

Homestead Gardens

Public Information Meeting
30 August 2023



Homestead Gardens

Where are we in the process?

Initial Conditional Zoning Approval	May 2021
Construction drawings submitted And construction costs estimated	March 2022
Reduced scope costs estimated	Fall 2022-Winter 2023
Request for Conditional Zoning Modification to reduce scope	January 2023
Conditional Zoning Modification	Spring – Fall 2023
Construction drawings	Fall 2023-Winter 2024
Anticipated Construction Start	Spring 2024

Homestead Gardens

What are the main scope changes?

ORIGINAL APPROVAL

126 units approx.
175 parking spaces

REDUCED SCOPE

89 units approx.
126 parking spaces

Project is requesting 10% reduction in parking spaces from ordinance requirements based on development partners' experience at other local communities.

Removed proposed development north of the Resource Conservation District (RCD)

ORIGINAL SITE PLAN



Homestead Gardens

What's in the revised plan?

89 units

- 56 rental apartments – 1, 2, & 3 bedroom
- 21 for-sale townhomes – 2 and 3 bedroom
- 12 for-sale duplex units – 3 and 4 bedroom

126 parking spaces

- Extensive sidewalk network within site and connecting to points off site
- Bus stop on Homestead Rd., bike parking
- Community green space with playground, gazebo, community gathering spaces
- Indoor community room overlooking playground and community greenspace
- Basketball court, shifted south on the site
- Reduced tree clearing
- Reduced RCD disturbance



Homestead Gardens

What's changing in building massing and height?

- No changes to individual building massing or height. The building footprints have not changed. The number of buildings is reduced.
- Maintain a mix of 3 story apartments, 2-story townhomes, and 2-story duplexes.
- Retain proposed site recreation amenities: greenway trail, playground, community greenspaces and plazas, nature trail, basketball court.
- Retain space for future community garden.

MAIN SCOPE CHANGES

Eliminate housing north of the RCD area
Eliminate 1 apartment building,



Homestead Gardens

What hasn't changed?

- Design focus on residential plans and relationship with site
- Individual patio areas and yards for townhome and duplex units
- Shared, common yards for apartments
- Common green space and recreation amenities for whole community
- Community room at center of site available for use by residents for celebrations and gatherings
- Transit and biking infrastructure

The project continues to be designed as an attractive safe neighborhood offering affordable rental and for-sale housing options for individuals and families. One hundred percent of the units will be affordable long-term, and will serve households at a range of income levels.

