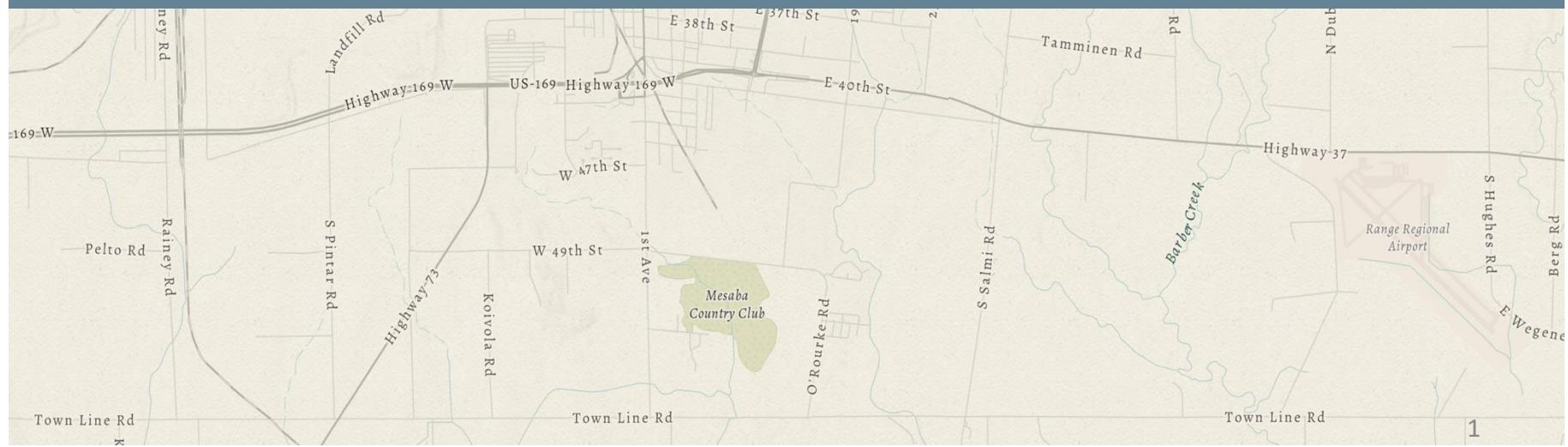


Highland Hills Special Area Plan

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

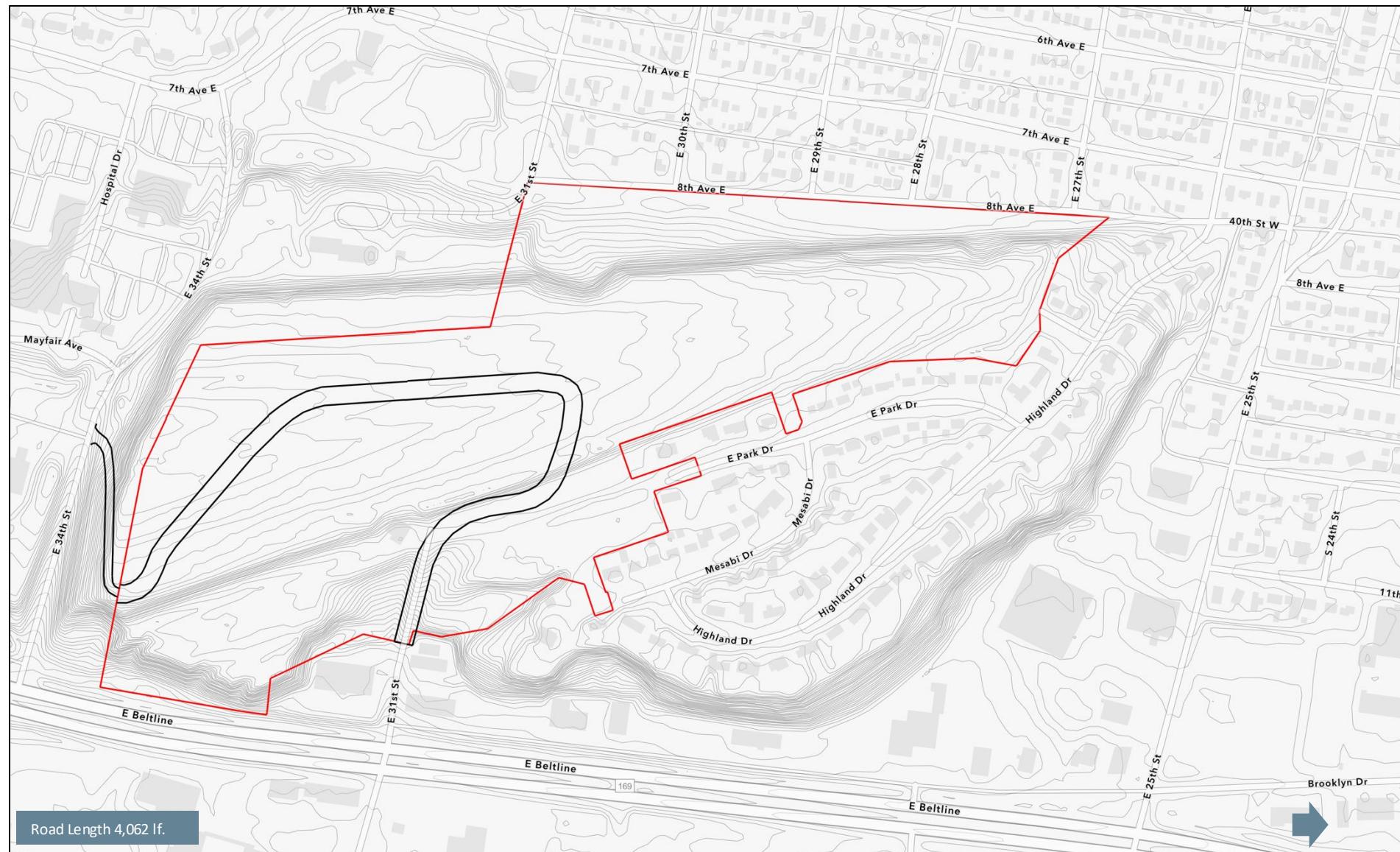
Goal #5: Create a sustainable neighborhood development that will serve as a model for future residential developments in the broader community and region.

- 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.

