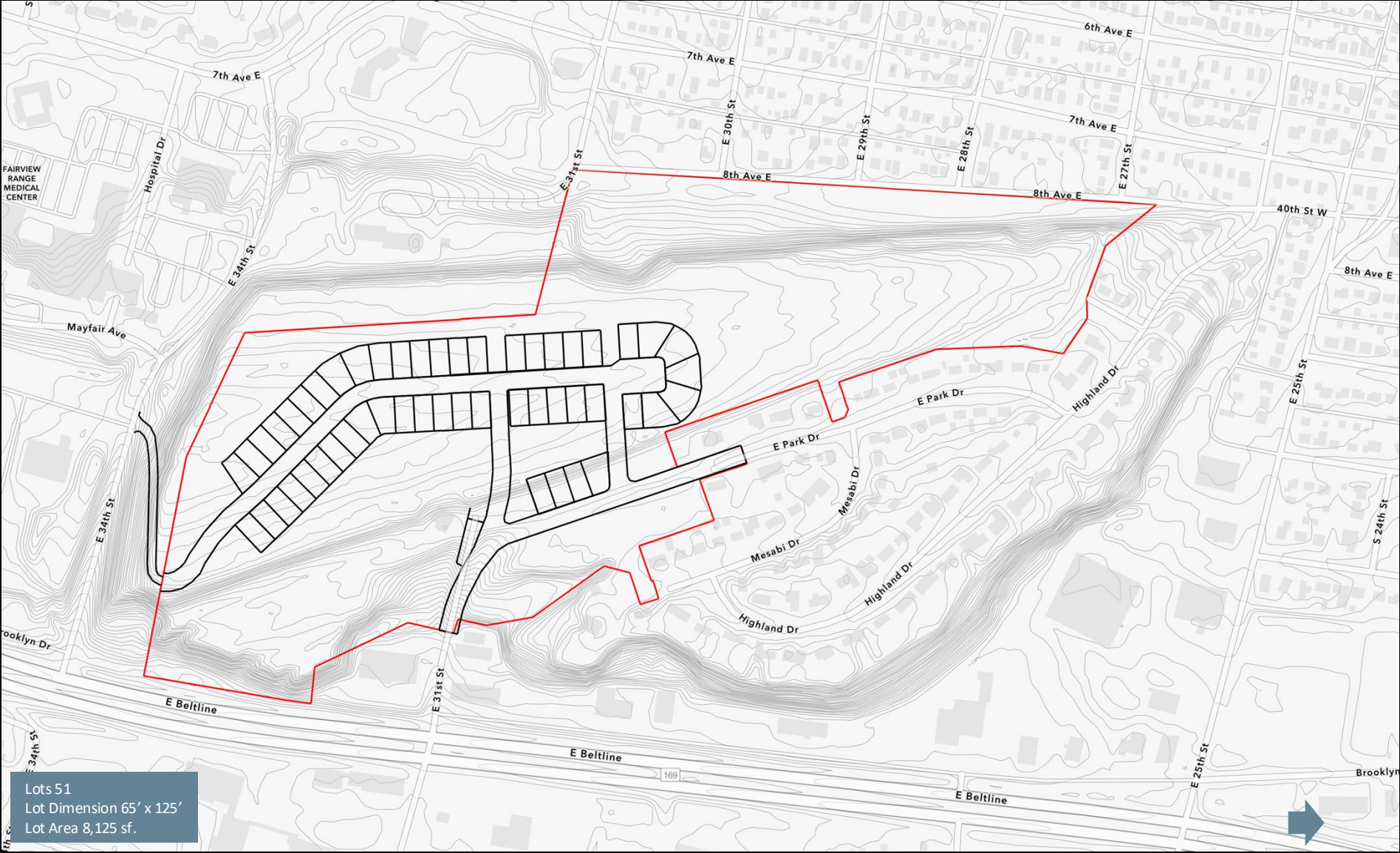


Development Concept C

Concept C - Roads



Concept C - Lots



Trail Length 2.0 miles

Concept C - Park & Open Space



Concept C - Neighborhood



Concept C - Neighborhood



Development Concepts

Concept A



Concept B



