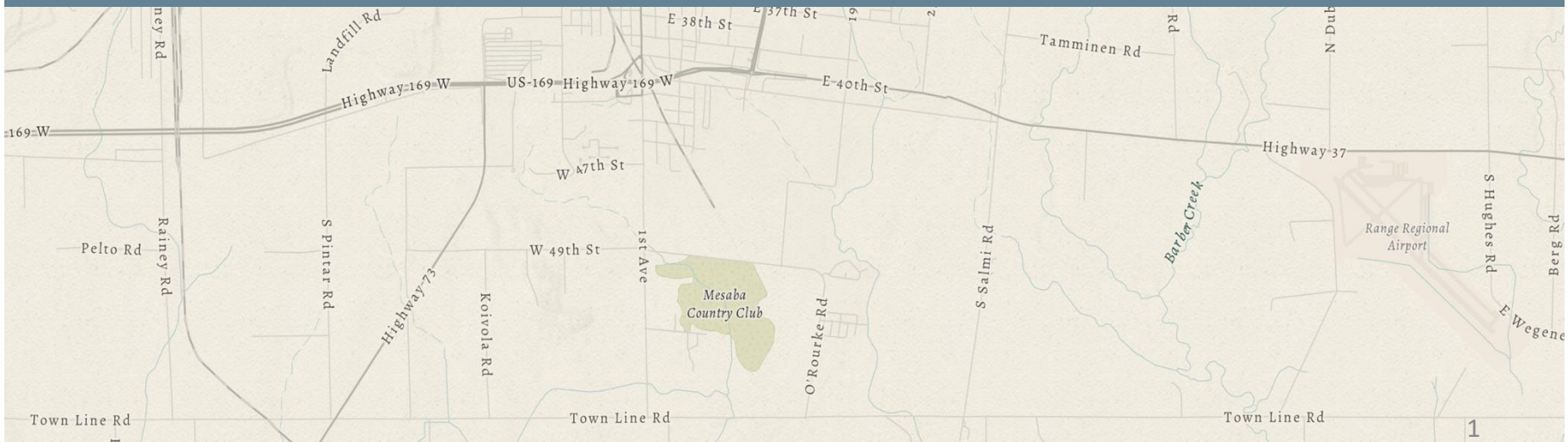


Highland Hills Special Area Plan – Final Draft

City Council Meeting
15 October 2025
5 p.m.



Presentation Agenda

1. Planning Project Status
2. Final Draft Concept
3. Discussion and Feedback

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

John Slack, PLA, ASLA
Perkins & Will
Landscape Architect

1. Project Status

Timeline

○ PHASE 1: BACKGROUND

Fall 2022 – June 2024

○ PHASE 2: VISION & 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 a 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.
- The statement was placed on the City's website for review and comment.

○ PHASE 3: DEVELOPMENT CONCEPTS

19 Feb 25: City Council Meeting

- Reviewed high-level development concepts and provided further direction.

25 Mar 25: Community Meeting

- Reviewed high-level development concepts and provided further direction.

15 October 25: City Council Meeting

- Reviews the final draft concept.

Development Concepts

Concept A



Concept B



Concept C



Concept D



- Four concepts were developed in response to feedback from the Council, staff, the neighborhood, and the market study, as well as an assessment of the site's opportunities and challenges.
- These concepts were refined into a final draft concept.

2. Final Draft Concept

Final Draft Concept

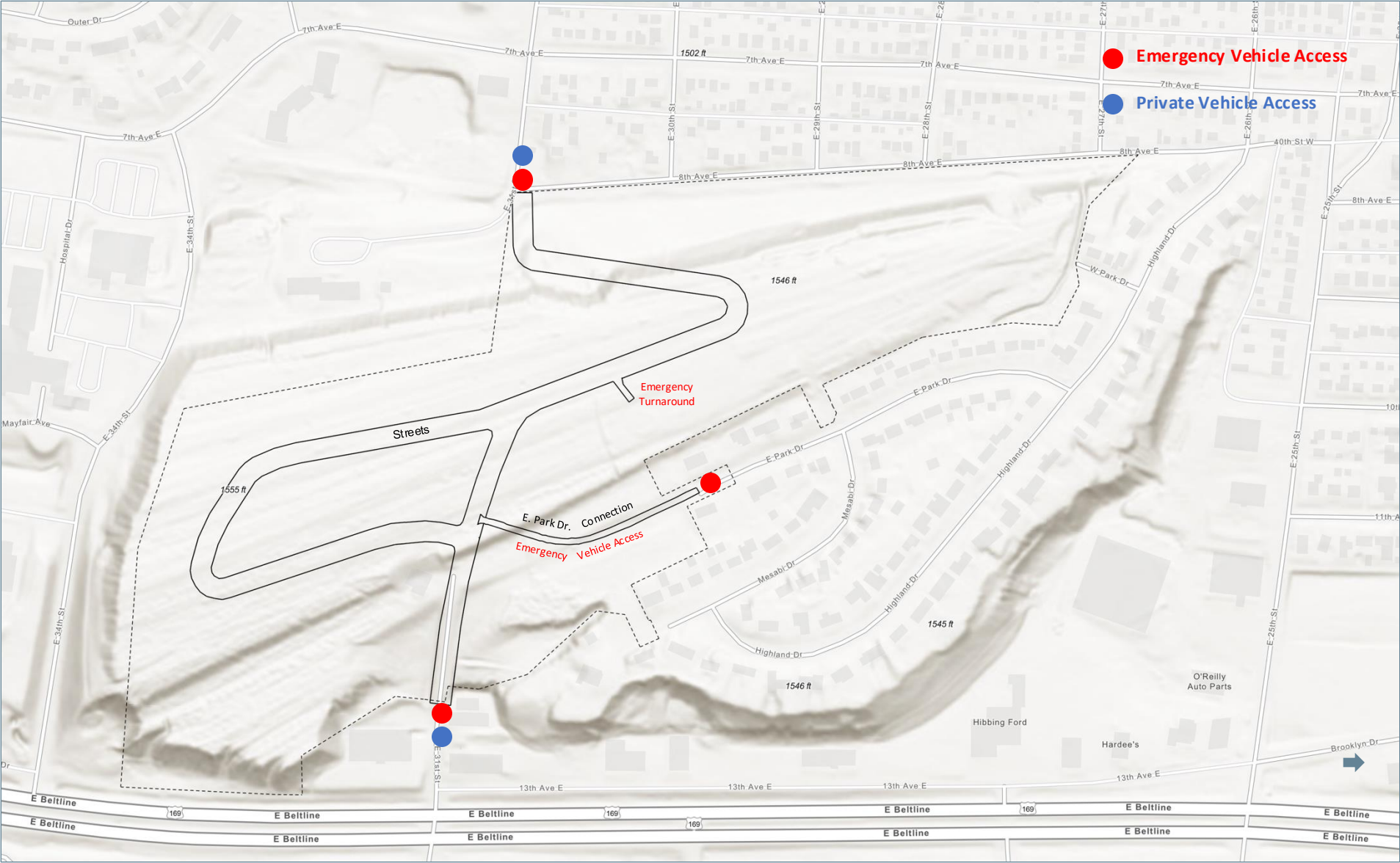
A. Site Plan

1. Streets & East Park Dr. Connection
 - East Park Dr. – Option A – 20 ft. Width
 - East Park Dr. – Option B – 28 ft. Width
2. Lot Types
3. Trails & Ponds
4. Street and Landscaping (screening)
5. Park & Open Space

