



Hillcrest Master Plan



MORE BACKGROUND: QUESTIONS YOU MIGHT BE ASKING

Hillcrest Community Advisory Committee

July 21, 2020

DEVELOPMENT TIMING

- How quickly will development happen after the master plan is approved?

HOUSING

- Where is the senior housing?
- How much will be “affordable” housing? What will it be like?
- How tall will these buildings be?
- What does “low-density residential” include?

HOUSING

Sculpt Approach



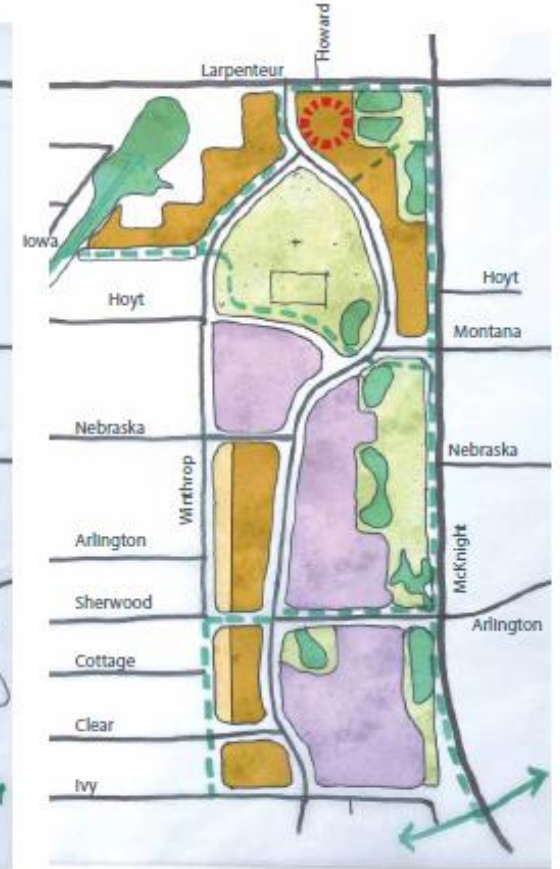
Re-Shape Approach



Conservation Approach



Light Touch Approach



HOUSING

Affordable housing examples



HOUSING

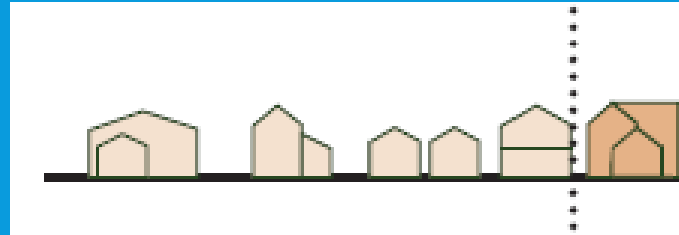


“Low-Density”

“High-Density”

“Extra-High-Density?”

HOUSING



“Low-Density”

- Typically 2 stories
- Many lots are most conducive to only single-family or row house, others could accommodate small garden apartments
 - Depends on dimensions

