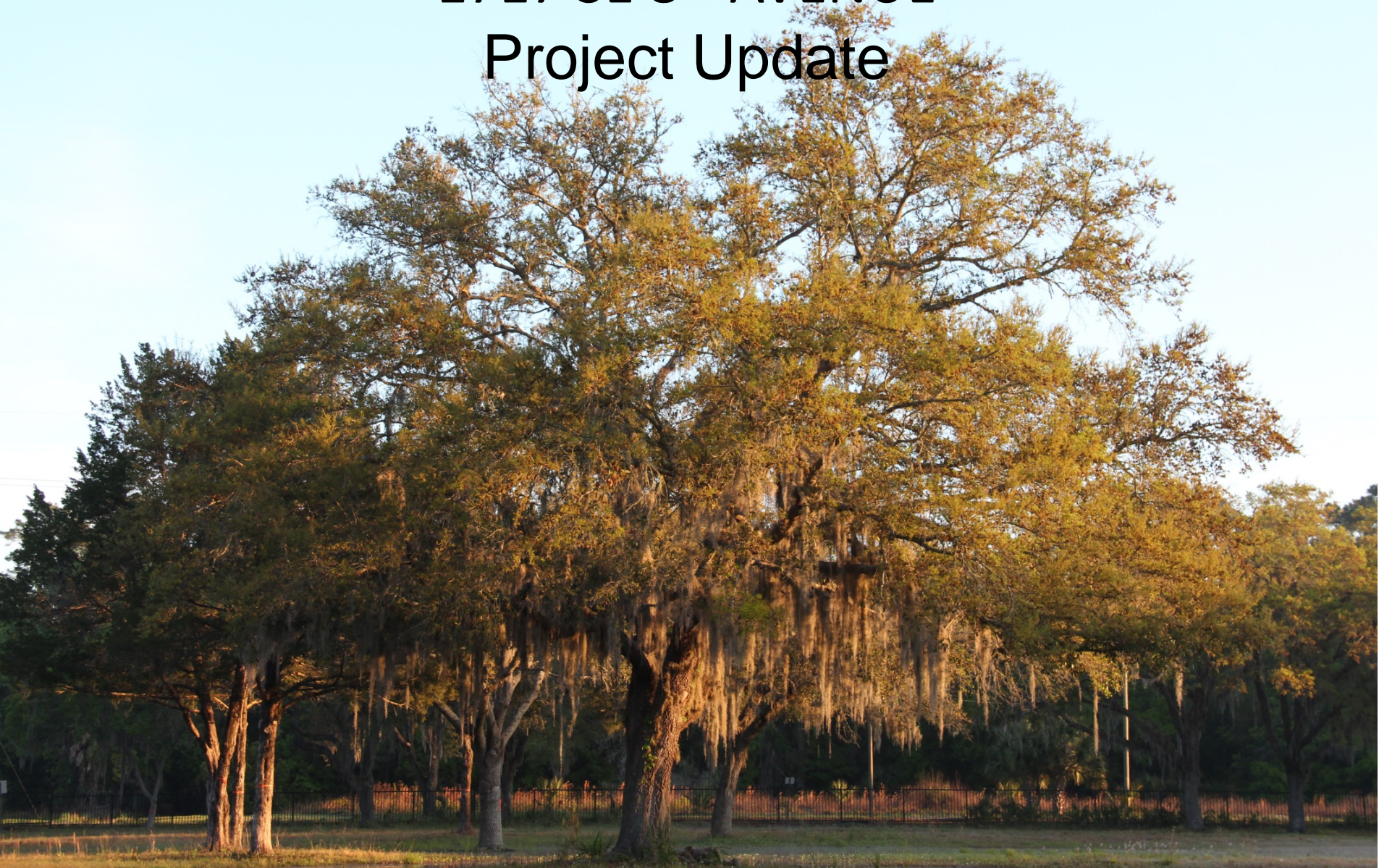


# 1717 SE 8<sup>th</sup> AVENUE Project Update



CRA  
May 18, 2015





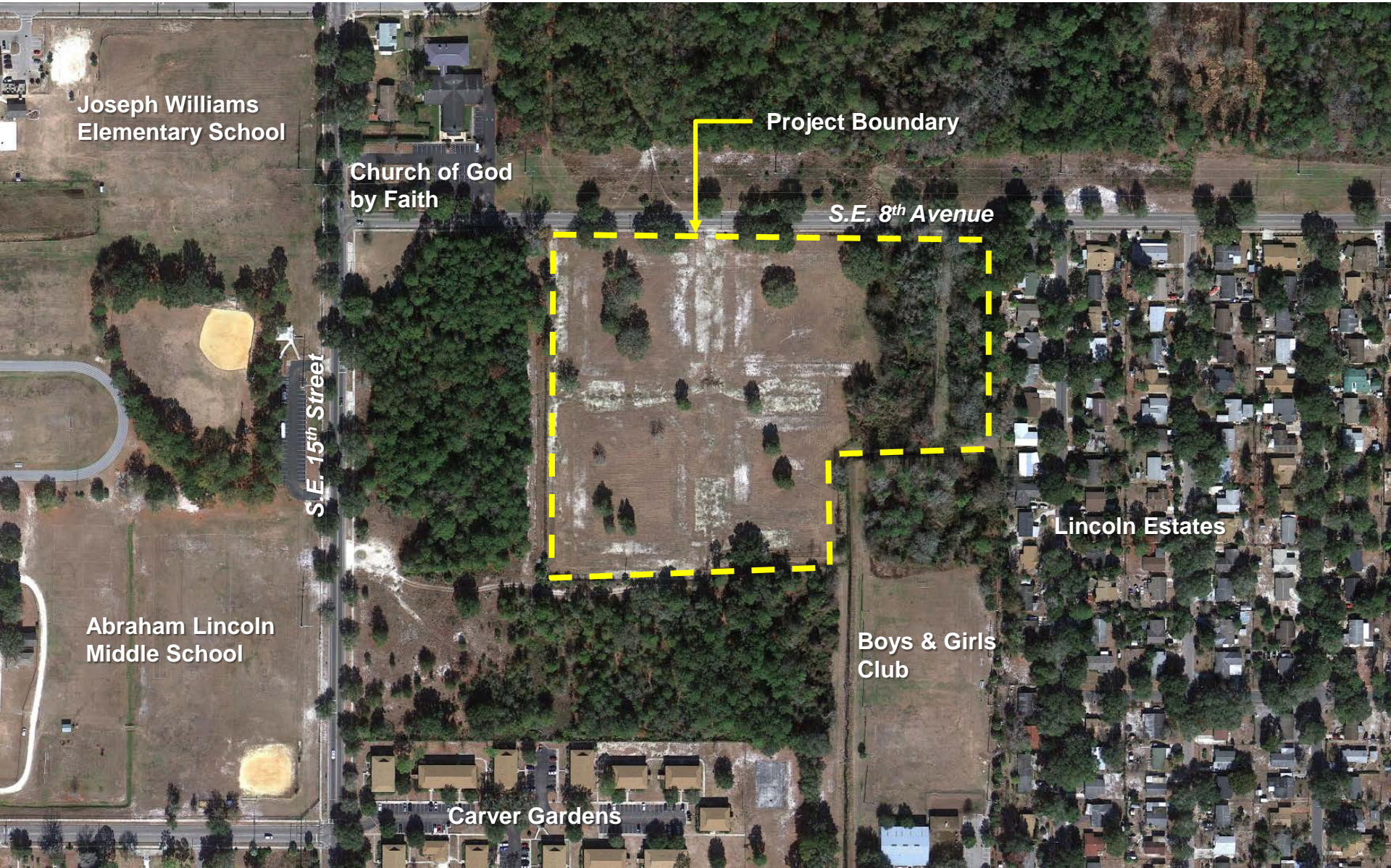
# Background

- The CRA approved the 100% Master Plan for 1717 SE 8<sup>th</sup> Avenue (Former Kennedy Homes site)
- This followed nearly a year long community engagement Master Planning process
- 5 community stakeholder meetings, 2 Real Estate professionals meetings, 1 Home Builders meeting & 5 community engagement meetings along with the Eastside Advisory Boards input on the development