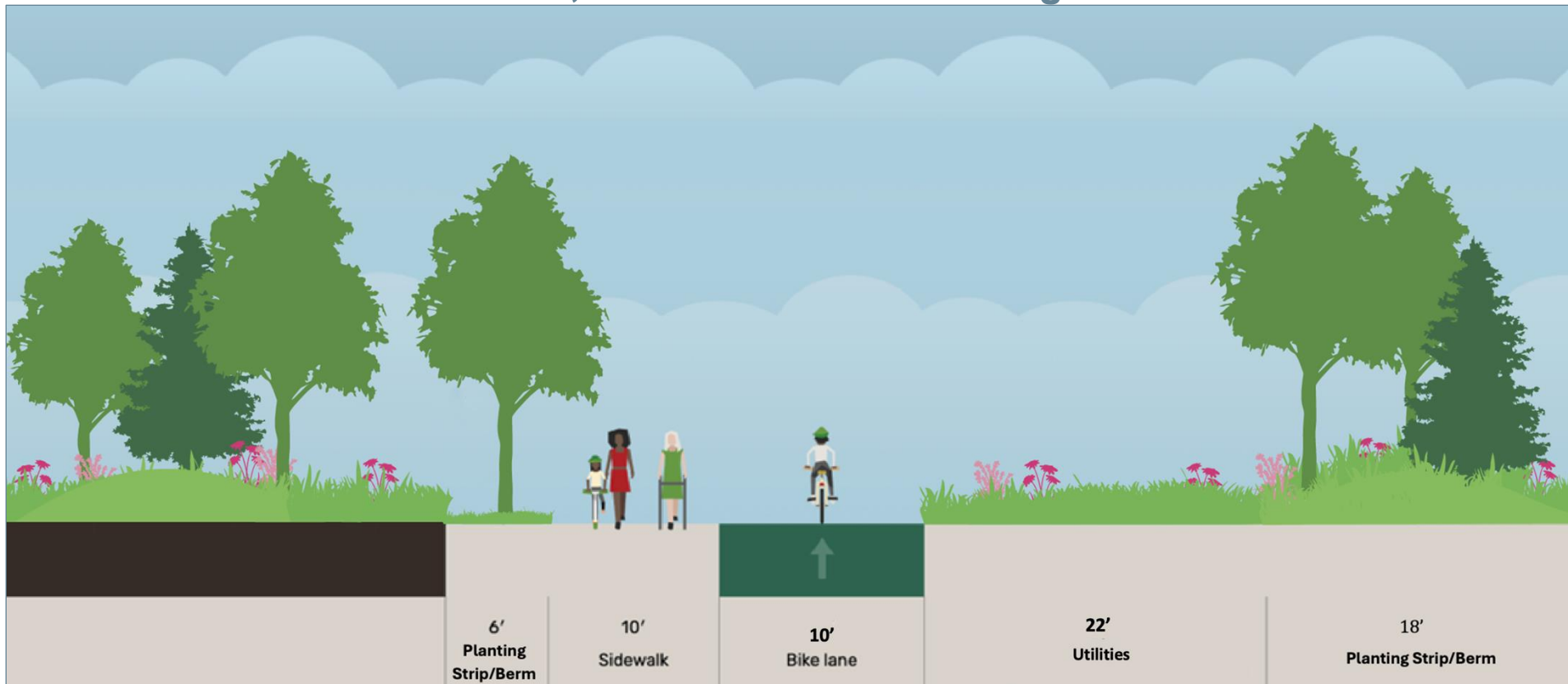
B. Development Phasing & Planning Level Budget Estimates

C. Development Value & City Property Tax Estimates

Streets & East Park Dr. Connection



East Park Dr. Cross Section, 66 ft. ROW / 20 ft. Driving Surface



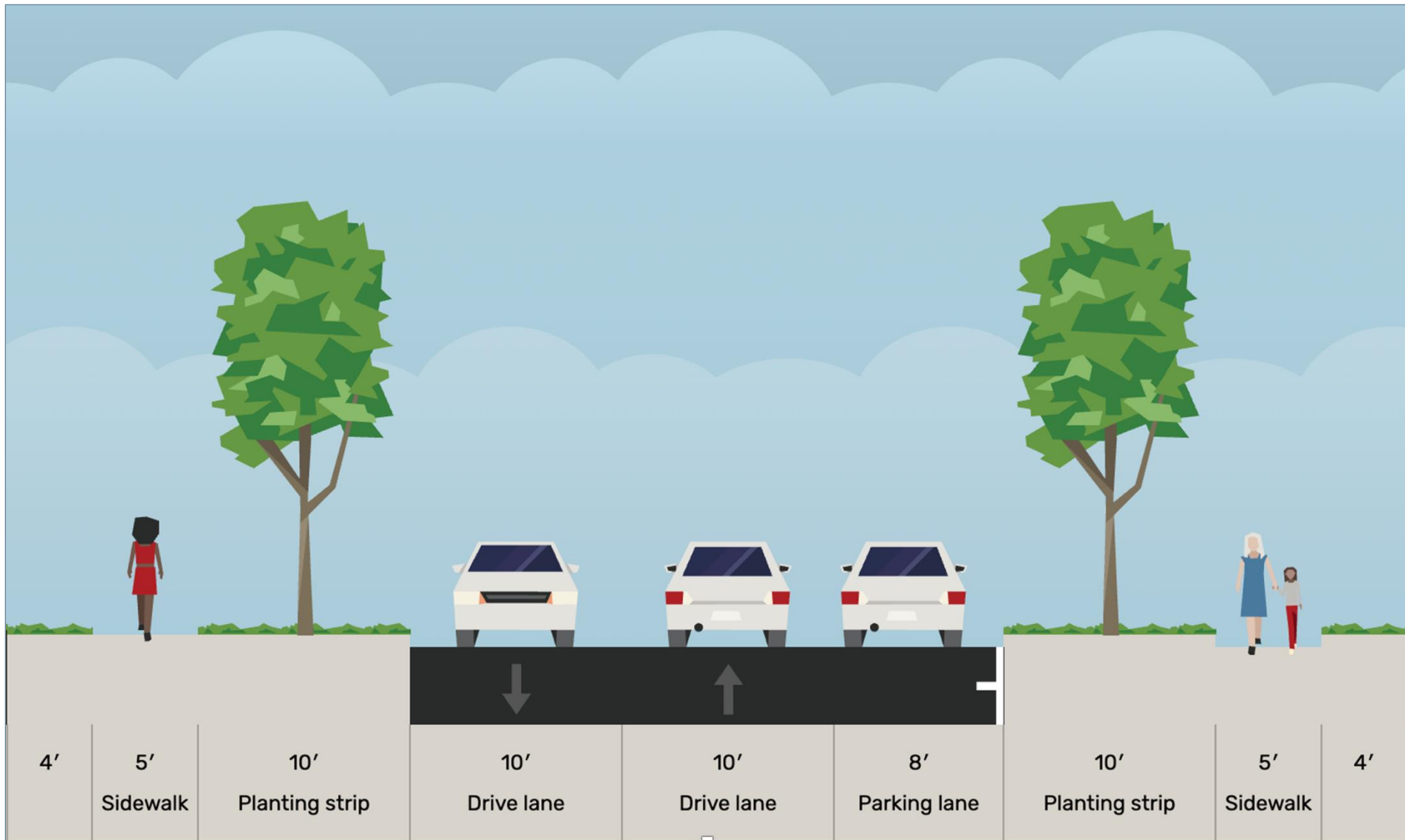
Characteristics:

- Surmountable curb at both ends.
- Striped and Signed "Bike & Pedestrians Only" and "No Parking."
- Constructed to handle the size and weight of emergency and public works vehicles.

East Park Dr. – 20 ft. Similar Examples

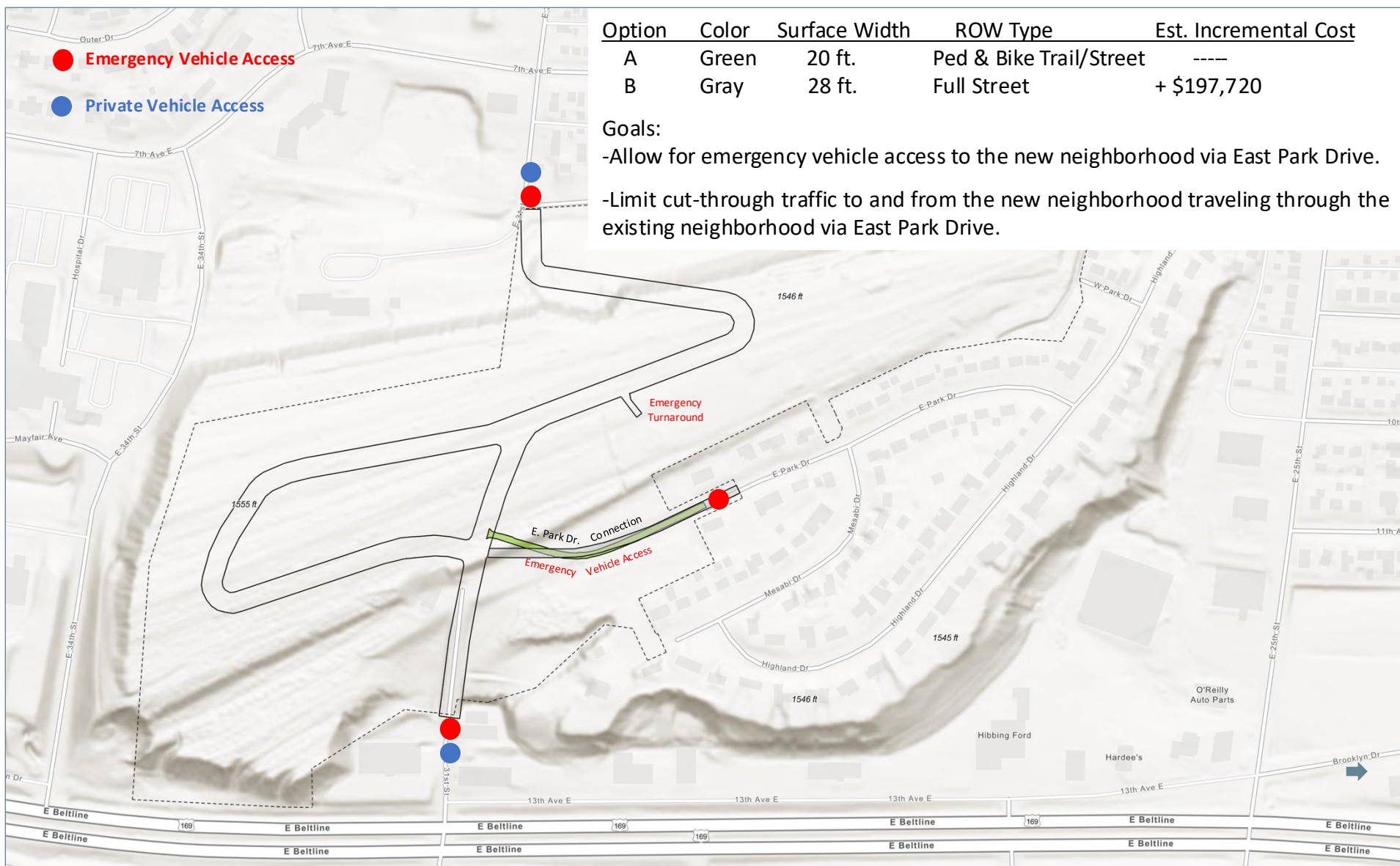


Street Cross Section, 66 ft. ROW / 28 ft. Driving Surface



- Parking lane not striped, allowing for calendar parking/plowing.