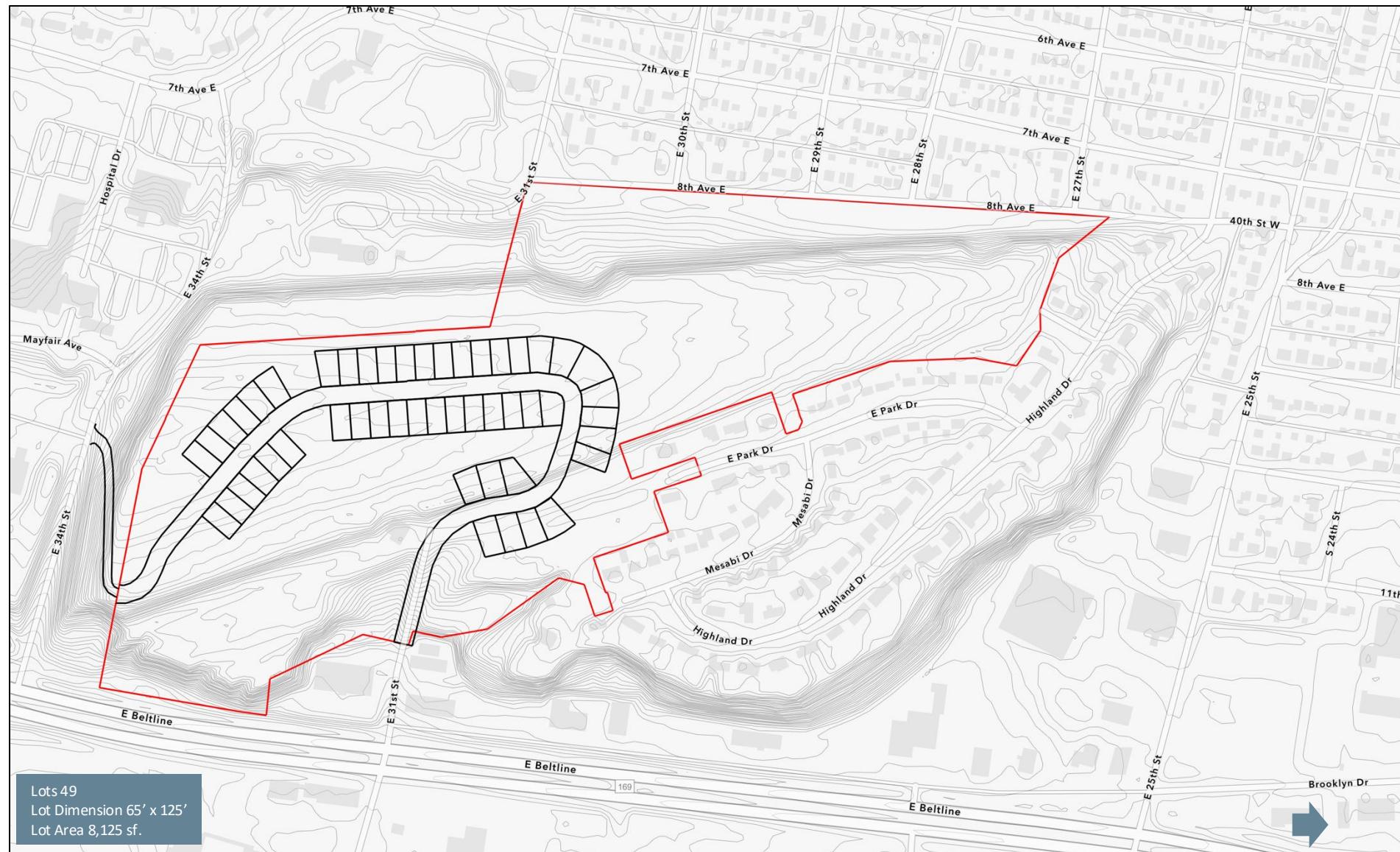
3. Development Concepts

Development Concept A

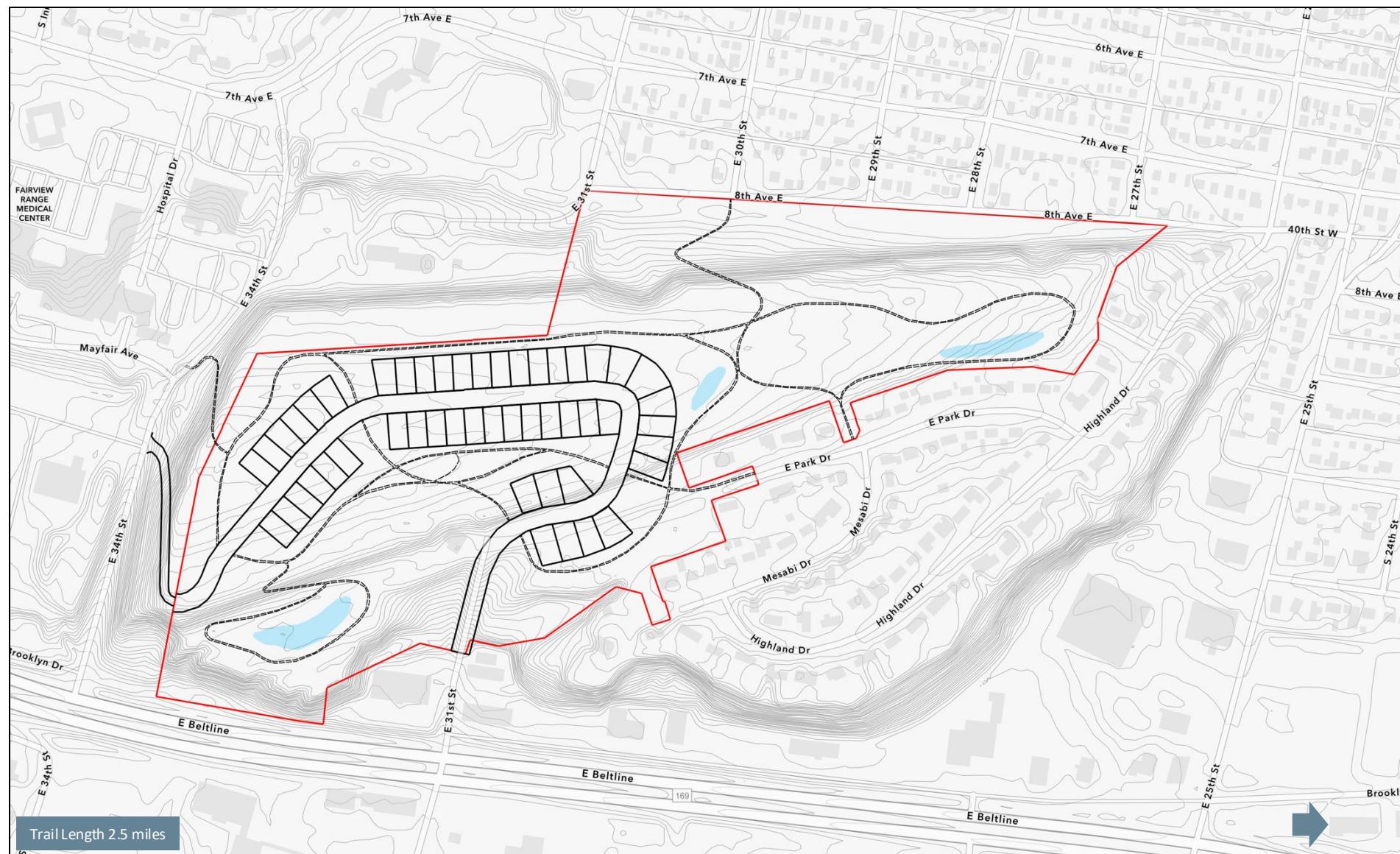
Concept A - Roads



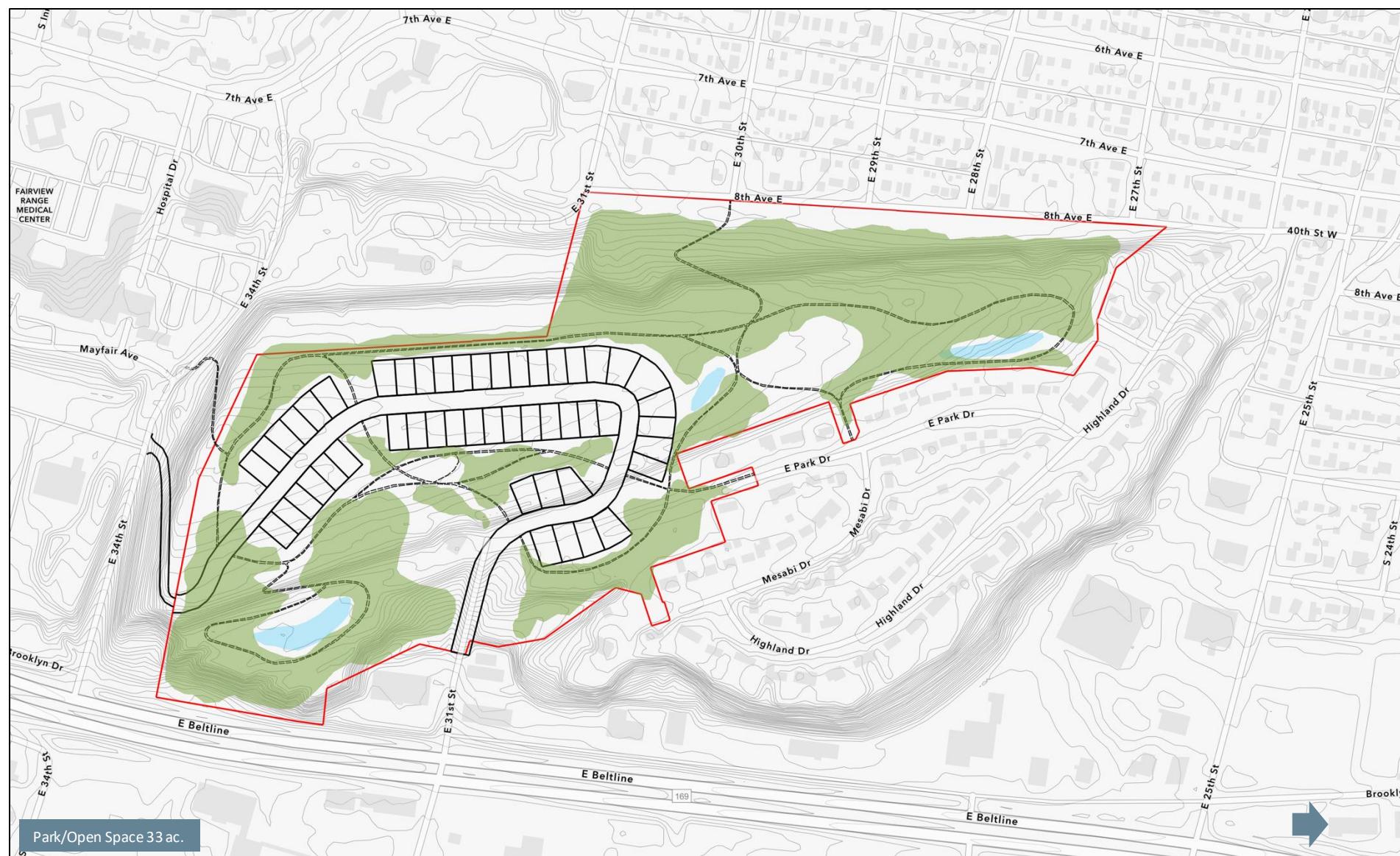
Concept A - Lots



Concept A - Trails & Ponds