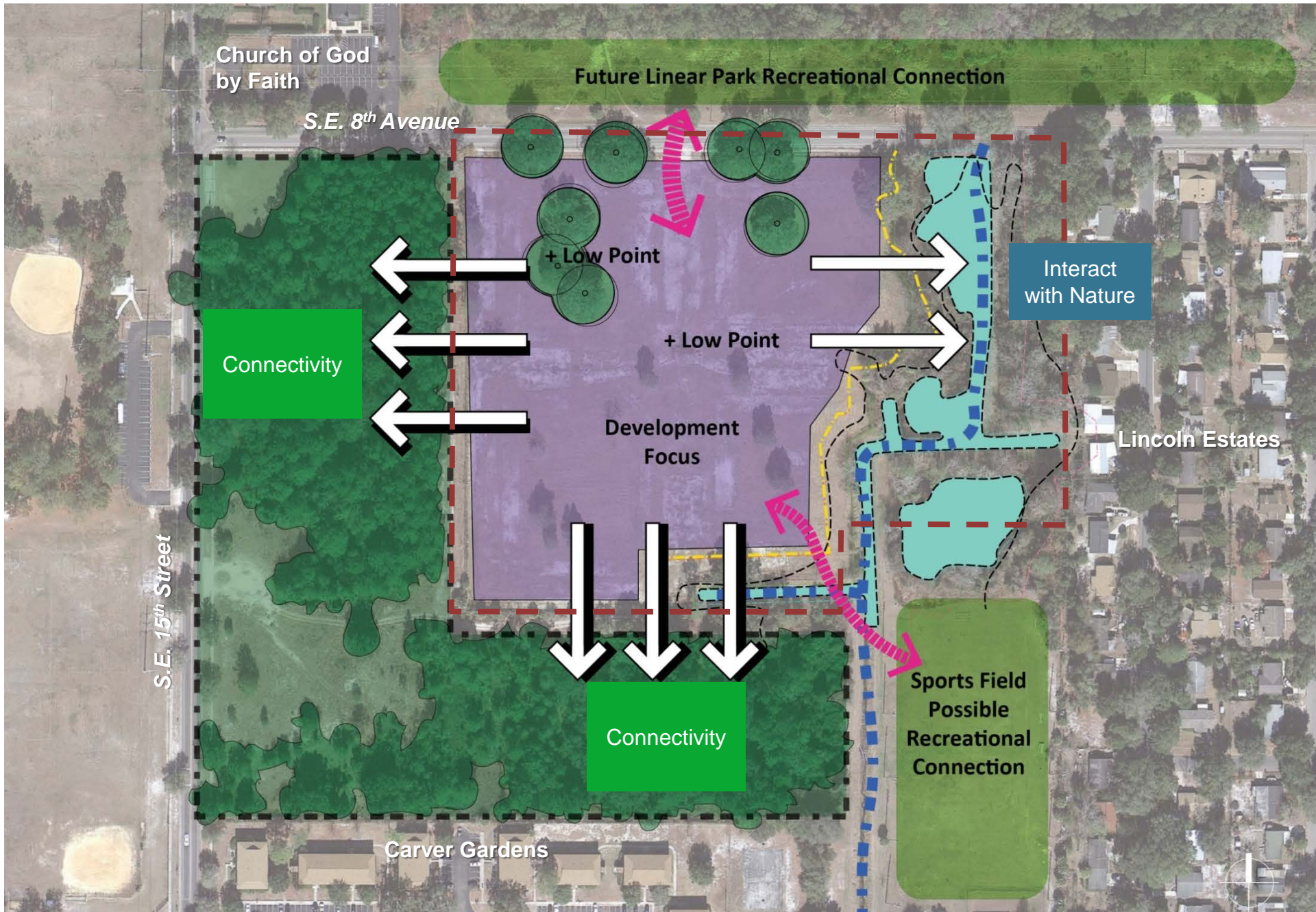


# Project Site





# Site Opportunities



# Community/CRA Board Input – 30% Phase

## Concepts Community Poll

- Concept #1 – 10%
- Concept #2 – 45%
- Concept #3 – 45%



## Stakeholder/Community Notes

- New beginning
- Fit within the local fabric yet provide unique feel
- Variety of living options
- Option 3 storm water and wetlands
- Central park/green
- Concept 2 and 3 preferred
- Provide 2 entrances
- Mix of Uses/Housing types

***CRA Board voted for staff to come back with a 60% Preliminary Plan that encompasses the best of concept 2 & 3***



# Community/CRA Board Input – 60% Phase

## Stakeholder/Community Notes

- Potential for rear loaded product
- Variety of lot sizes
- Walking trails
- Flexible green space
- Potential maintenance plan/HOA
- Energy Efficient Product

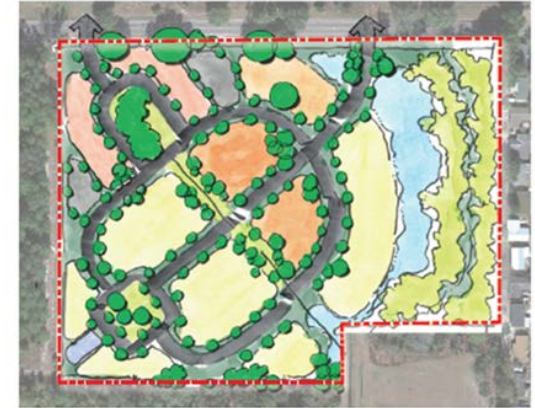
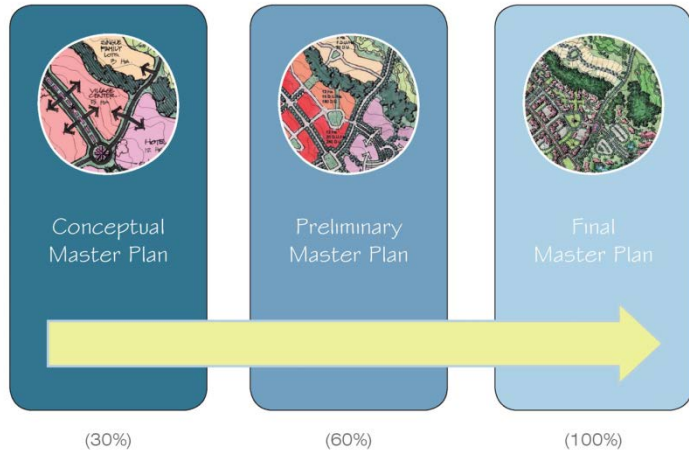
## *CRA Board Meeting*