East Park Dr. Comparison – Option A & B



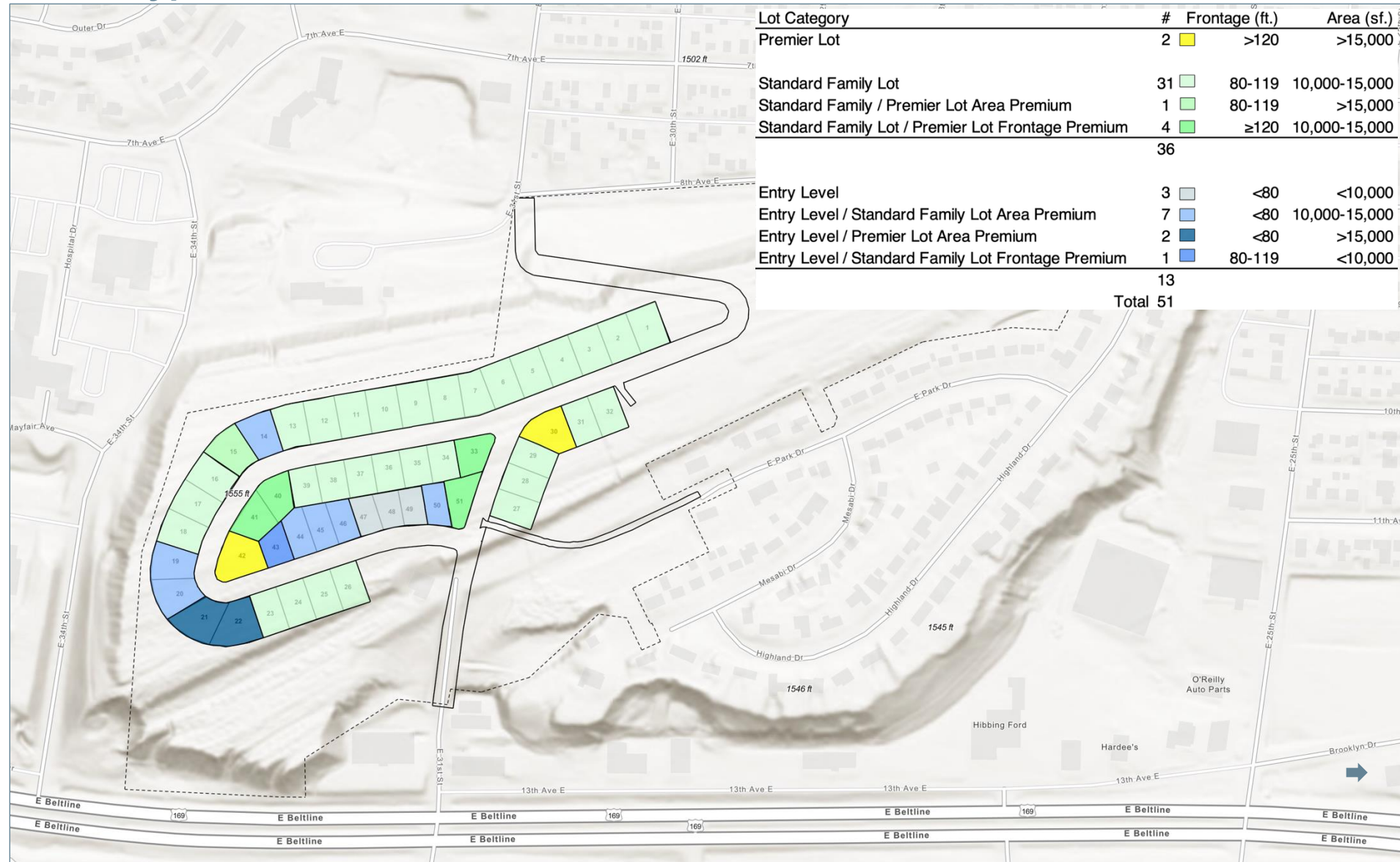
Lots

51 Lots
+ 4 extra



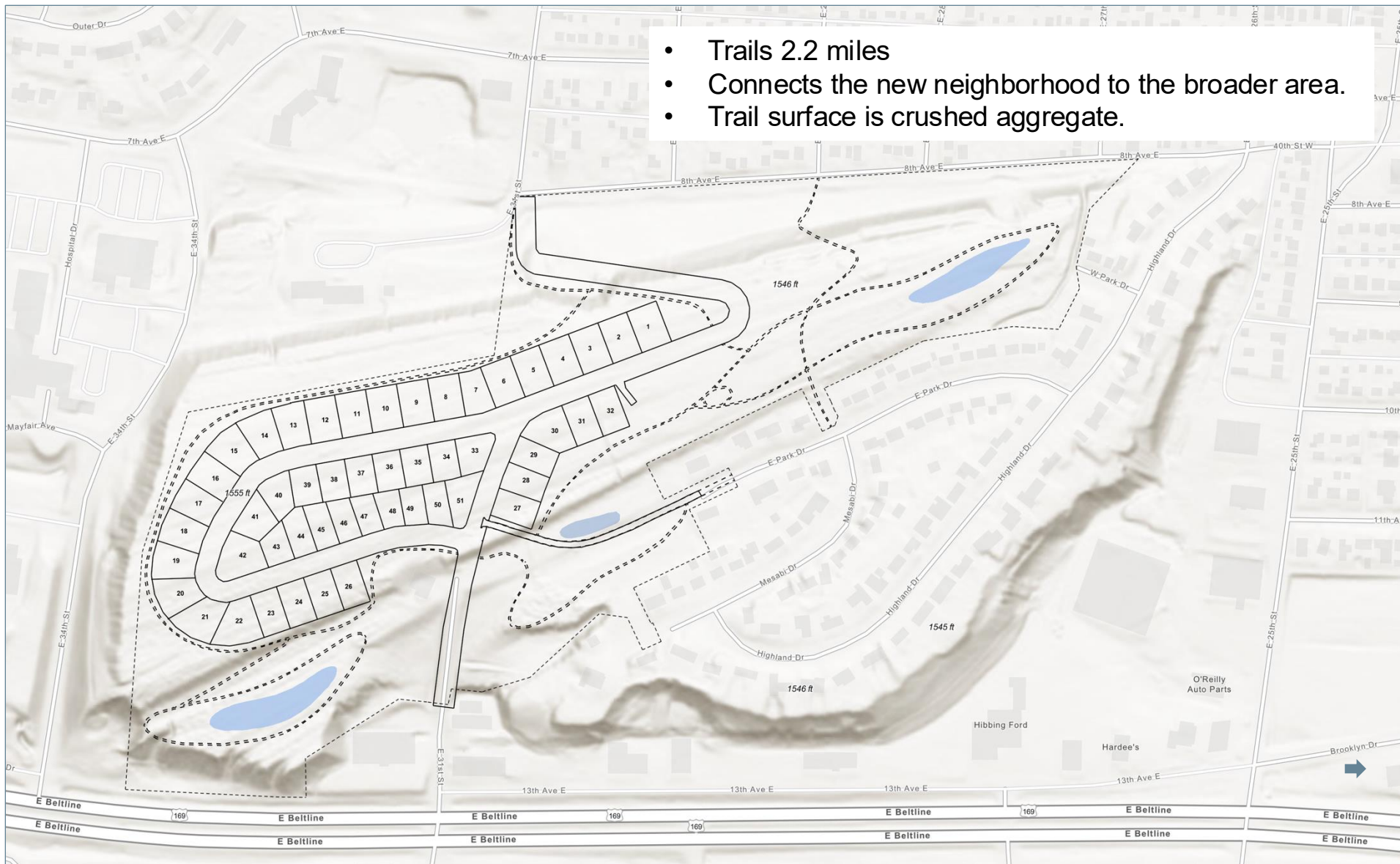
Lots Types

Lot Category	#	Frontage (ft.)	Area (sf.)
Premier Lot	2	>120	>15,000
Standard Family Lot	31	80-119	10,000-15,000
Standard Family / Premier Lot Area Premium	1	80-119	>15,000
Standard Family Lot / Premier Lot Frontage Premium	4	≥120	10,000-15,000
	36		
Entry Level	3	<80	<10,000
Entry Level / Standard Family Lot Area Premium	7	<80	10,000-15,000
Entry Level / Premier Lot Area Premium	2	<80	>15,000
Entry Level / Standard Family Lot Frontage Premium	1	80-119	<10,000
	13		
Total 51			