HOUSING

Sculpt Approach



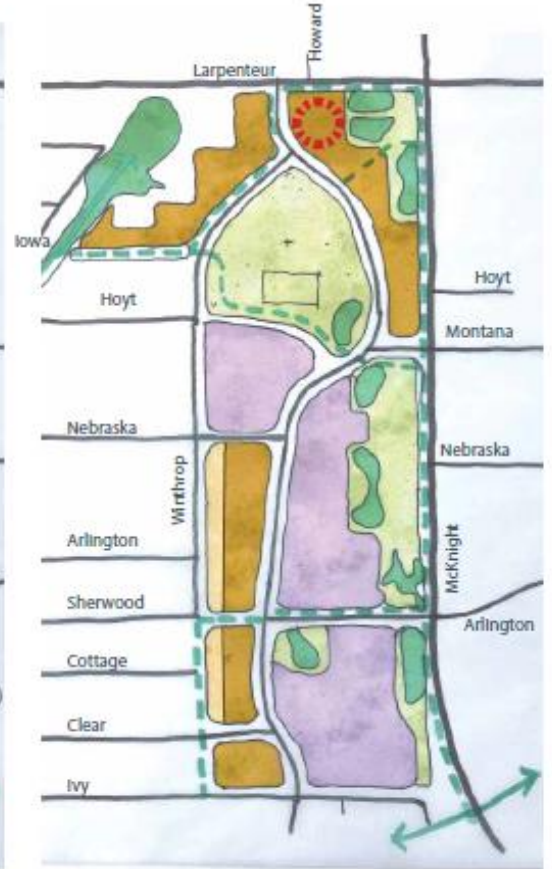
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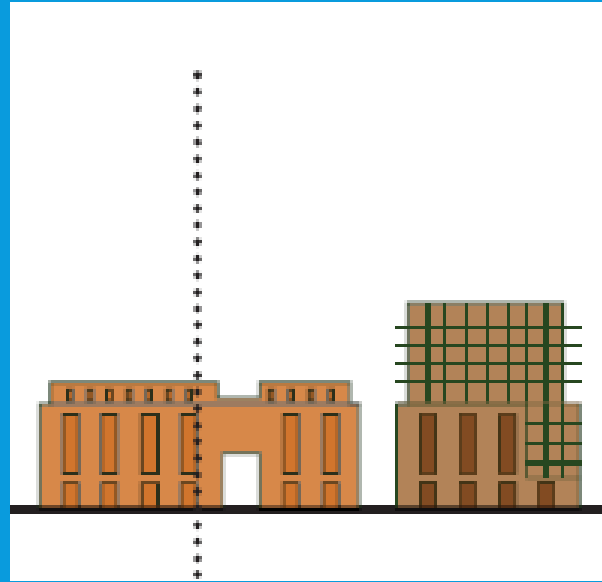
HOUSING



“High-Density”

- Typically 3-4 stories

HOUSING

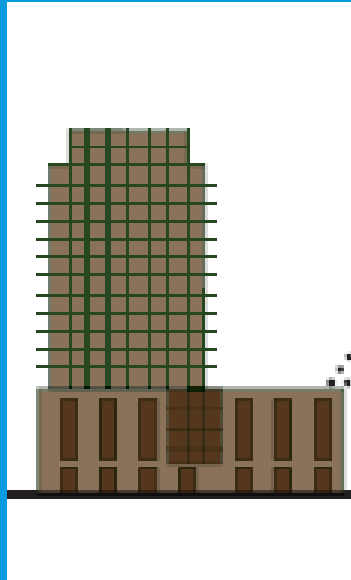


“Extra-High-Density?”

Maybe a small amount, internal to site

- Typically 4-6 stories

HOUSING



This is not likely

OFFICE

- Will there be any office buildings?
- How large will any office buildings be?

OFFICE

- Will there be any office buildings? **MAYBE, MOST LIKELY IN “AWKWARDLY SHAPED” EMPLOYMENT PARCELS. ALLOWED IN OTHER PLACES**
- How large will any office buildings be? **2-4 STORIES**



ZONING

- What does zoning control?
- Will new zoning districts be created?

ZONING

- What does zoning control? ALLOWED LAND USES, BUILDING SIZE, BUILDING FORM, DESIGN, SETBACKS, PARKING.

ZONING

- What does zoning control? ALLOWED LAND USES, BUILDING SIZE, BUILDING FORM, DESIGN, SETBACKS, PARKING.
- Will new zoning districts be created? NO, EXISTING ZONING DISTRICTS WILL BE USED: ITM, T1M, T2M, & (MAYBE) T3M. (UNLIKE FORD SITE)
 - THE "M" MEANS MASTER PLAN, WHICH CAN ALLOW FOR SOME MODIFICATION OF THE BASE DISTRICTS' RULES.

DESIGN STANDARDS

- How will we know the new buildings will be designed well?



FLEXIBILITY

- How much could the Master Plan change after it is adopted? How does that happen?

INFRASTRUCTURE/SERVICES

- Can the roads, sewers, storm sewers, schools, and police handle this new development?
- Will any construction happen off-site?



SUSTAINABILITY

- Will there be any advanced environmental measures?



WATER

- Where will all the stormwater go? Will it cause flooding?

WETLANDS

- Can wetlands be moved?
- Will they all be ponds?

ENVIRONMENTAL REVIEW

- Doesn't a project this big need an environmental review?