Concept C



4. Precedent Images

Open Space Precedent Images



Open Space Precedent Images

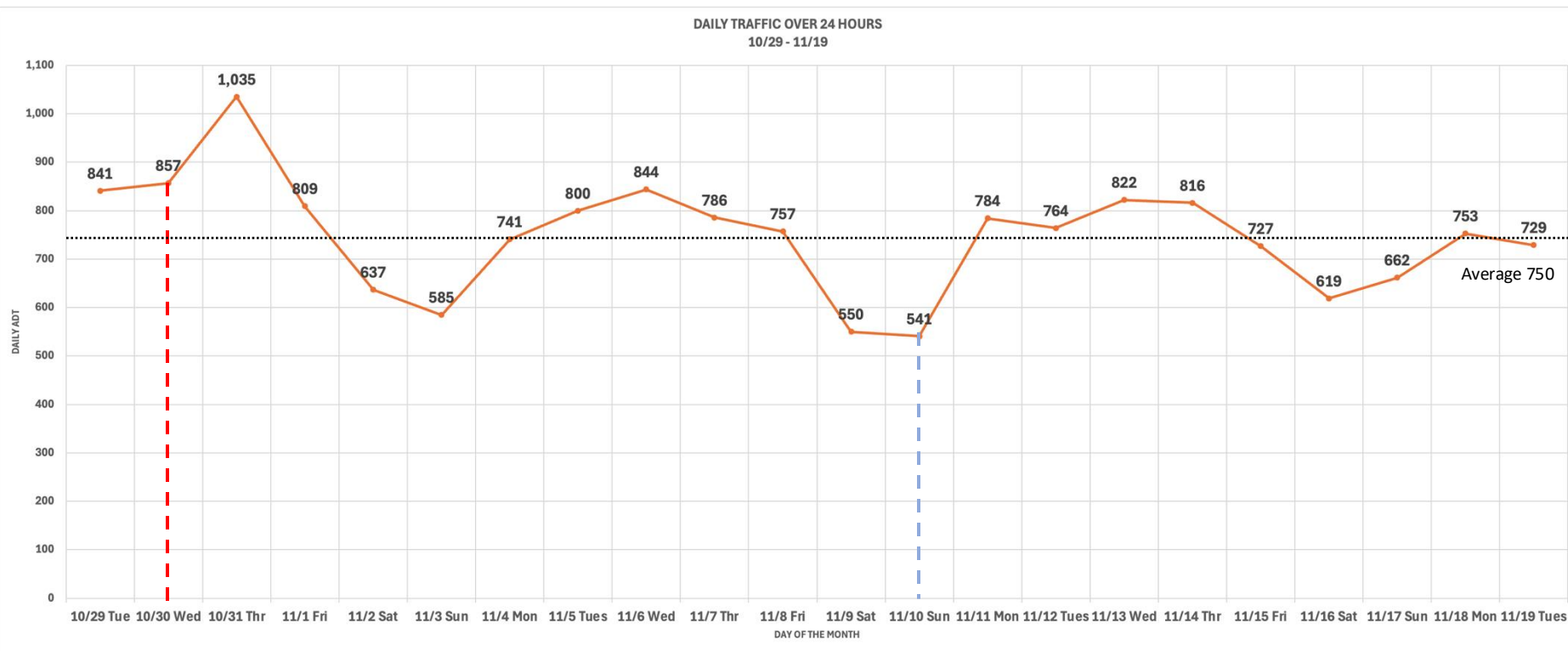


5. Traffic Analysis

DAILY TRAFFIC OVER 24 HOURS

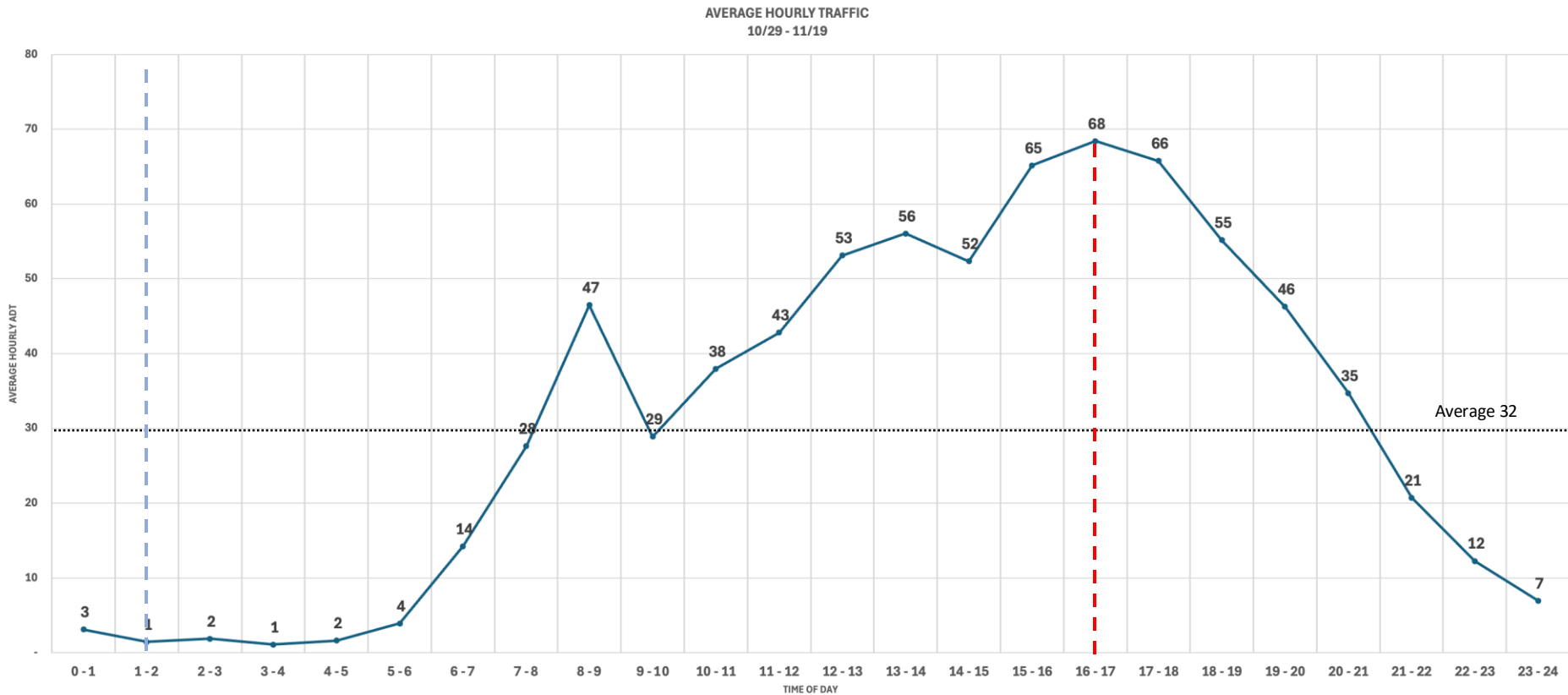
10/29 – 11/19

--- Peak Hour (excluding Halloween)
 --- Lightest Hour

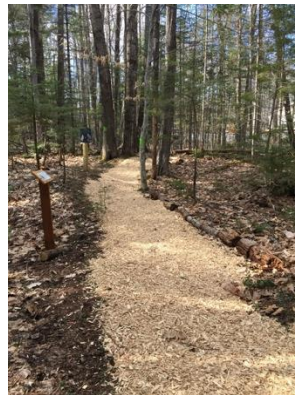


AVERAGE HOURLY TRAFFIC OVER 24 HOURS 10/29 – 11/19

--- Peak Hour
--- Lightest Hour



Open Space Precedent Images



Public ROW/Boulevard Precedent Images



6. Community Feedback & Next Steps