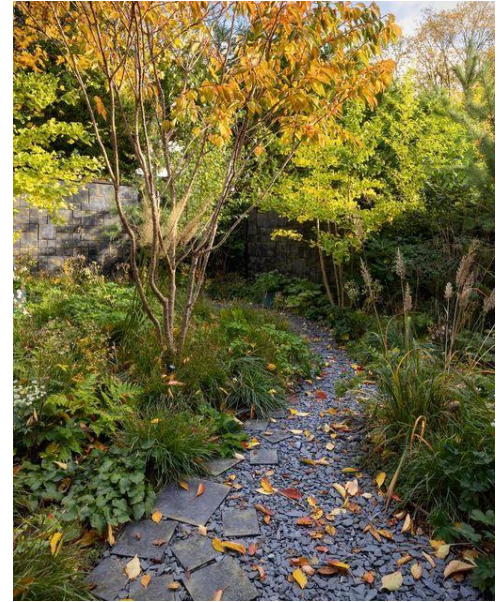
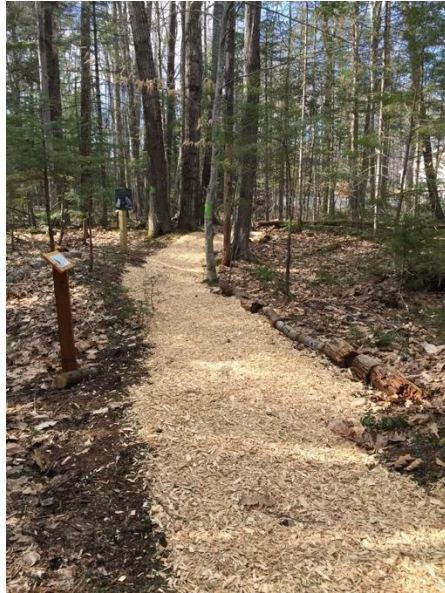


Trails & Ponds

- Trails 2.2 miles
- Connects the new neighborhood to the broader area.
- Trail surface is crushed aggregate.



Trail Material Images



Street and Landscaping (Neighborhood Screening)



Street and Landscaping (Neighborhood Screening) w/ 4 Extra Lots



Street and Landscaping (Neighborhood Screening)



Street and Landscaping (Neighborhood Screening)

