



JOINT CITY COUNCIL & PLANNING COMMISSION

WORK SESSION MEMO

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director Studio Seed (South Ark Neighborhood Plan Consultants)	July 31, 2023

ITEM

Presentation of draft preferred alternative site plan options for the South Ark Neighborhood and discussion of potential phasing and development options.

BACKGROUND

Consultants from Studio Seed will present two draft preferred alternative site plans for the South Ark Neighborhood (City portion of the former Vandaveer Ranch) that were developed as a result of significant public outreach and analyses of physical and financial conditions. Both proposed site plans attempt to balance a variety of community needs/values, including a significant amount of housing, considerable natural open space, recreational fields and facilities, civic/educational and other uses. It is worth noting that the presence of designated wetlands on the site, as determined by a wetland biologist, has required relocation/reduction of planned athletic fields in central-west portion of the site for the purposes of this plan. It is possible that those wetlands could be relocated via on-site mitigation at some point in the future to allow for additional or relocated field space, but the plans currently only utilize non-wetland areas for such uses.

Both draft site plans assume: the bulk of housing development in the southwestern (high and dry) portion of the property; a mixed-use residential/commercial building adjacent a neighborhood park; ample open space in the north along the river and in the southeast along and behind the ridgeline; an arterial road connecting CR 104 to CR 107; a stormwater drainage swale reaching from CR 107 to the Crippen Spring basin; a dog park and picnic area located at the base of the ridgeline under the existing cottonwoods; and athletic fields a bit south of the river that could be accessed via a local road that splits from the spine road on the east side of the site. The differing elements of each plan are spelled out below:

Site Plan 1A situates most civic/educational uses on the far east side of the plan area, at the entrance near CR 104. The area immediately southwest of Crippen Spring and related wetlands would be used primarily for housing and a .83 ac. neighborhood park. Approximately 370 – 400 dwelling units could be accomplished via this design, including a variety of housing types.

Site Plan 1B situates a mix of civic/educational uses and high-density housing in the area immediately southwest of Crippen Spring and related wetlands. This would leave the area on the far east side of the site relatively open and undeveloped. The neighborhood park would be .37 acres. Approx. 358 – 388 dwelling units could be accomplished via this design, including a variety of housing types.

Potential phasing and development options will also be discussed as part of the presentation.



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Attachments:

Draft Preferred Alternative 1A
Draft Preferred Alternative 1B

PREFERRED ALTERNATIVE 1A

RESIDENTIAL BREAKDOWN:

- (32) Single Family + ADU (3,600-5,000 SF lots)
- (27) Duplex (4,800-5,000 SF lots)
- (115) Townhome/Rowhome (1,600-2,000 SF lots)
- *Up to 10 lots have ADU potential
- (11) 4-Pack Walk-ups (44 Units)
- (17) Over/Under Walk-Ups (34 Units)
- (2) 36-Unit Apartments (72 Units)
- (1) 30,000 SF Mixed Use Bldg. (20 Units + 10,000 SF commercial use)

TOTAL = 370-400 Dwelling Units + 10,000 SF Commercial

**50/50 rental/ownership units*

RECREATION/CIVIC/EDUCATION BREAKDOWN:

- .83-Acre Neighborhood Park with playground, pavilion, grills, lawn, bike parking, etc.
- 1.2-Acre Dog Park, Restrooms, Picnic Area under Cottonwoods with trailhead parking across street.
- 2.3-Acre Recreation/Civic/Education Campus
- 7.75-Acre Fields, Pickleball Courts, and other potential recreation space

TOTAL = 12-ACRE CAMPUS

OPEN SPACE + WETLANDS = 47-ACRES

- *Does not include 3.57-Acre gravel pit*
- *Includes disc golf course (may need to relocate hole #1 and move slightly 2 other holes)*

- Single Family + ADU
- Duplex
- Townhome/Rowhome
- Apartments
- Commercial/Mixed Use
- Civic / Education / Recreation Center
- Programmed Park / Recreation Space
- Protected / Open Space
- Wetlands



LAND SURVEY

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR, CERTIFY THAT THIS LAND SURVEY RESULTS OF SAID SURVEY AND I

PREFERRED ALTERNATIVE 1B

RESIDENTIAL BREAKDOWN:

- (30) Single Family + ADU (3,600-5,000 SF lots)
- (25) Duplex (4,800-5,000 SF lots)
- (86) Townhome/Rowhome (1,600-2,000 SF lots)
- (9) 4-Pack Walk-ups (44 Units)
- (10) Over/Under Walk-Ups (20 Units)
- (3) 36-Unit Apartments (72 Units)
- (1) 30,000 SF Mixed Use Bldg. (20 Units + 10,000 SF commercial use)
- (2) 18-Unit Apartments (36 Units)

TOTAL = 358-388 Dwelling Units + 10,000 SF Commercial

**54/46 rental/ownership units*

RECREATION/CIVIC/EDUCATION BREAKDOWN:

- .37-Acre Neighborhood Park with pavilion, grills, lawn, bike parking, etc.
- 1.2-Acre Dog Park, Restrooms, Picnic Area under Cottonwoods with trailhead parking across street.
- 2.3-Acre Recreation/Civic/Education Campus
- 9.7-Acre Fields, Pickleball Courts, and other potential recreation space + playground

TOTAL = 13.5-ACRE CAMPUS

OPEN SPACE + WETLANDS = 45.5-ACRES

**Does not include 3.57-Acre gravel pit*

**Includes disc golf course (may need to relocate hole #1 and move slightly 2 other holes)*

- Single Family + ADU
- Duplex
- Townhome/Rowhome
- Apartments
- Commercial/Mixed Use
- Civic / Education / Recreation Center
- Programmed Park / Recreation Space
- Protected / Open Space
- Wetlands



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