Concept A - Park & Open Space



Concept A - Neighborhood

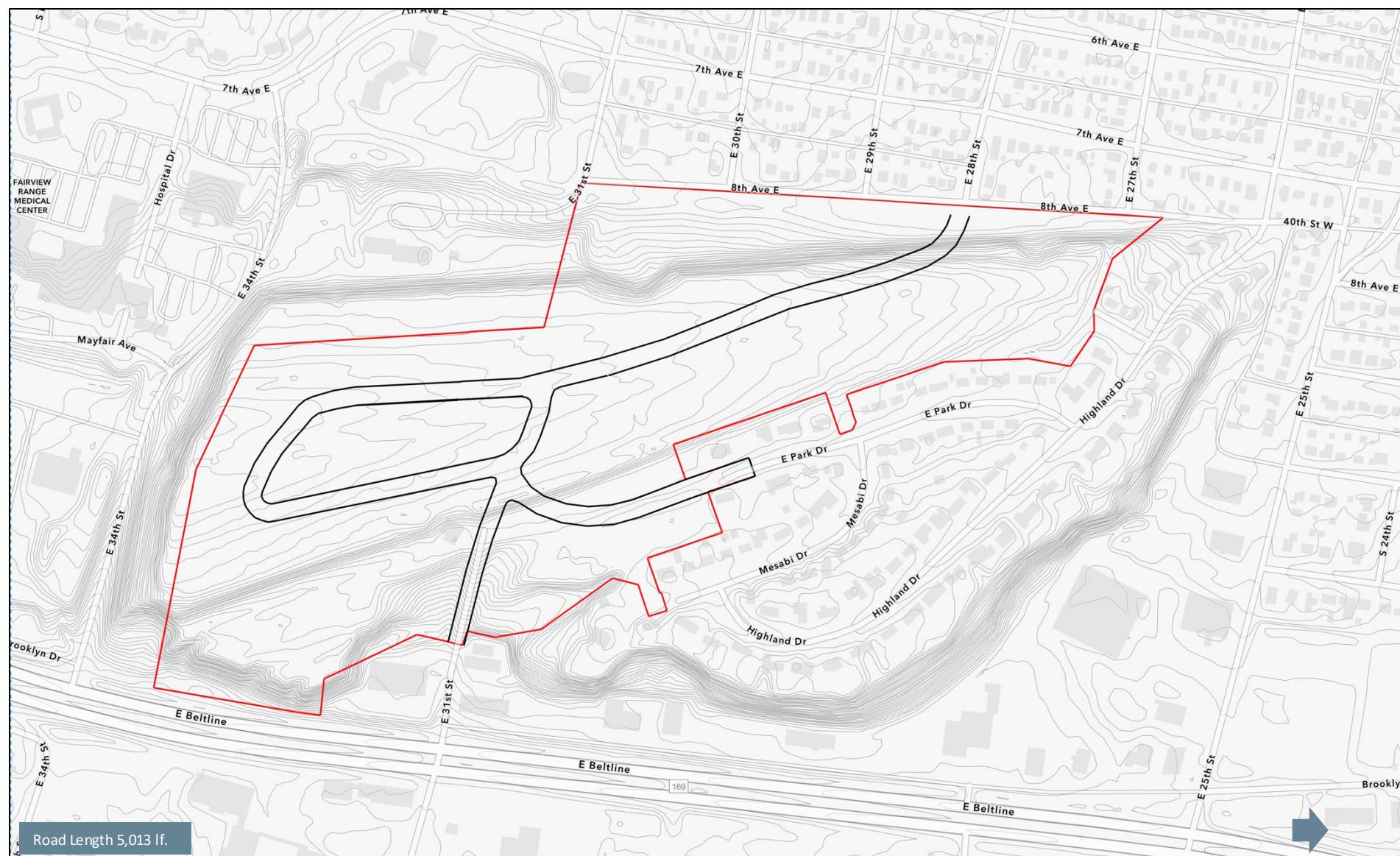


Concept A - Neighborhood

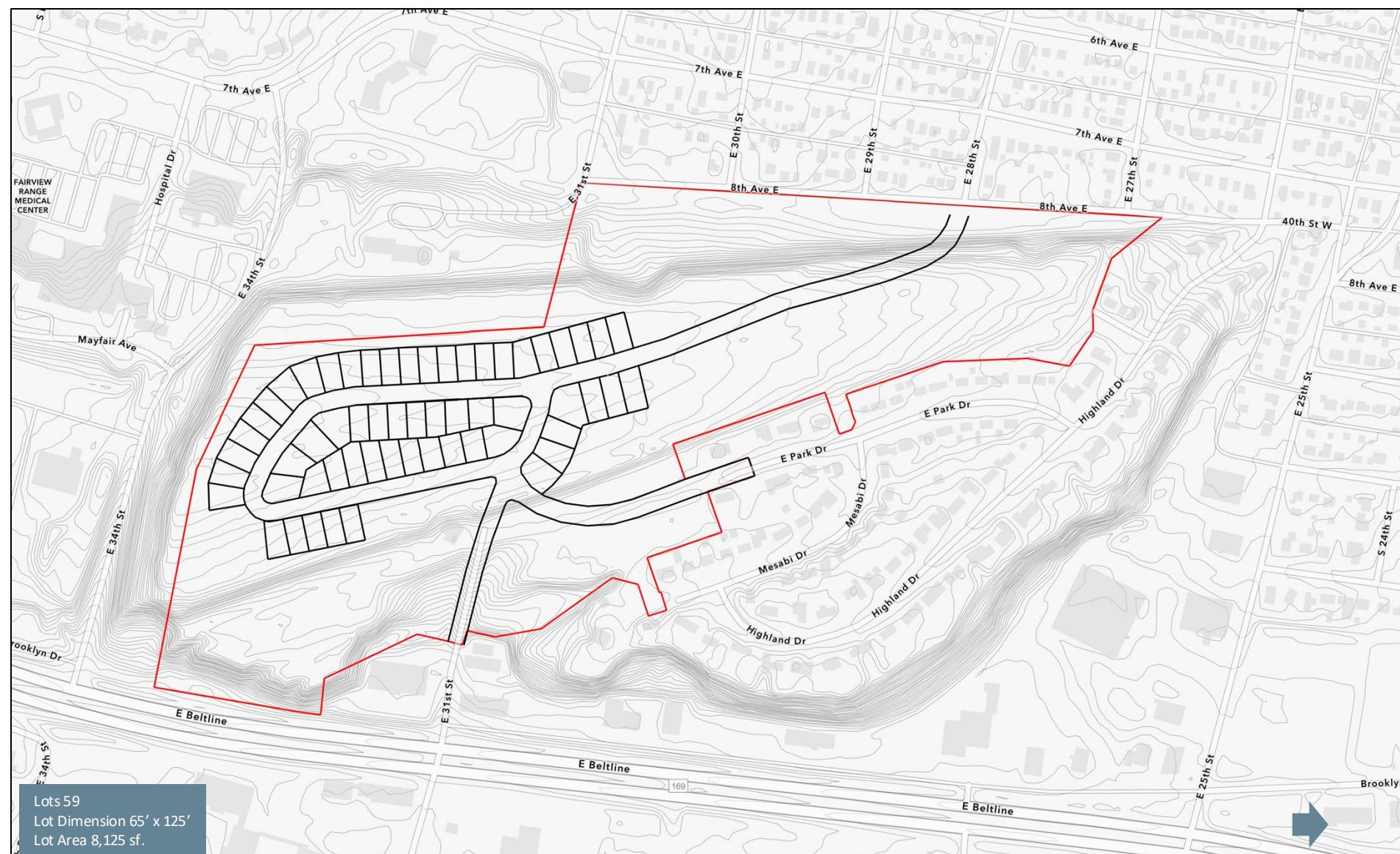


Development Concept B

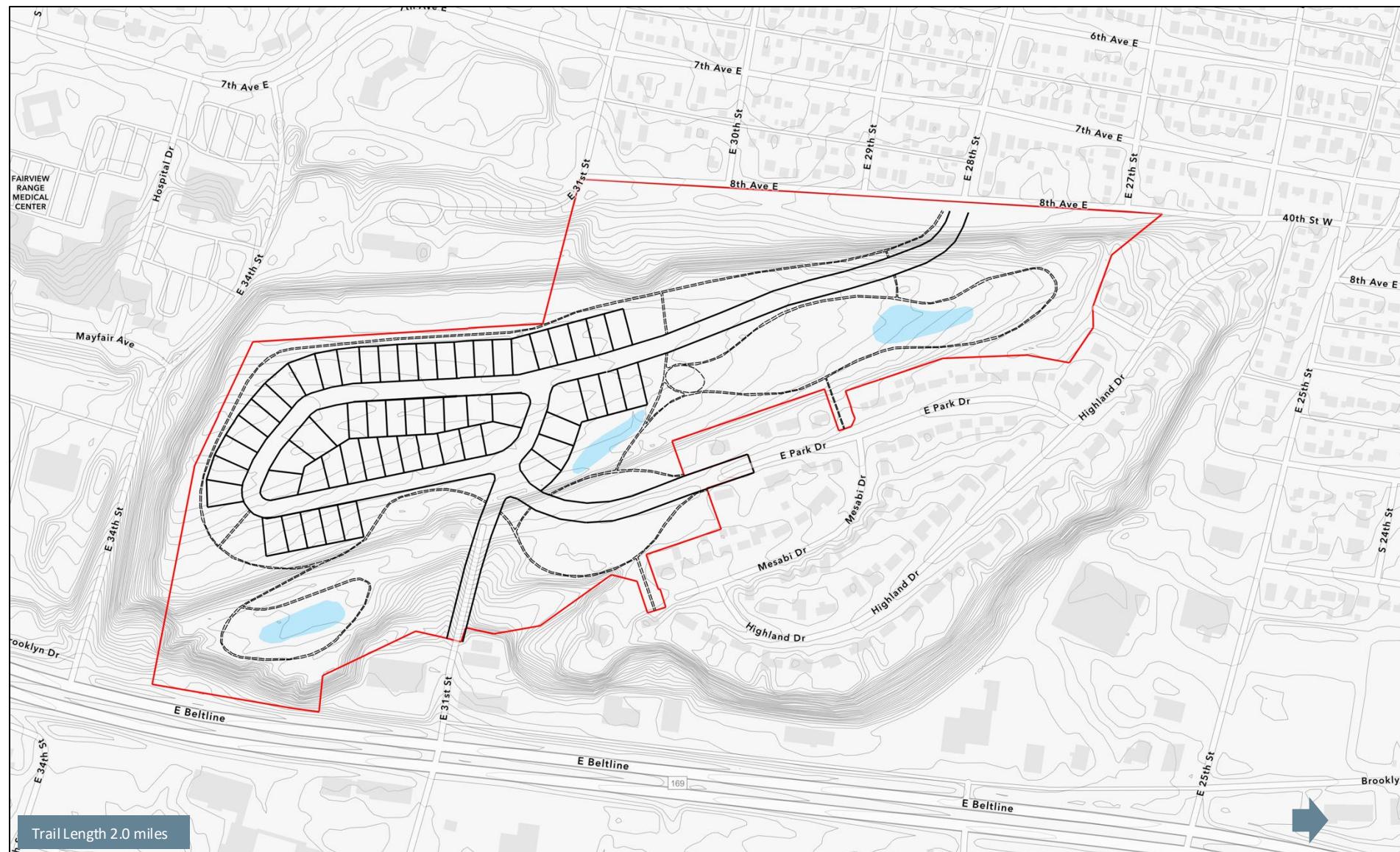
