

# 2200 Homestead



## Planning Commission

6 April 2021



# Project History



Summer 2017

Council Dedicates Land for Mixed Income Aff Housing



Spring 2018  
Council Update,  
Review of Concept Plan



Spring-Summer 2020  
Draft site plan, Engage  
stakeholders & Council for  
feedback

2017



2021

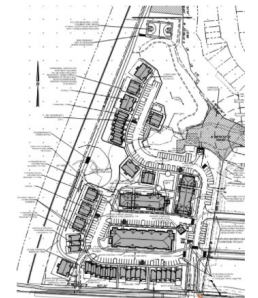
Fall 2017-Winter 2018  
Initiate Concept Planning,  
Community Engagement



Spring 2019-Winter 2020  
Identify Development  
Partner, Execute MOU



Fall 2020  
Conditional Zoning  
Application Submitted



# 2200 Homestead

## Populations Served

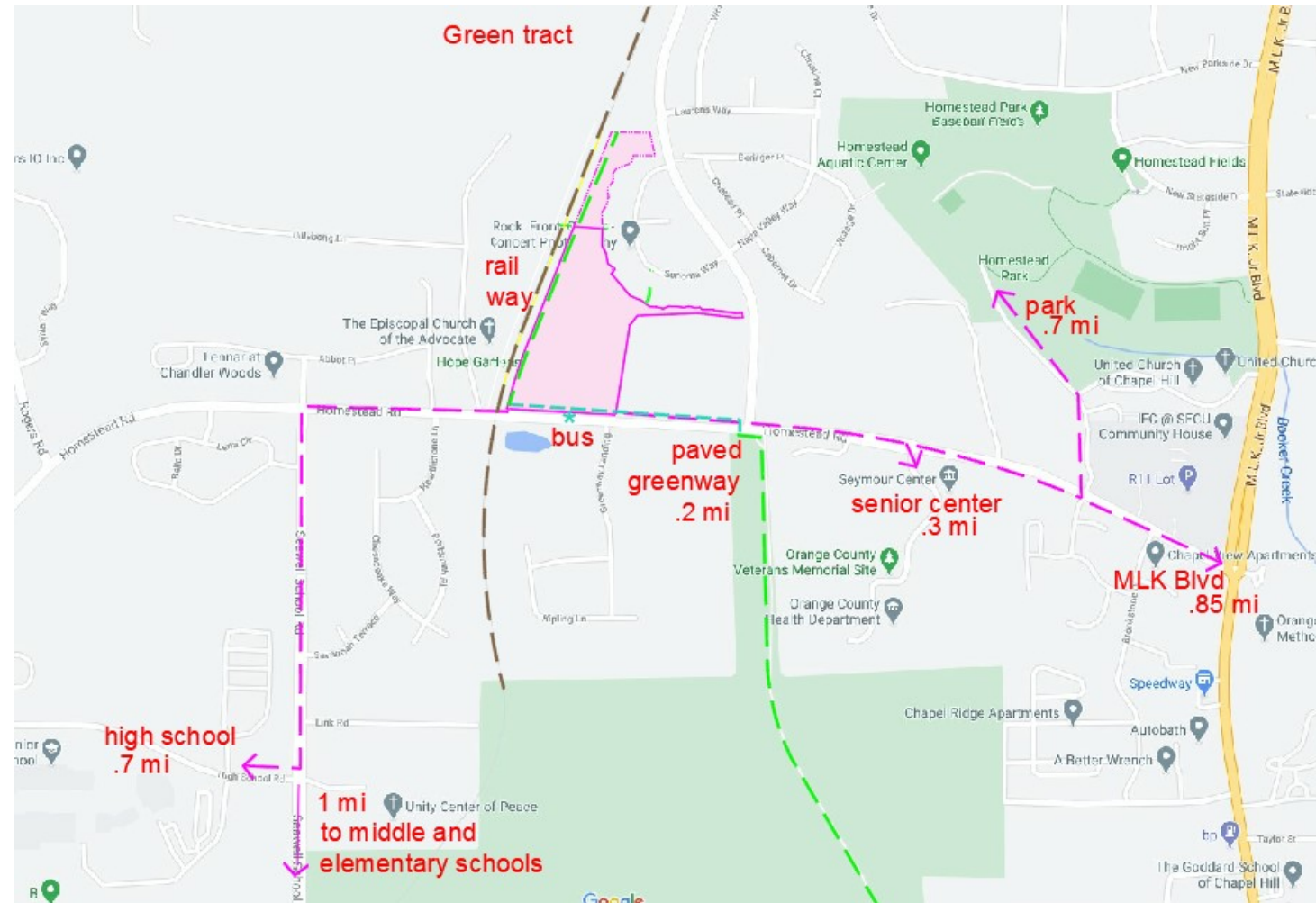
HH Income	Rental	For Sale	Total
<30% AMI	32	13	45
<50% AMI	24	0	24
<60% AMI	0	5	5
<80% AMI	16	23	39
80-115% AMI	0	4	4
Total	72	45	117