*Approved the overall layout of the 60% Preliminary Master Plan*





# 30% & 60% Master Plan





# 100% Master Plan





# 100% Master Plan

## Plan Site Area Calculations

### Site Calculations

Residential	5.53 Acres	38 Units
Open Spaces/Parks	1.68 Acres	
Nature Preserve/Wetland /Stormwater	5.57 Acres	
Roads	2.32 Acres	
TOTALS	15.1 Acres	38 Units





# 100% Master Plan

## Natural Spaces Plan



### Legend

- Green Space
- Stormwater
- Wetland

Property Line

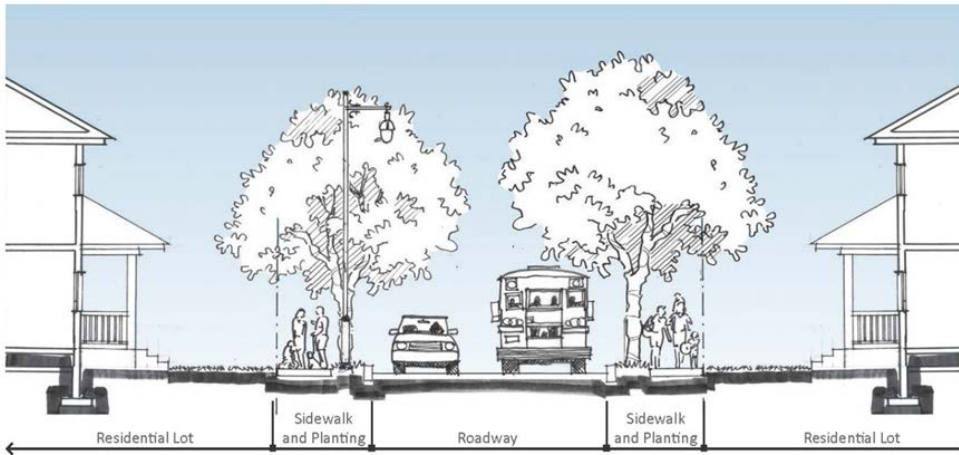
Scale: N.T.S.



# Next Steps

- CRA Staff - **Now**

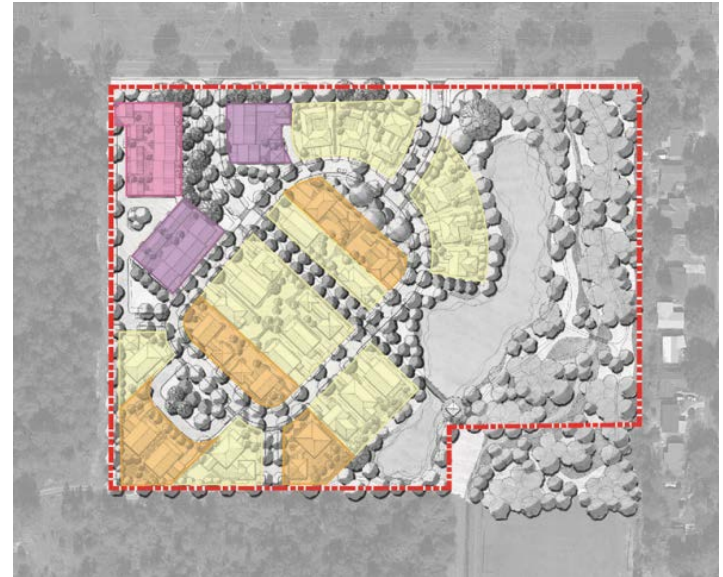
- Land Use & Zoning Change (COG Planning)
- Civil Engineering Contract
- Marketing Program-  
#LookEast – Branding, Naming, Community Identity



Loop Road Right of Way - Cross Section AA

- CRA Staff - **Next**

- Architecture & Standards
- Partnerships-  
Builder/Developers/  
Realtors





# Next Step – Engineering Plan



## **Phase I Development Design Features**

- Wetland Restoration
- Stormwater Mitigation
- Residential Products
- Infrastructure
- Amenity Space





# Next Step – Engineering Plan

- Phase I-Civil Engineering Contract
  - Design Plat
  - Construction Documents
  - Cost Estimating
  - Permitting
  - Surveying
  - Landscape Architecture
  - Photo metrics
  - Environmental Consulting





# Elevation

Views





# Recommendation

- Hear update from staff