Concept B - Roads



Concept B - Lots



Concept B - Trails & Ponds



Concept B - Park & Open Space



Concept B - Neighborhood

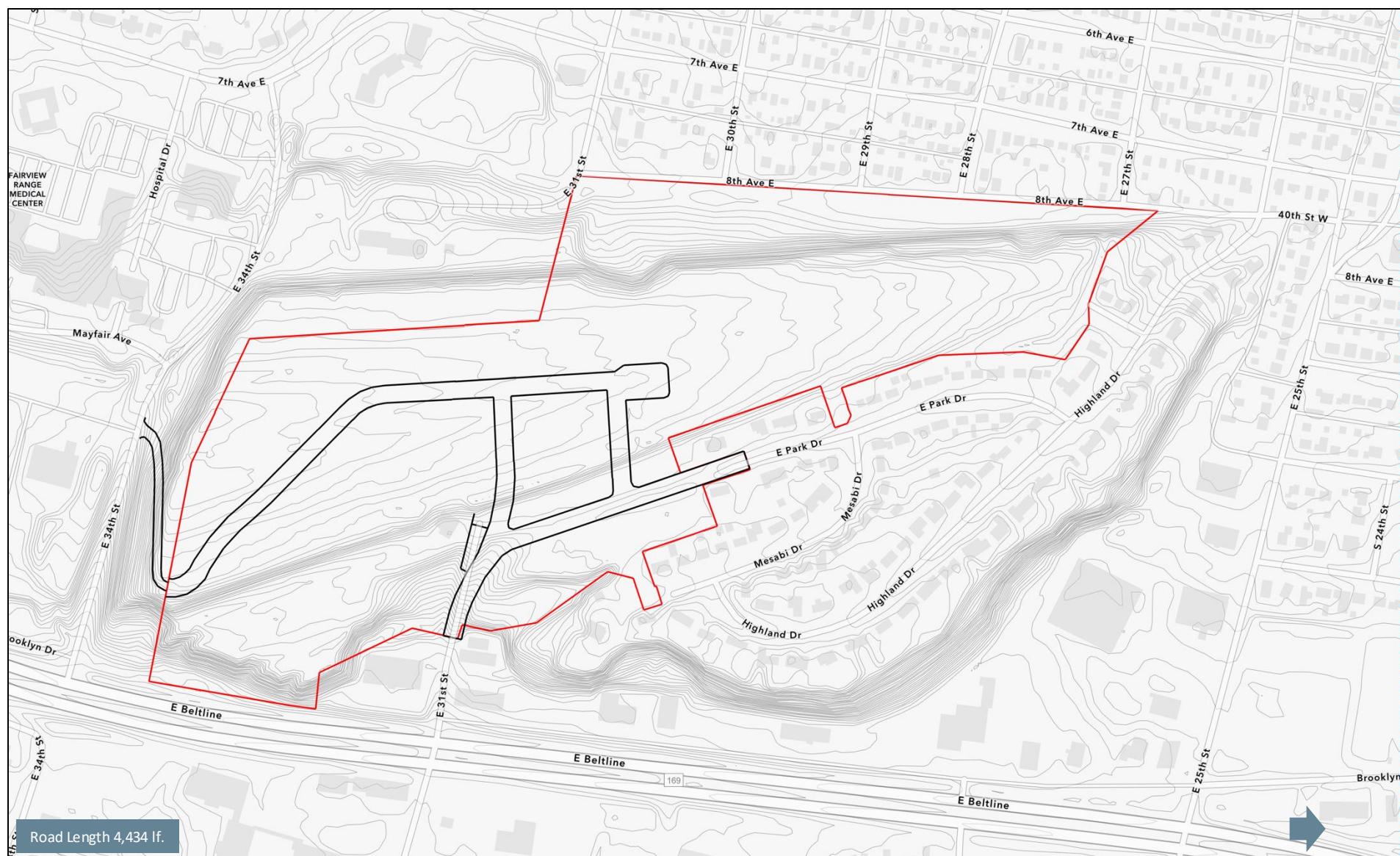


Concept B - Neighborhood