# 2200 Homestead Proposed Site

## LOCATION

- North side of Homestead between Seymour Center and Sewell School Road
- Close to parks, trails, schools
- On the Homestead bus line, and <1 mile to MLK bus lines



# 2200 Homestead Proposed Site

## PROJECT SCOPE

- Site – 13 acres
- Proposed disturbance – 10.26 acres
- Residential Units – 115-126
  - 72 apartments (1,2, and 3 bed)
  - 27-35 townhomes (2 and 3 bed)
  - 18 duplexes (3 and 4 bed)
- Parking – 175 shared for all residents
- Amenities include;
  - greenway trail
  - nature trails
  - small green spaces throughout
  - central green with playground, shelter, grills
  - basketball court
  - accommodation for expanded community garden



# 2200 Homestead Proposed Site

## ENVIRONMENTAL SENSITIVITY

- Protection of the majority of wetland on site through use of retaining walls to limit adjacent disturbance and use of boardwalks on trails that cut through site
- Multiple sidewalks to encourage pedestrian movement
- Nature trails within site and connecting to neighborhoods to the east and northeast to promote reduced car use by neighbors
- Appropriate plantings including a high percentage of native plant selections
- Relocation of the community gardens to a larger space on the parcel
- Commitment to LED lighting
- Sealed building
- High SEER air source heat pumps
- High efficiency domestic hot water
- Low E window strategies
- Appliance and equipment Energy Star certified
- Reduction of urban heat island using vegetation

# 2200 Homestead Proposed Site

## PEDESTRIAN EXPERIENCE / ALTERNATIVE TRANSPORTATION OPTIONS

- Sidewalks along both sides of parking
- Multiple sidewalks to access Homestead Road where there is a bus stop and sidewalk trail
- Multiple sidewalks to access community green space
- Greenway trail along western length of parcel
- Multi-modal trail along Homestead frontage connecting to greenway trail
- Nature trails within site and connecting to neighborhoods to the east and northeast
- Multiple connections within site to the greenway trail



# 2200 Homestead Proposed Site

## BUILDING MASSING AND HEIGHT

- Maintain a consistency of height and massing with adjacent communities.
- Two story townhomes and duplexes with gabled and shed roofs
- Three story apartment buildings central to the site with similar roof styles and massing





# 2200 Homestead Proposed Site

## BUILDING DESIGN

- Design focus on residential plans and relationship with site
- Provide a consistent foundation of building design that provides flexibility for each developer specific to their budget
- Development goal to enlist services of single design team for vertical construction
- Individual patio areas and yards for townhome and duplex units
- Shared, common yards for apartments
- Common green space and recreation amenities for whole community
- Glazing and exterior covered space to emphasize community room at center of site



# 2200 Homestead Proposed Site

## PUBLIC SPACES

- Central community green space with playground, shelter and picnic tables, grills, seating
- Nature trails through retained forest areas and around pond and wetland. Includes pedestrian connections to adjacent neighborhoods.
- Greenway trail along the west length of the neighborhood
- Multiple small green spaces throughout site with bicycle parking facilities, shaded seating, mail collection
- Community garden
- Strengthen the bonds between neighbors and promote social resiliency



# 2200 Homestead Proposed Site

Questions