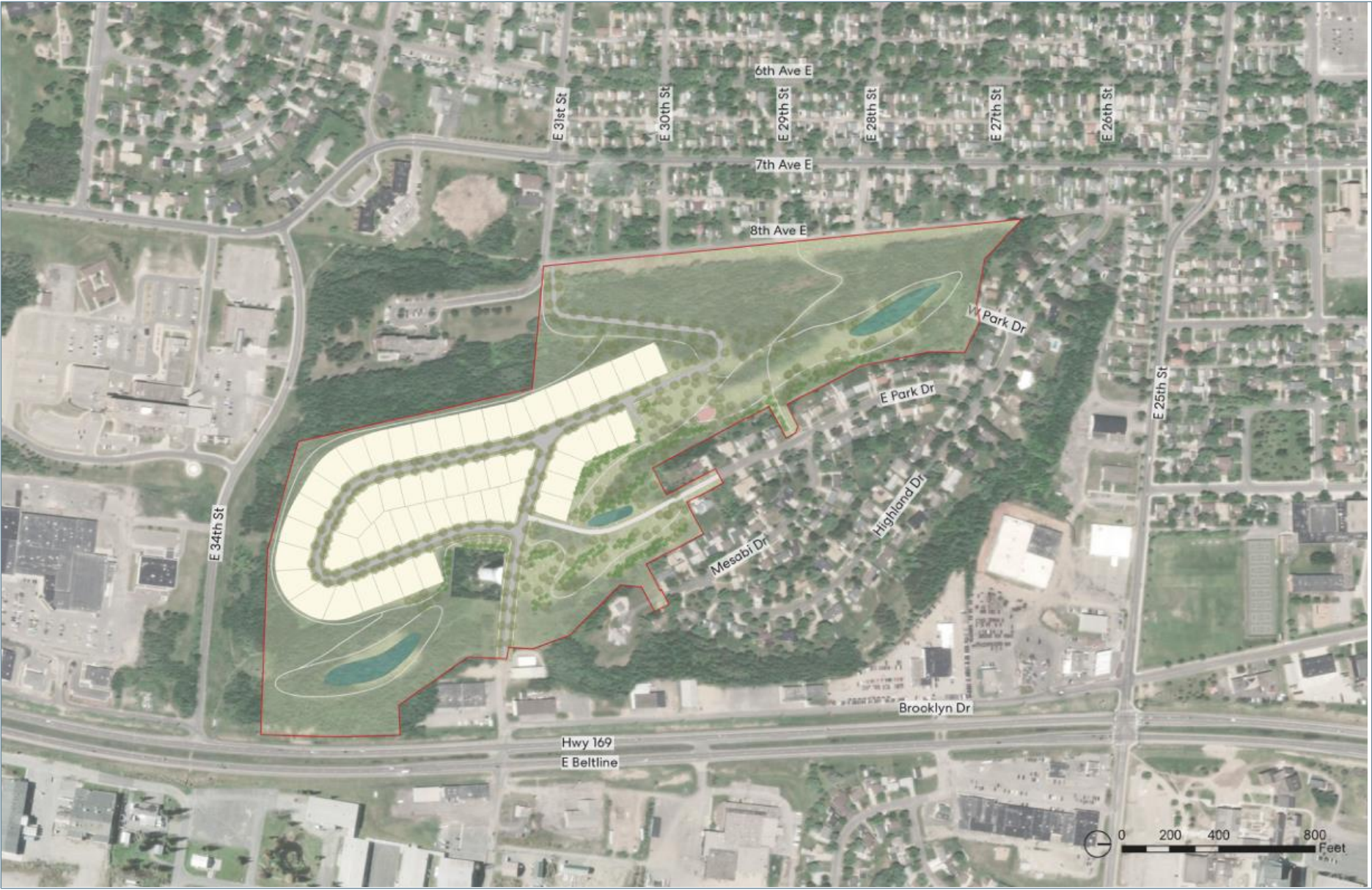


Park & Open Space



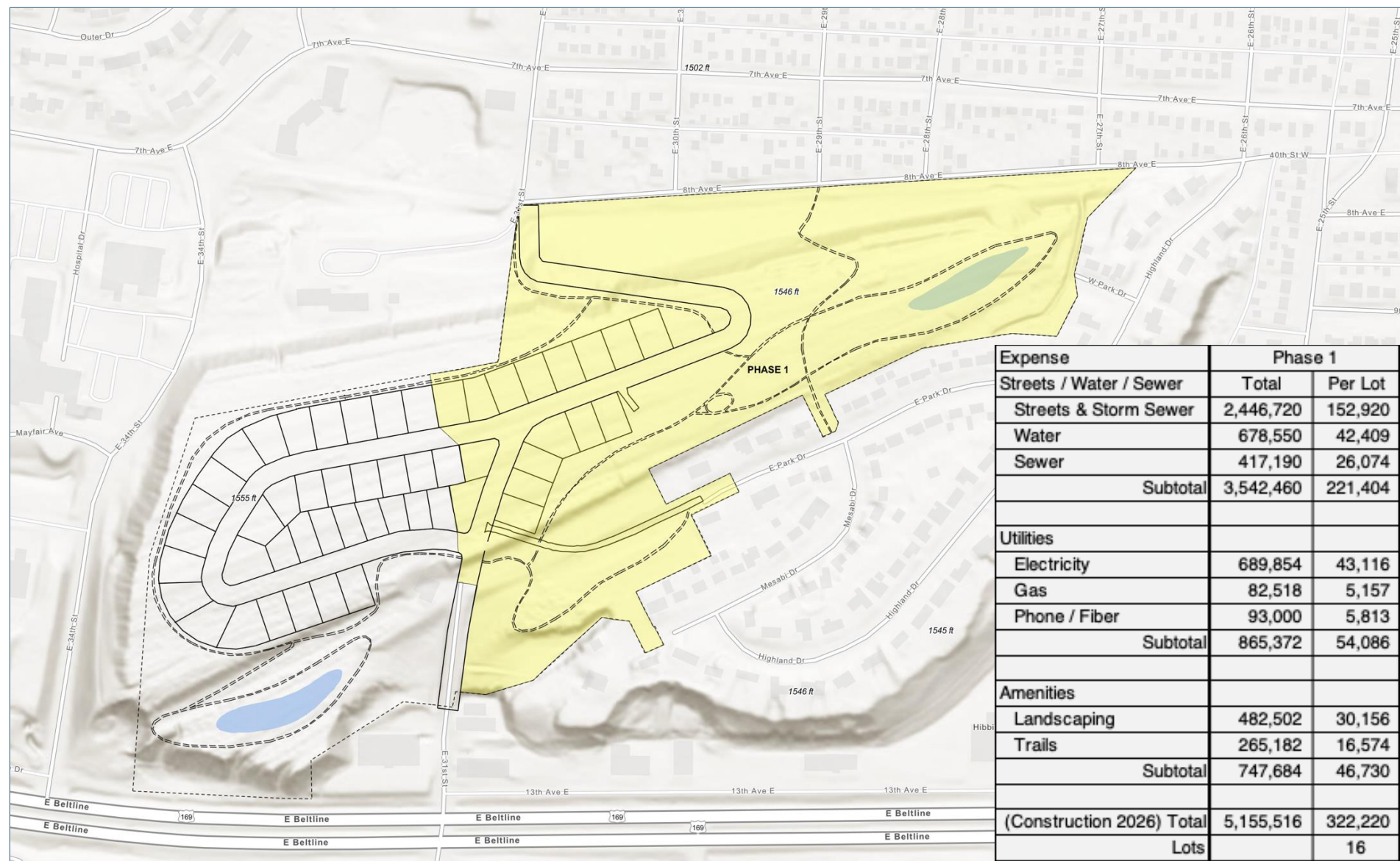
- Meets the requirement of at least 8 acres of contiguous open space.