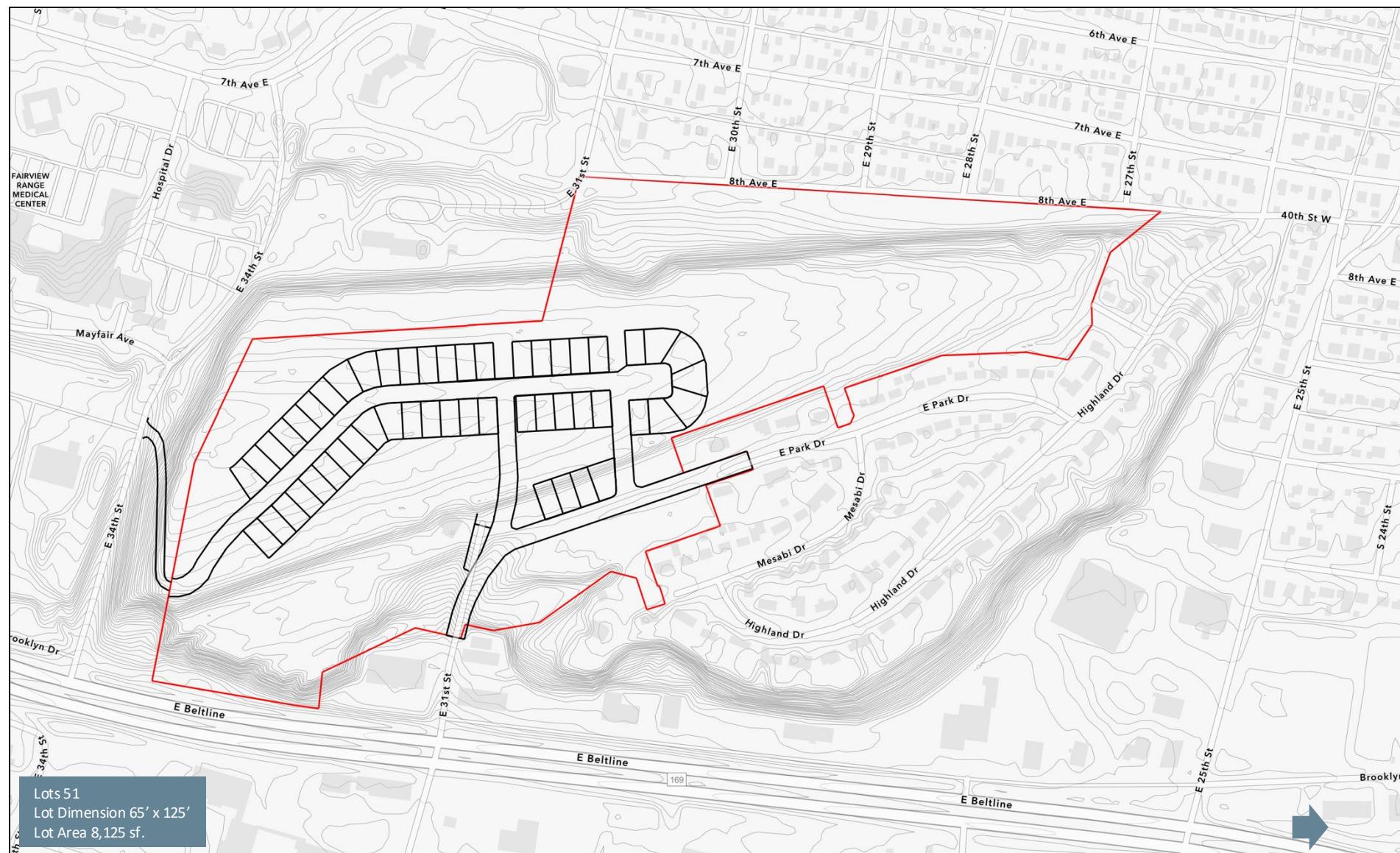


Development Concept C

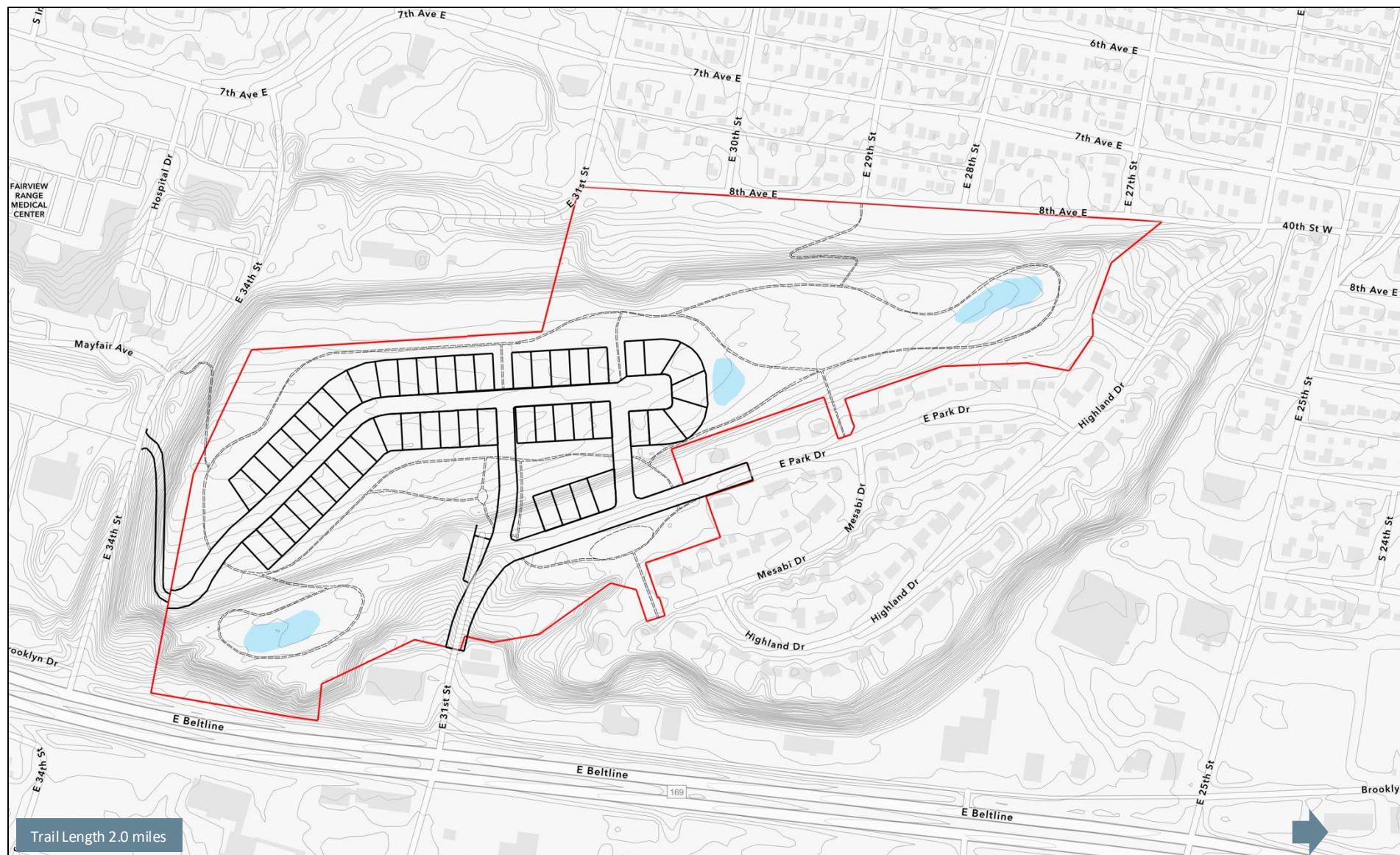
Concept C - Roads



Concept C - Lots



Concept C - Trails & Ponds



Concept C - Park & Open Space



Concept C - Neighborhood



