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DATE: March 8, 2018

TO: Members of the Housing & Redevelopment Authority

FROM: Janine Atchison, Housing Coordinator

Southbridge Update

SUMMARY AND ACTION REQUESTED:

The Housing & Redevelopment Authority to hear oral updates of development progress at the Southbridge site.

BACKGROUND:

The HRA began partnership discussions with Three Rivers Community Action Agency (Three Rivers) in 2017 develop additional affordable townhomes in the Southbridge Development. The project would increase the number of affordable two and three bedroom rental units at Spring Creek Townhomes built in 2013.

The HRA was also approached by the neighboring property owners (Vern & Joan Koester) regarding a potential land swap of land owned by the HRA for land owned by the Koester's. The HRA obtained site concept plans and soil testing analysis to determine the feasibility of the land trade. Due to time constraints and other considerations, the Koester's decided to move forward with development plans of the adjacent parcel without the land trade.

The HRA engaged ISG to develop additional site concept plans, with storm water drainage considerations, for the HRA owned property.

Staff obtained site concept plans from ISG Engineering. The concept plan utilizes the existing grading from the previous preliminary plat and includes standard development considerations such as street and sidewalk connectivity, proposed lot dimensions, and required setbacks. As storm water

management is a key factor for this site with the proximity to Spring Creek, staff made the decision to expand the scope to include proposed storm water infiltration areas to provide a more accurate depiction of possible configurations.

Three Rivers and the HRA agreed in favor of utilizing the Concept 1 plans with a few alterations. The HRA authorized staff to continue moving forward with the development plans.

The staff will continue to provide updates to the HRA Board at each meeting.