New Neighborhood

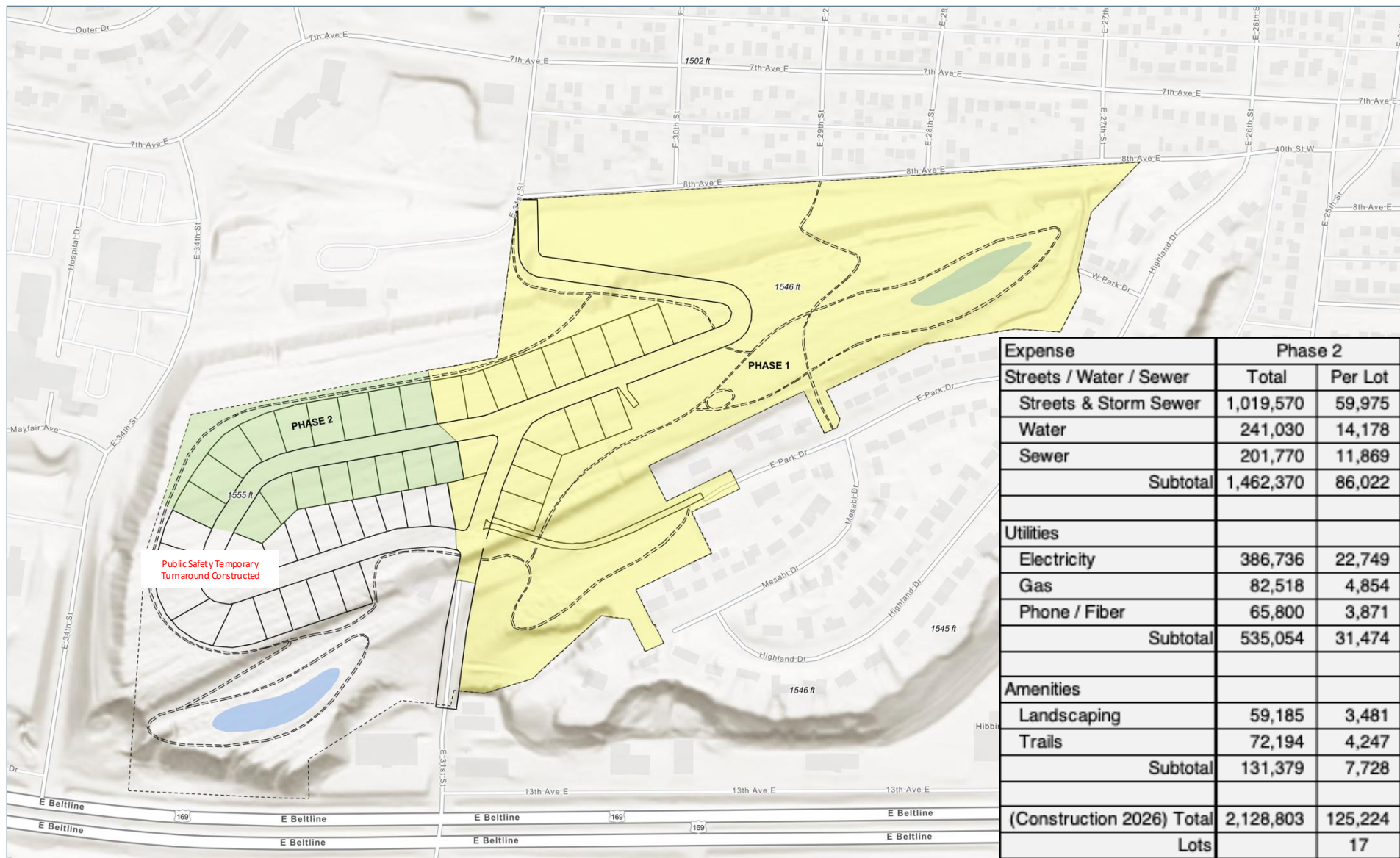


Development Phasing & Planning Level Budget Estimates

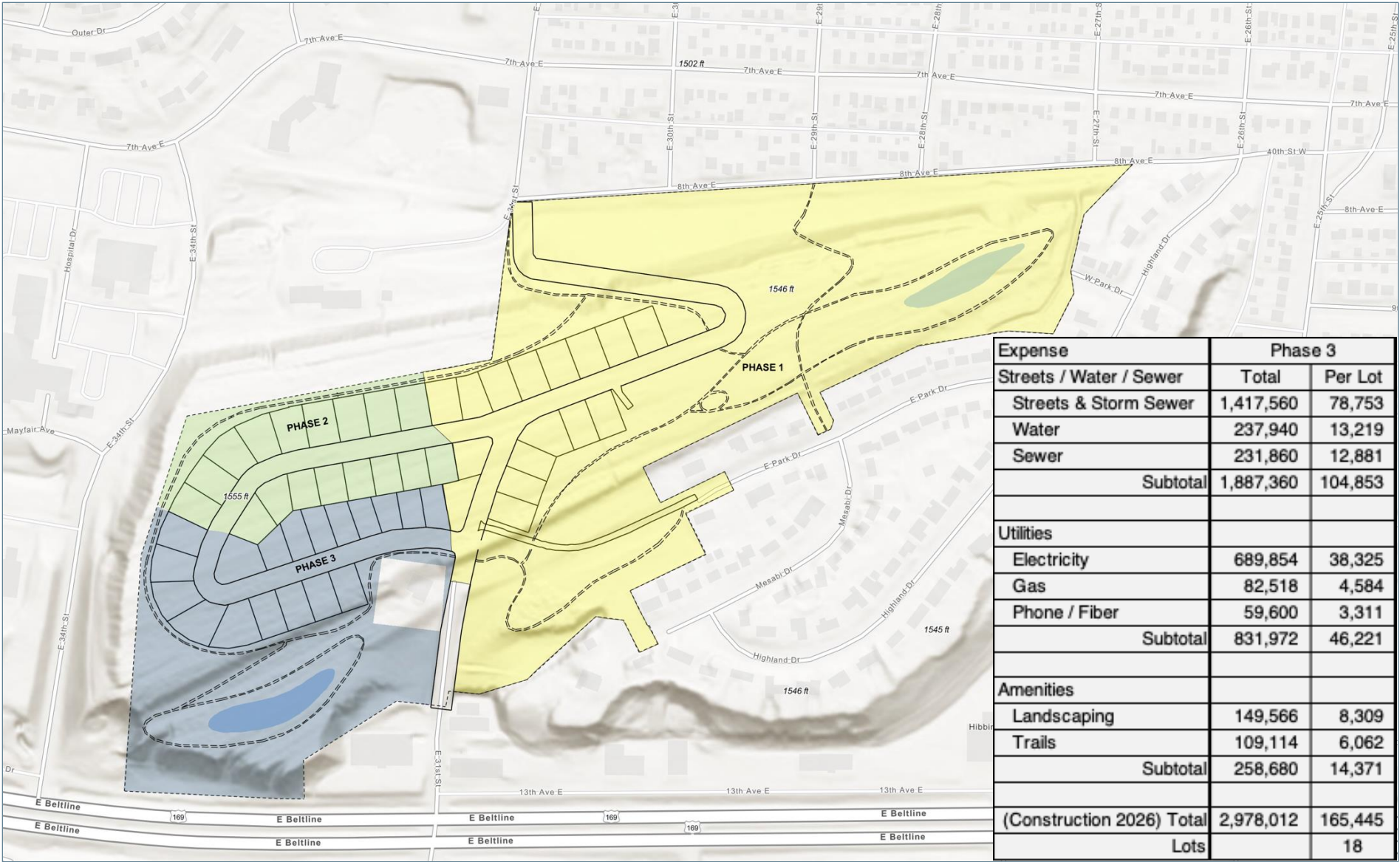
Development & Budget Estimate – Phase 1



Development & Budget Estimate – Phase 2



Development & Budget Estimate – Phase 3



Expense	Phase 3	
Streets / Water / Sewer	Total	Per Lot
Streets & Storm Sewer	1,417,560	78,753
Water	237,940	13,219
Sewer	231,860	12,881
Subtotal	1,887,360	104,853
Utilities		
Electricity	689,854	38,325
Gas	82,518	4,584
Phone / Fiber	59,600	3,311
Subtotal	831,972	46,221
Amenities		
Landscaping	149,566	8,309
Trails	109,114	6,062
Subtotal	258,680	14,371
(Construction 2026) Total	2,978,012	165,445
Lots		18

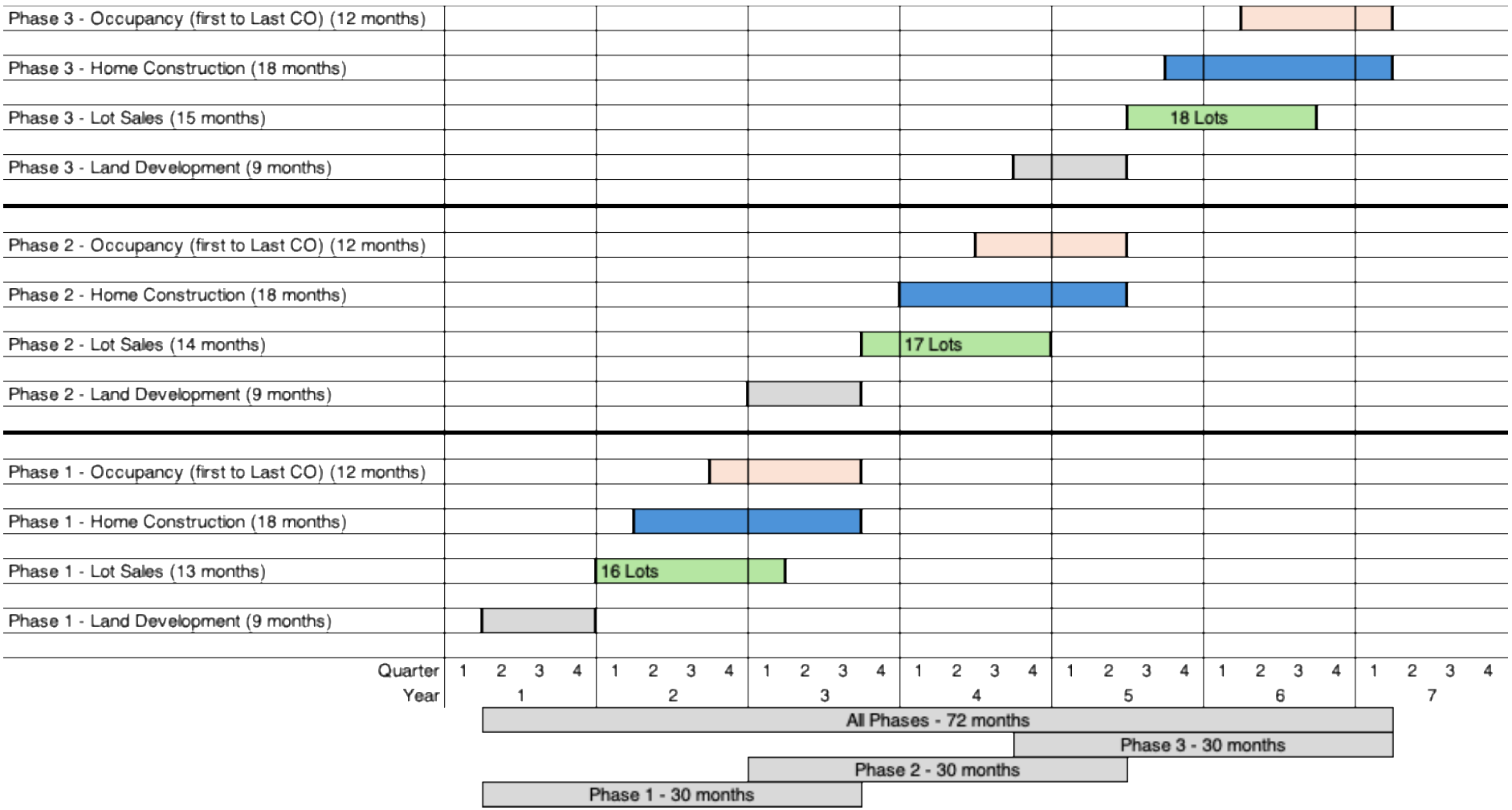
Development Estimates* – Phases 1, 2 & 3