Concept C - Neighborhood



Development Concepts

Concept A



Concept B

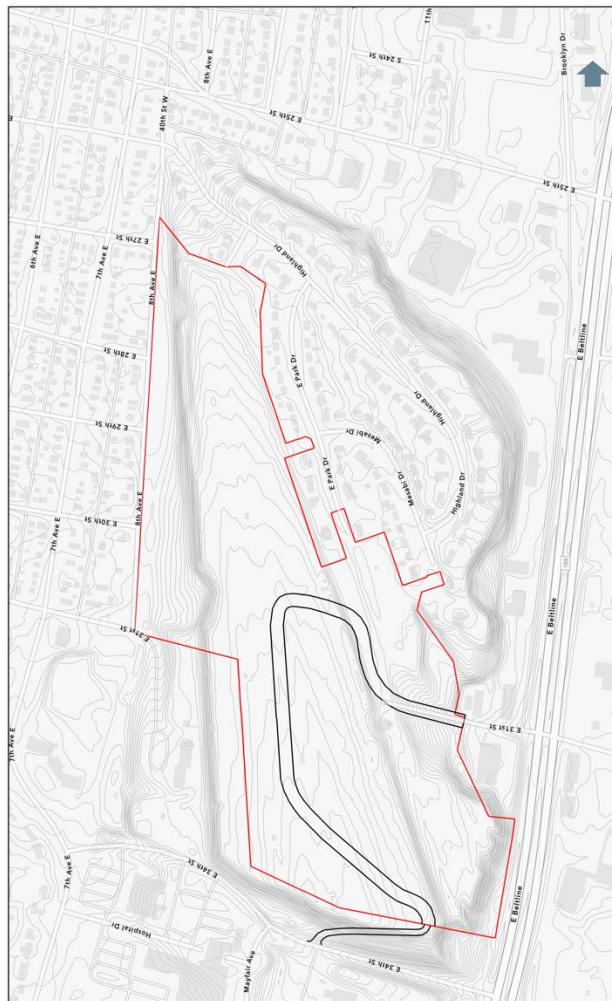


Concept C

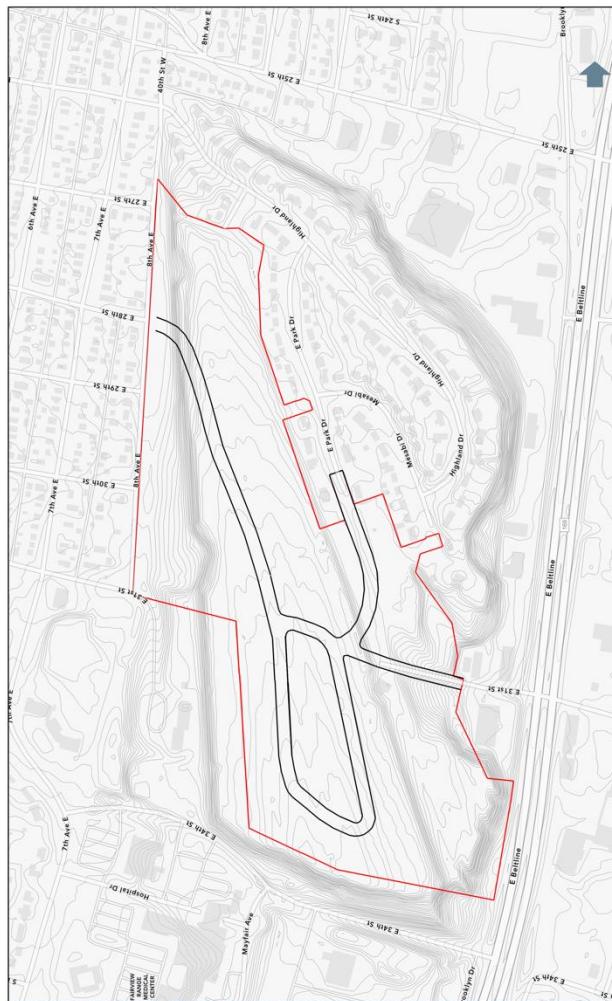


Road Concepts & Access

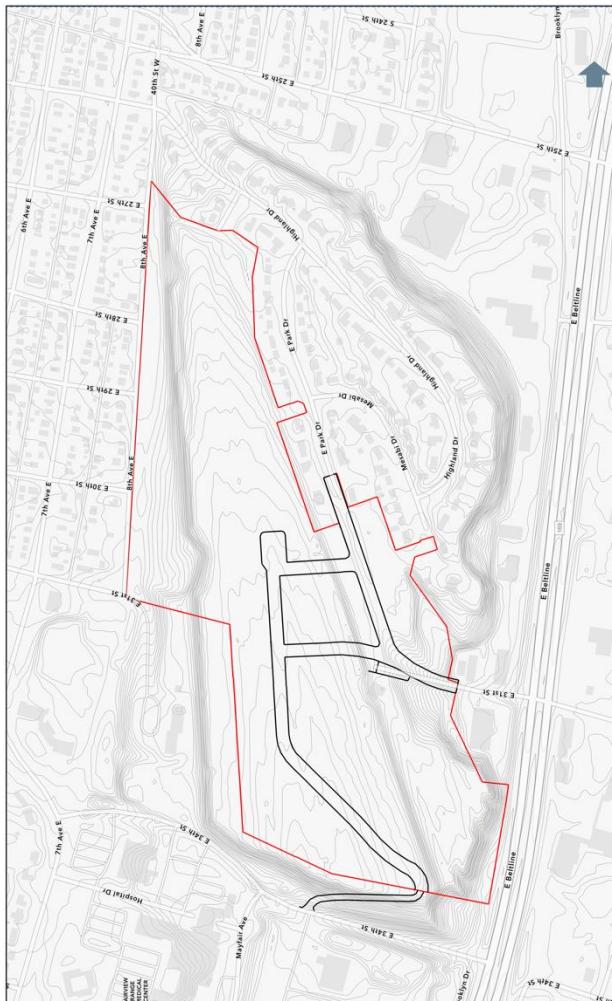
Concept A



Concept B



Concept C



Access:

East 31st St. (east of site)
East 34 St.

Access:

East 27th St. (west of site)
East 31st St. (east of site)
E. Park Dr.

Access:

East 31st St. (east of site)
East 34 St.
E. Park Dr.

