



Legislation Details (With Text)

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Date	Ver.	Action By	Action	Result
2/8/2018	1	Housing & Redevelopment Authority		

DATE: February 8, 2018

TO: Members of the Housing & Redevelopment Authority

FROM: Janine Atchison, Housing Coordinator

Southbridge Area Development Site Concept Review

SUMMARY AND ACTION REQUESTED:

Housing & Redevelopment Authority (HRA) to review site concepts plans for HRA owned Southbridge property.

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.

ANALYSIS:

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 stormwater 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 stormwater infiltration areas to provide a more accurate depiction of possible configurations.

The site concept plans provide a view of the configuration of unit types and connectivity. Other issues, such as unit density, will be considered in the preliminary plat stage of development.

Concept 1

- 30+ units for Spring Creek Townhomes
- 20 twin homes structures (40 units)
- 8 single family homes
- Minimal infrastructure costs in first phase
- Plan provides walking trails
- Design utilizes existing grading
- Flexible design for single-family or twin home structures.

The plan has the most cost efficient infrastructure for the first phase of the project. The lots designated for twin homes and single family can be adjusted to fit either use.

Concept 2

- 51 townhome units
- 9 twin homes structures (18 units)
- 11 Single family homes
- Each townhome unit has street frontage
- Townhomes have alley access
- Plan provides walking trail on eastern side only
- Design utilizes a cul-de-sac, which requires a zoning variance.
- Design would require significant infrastructure costs to develop Millstream Ln, Brookside Drive, Southbridge Drive, and Aspen Street in first phase.

Concept 3

- 60 townhomes units
- 15 twin homes (30 units)
- 0 single family homes
- Each townhome has street frontage
- Townhomes have alley access
- Plan provides walking trails on eastern side only
- Design utilizes a cul-de-sac, which requires a zoning variance.
- Design would require significant infrastructure costs to develop Millstream Ln, Brookside Drive, Southbridge Drive, and Aspen Street in first phase.

Concept 4

- 34 townhome units

- 12 twin homes (24 units)
- 14 single family homes
- Plan provides walking trail on eastern side only
- Design utilizes a cul-de-sacs, which requires a zoning variance.
- Higher infrastructure costs.
- Design would require significant infrastructure costs to develop Millstream Ln, Brookside Drive, Southbridge Drive, and Aspen Street in first phase.

Each concept plan has good aspects to consider. However, Concepts, 2, 3, & 4 would require additional infrastructure cost in the 1st phase, the expansion of Spring Creek Townhomes. The increased infrastructure costs would likely affect the feasibility of the project.

RECOMMENDATION:

Site concept 1 is recommended for the preliminary design. It includes flexibility for single family and twin home development and would require the least infrastructure in the first phase making it the most cost effective. The plan may need minor adjustments, but meets the overall needs for the Spring Creek Townhome expansion. It also has the flexibility to meet the Land Development Code requirement for a mix of unit types and the Northfield Comprehensive Plan goal of a mix of affordability levels within each neighborhood.