Expense	Phase 1		Phase 2		Phase 3		Total	
Streets / Water / Sewer	Total	Per Lot	Total	Per Lot	Total	Per Lot	Total	Per Lot
Streets & Storm Sewer	2,446,720	152,920	1,019,570	59,975	1,417,560	78,753	4,883,850	95,762
Water	678,550	42,409	241,030	14,178	237,940	13,219	1,157,520	22,696
Sewer	417,190	26,074	201,770	11,869	231,860	12,881	850,820	16,683
Subtotal	3,542,460	221,404	1,462,370	86,022	1,887,360	104,853	6,892,190	135,141
Utilities								
Electricity	689,854	43,116	386,736	22,749	689,854	38,325	1,766,444	34,636
Gas	82,518	5,157	82,518	4,854	82,518	4,584	247,554	4,854
Phone / Fiber	93,000	5,813	65,800	3,871	59,600	3,311	218,400	4,282
Subtotal	865,372	54,086	535,054	31,474	831,972	46,221	2,232,398	43,773
Amenities								
Landscaping	482,502	30,156	59,185	3,481	149,566	8,309	691,253	13,554
Trails	265,182	16,574	72,194	4,247	109,114	6,062	446,490	8,755
Subtotal	747,684	46,730	131,379	7,728	258,680	14,371	1,137,743	22,309
(Construction 2026) Total	5,155,516	322,220	2,128,803	125,224	2,978,012	165,445	10,262,331	201,222
Lots		16		17		18		51
Additions								
Widen E. Park Drive to 28 ft. from 20 ft.	197,790	12,362					197,790	3,878
Total	5,353,306	334,582				Total	10,460,121	205,100
Playground							285,000	
Picnic Shelter							90,000	
Park Furniture							75,000	
Park Amenities							450,000	8,824
(Construction 2026) Total							10,910,121	213,924

*An estimate for steam was neither requested nor provided.

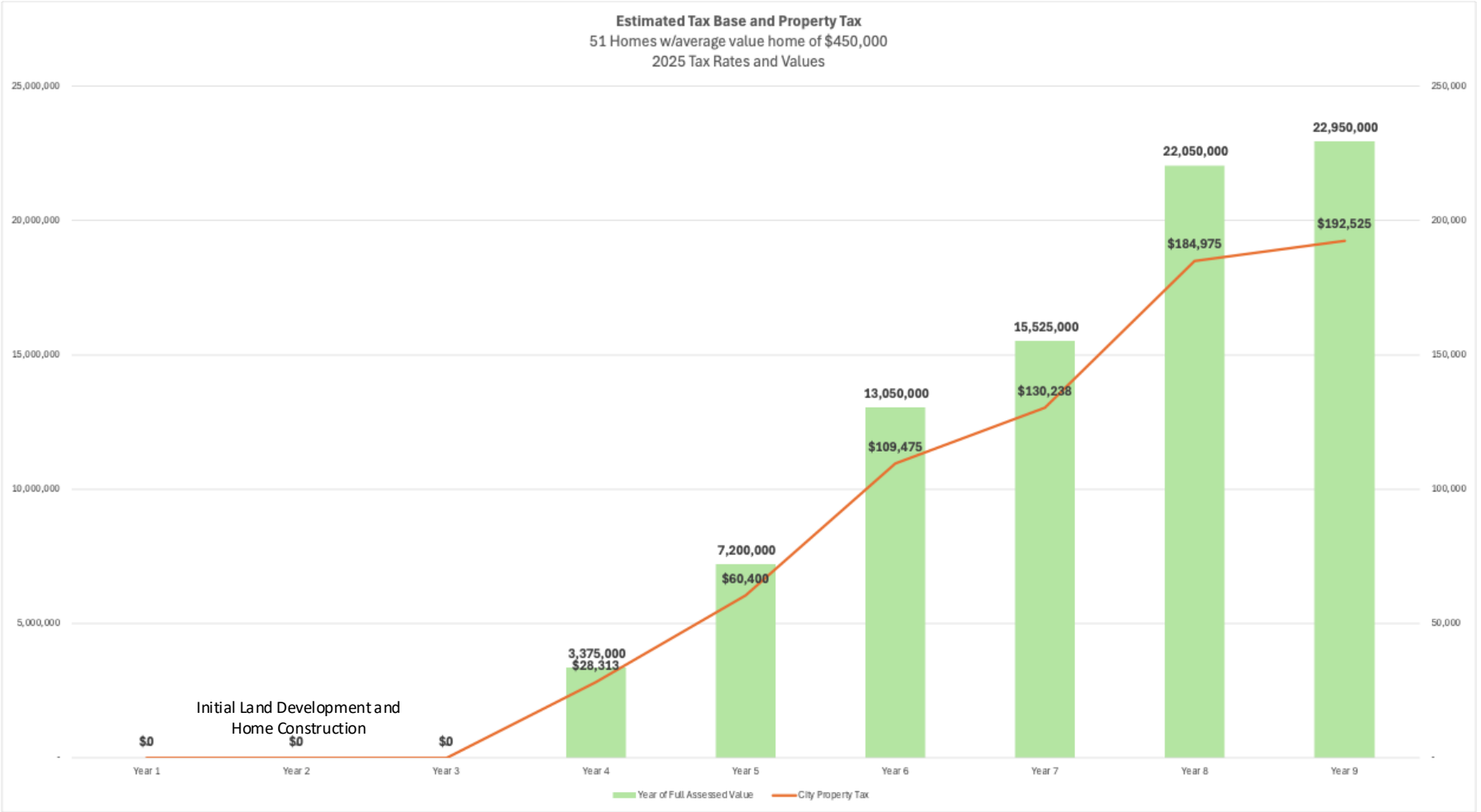
Buildout Timeline, Tax Base & Property Tax

Estimated Build Out Timeline



- Assumptions:
- An average of 17 homes are constructed over 18 months in each phase.
 - A 6-month build time per home.

Development Value & City Property Tax Estimates



Discussion

- Does the Council want to widen the E. Park Dr. connection to 28 from 20 feet, creating a full street for \$197,720?
- Other feedback?