4. Precedent Images

Open Space Precedent Images



Open Space Precedent Images

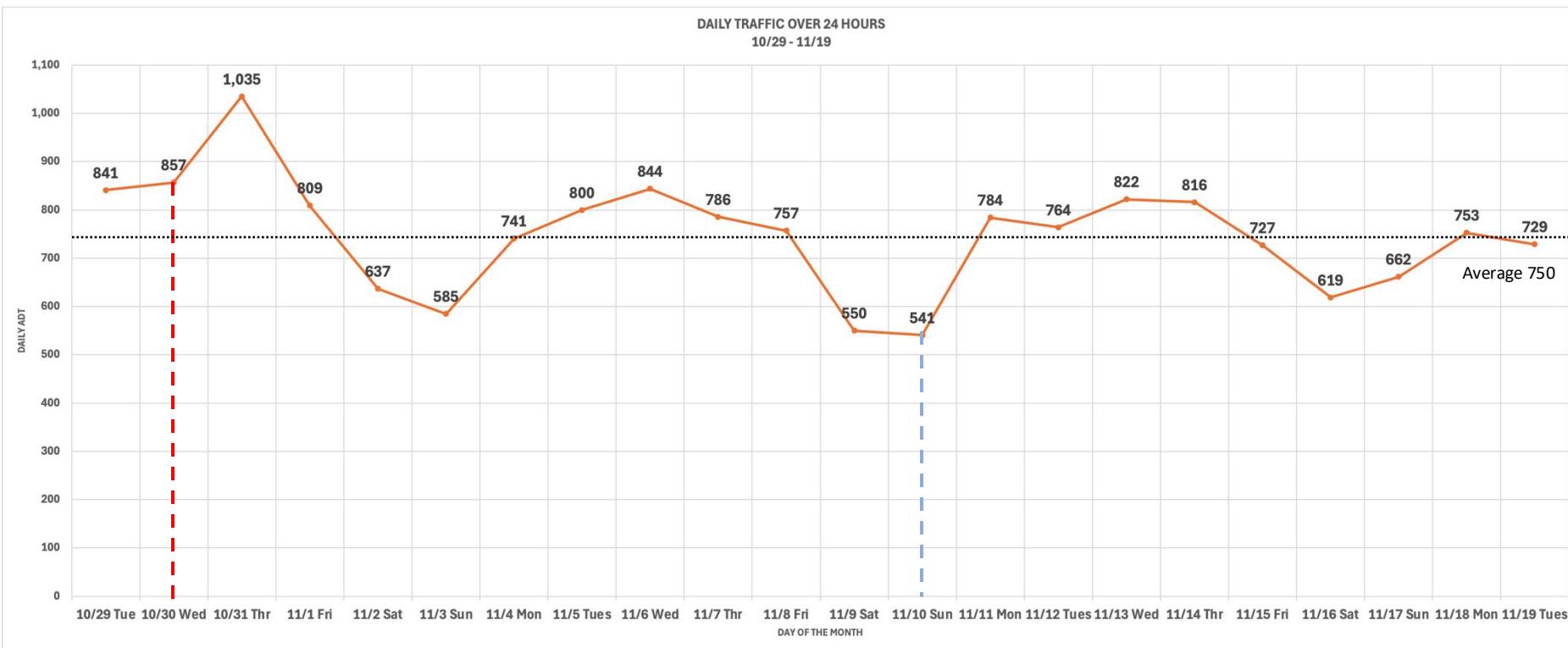


5. Traffic Analysis

DAILY TRAFFIC OVER 24 HOURS

10/29 – 11/19

 Peak Hour (excluding Halloween)
 Lightest Hour

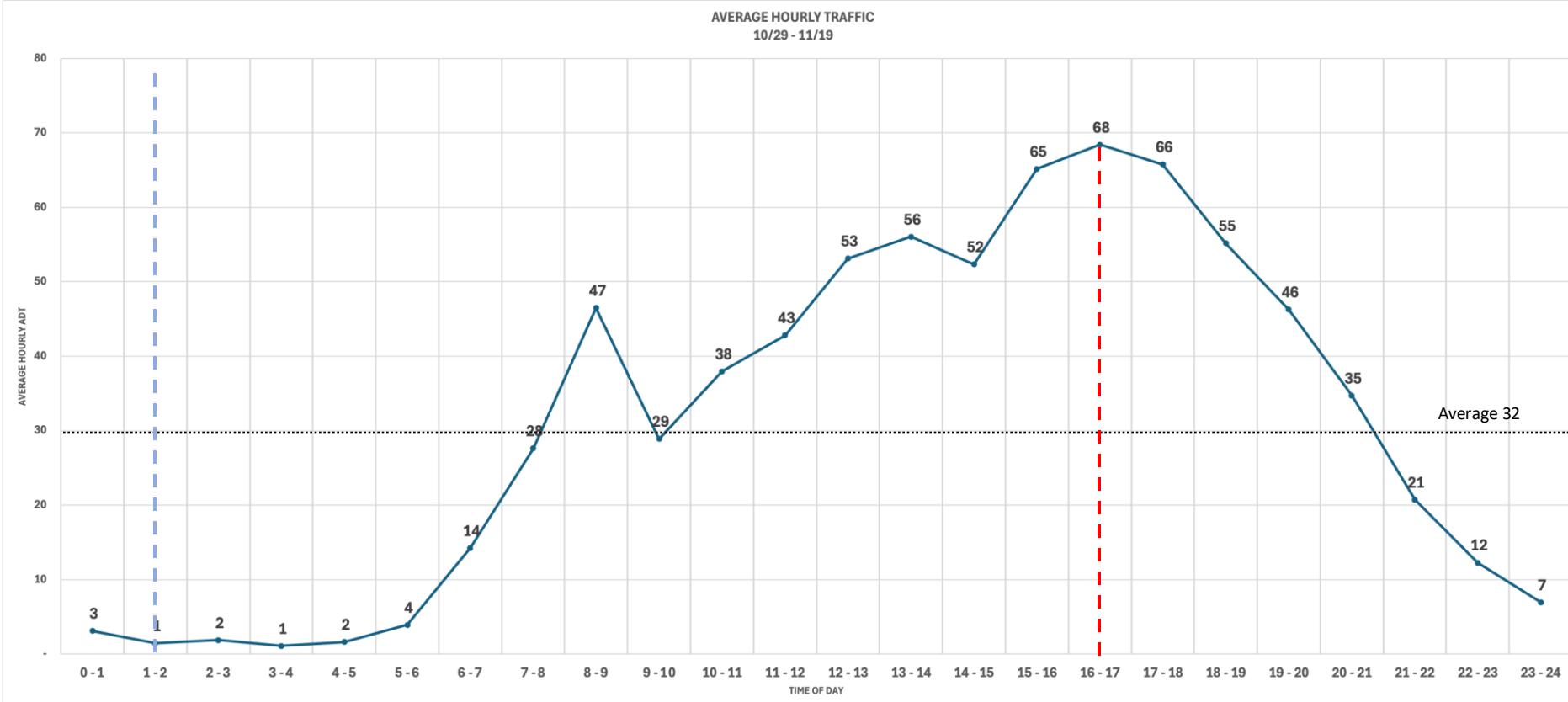


Real People. Real Solutions.

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