

Hoffman Town Center

CDD Concept Plan Amendment with Subdivision
CDD-2014-0007

City Council
January 23, 2016



Location



Project Description & Request

Description:

- Conversion of two private streets, Mandeville Lane and Swamp Fox Road, to public streets;
- Upgrading the streets to public standards;
- Re-designation of Block 6 into 3 new blocks.

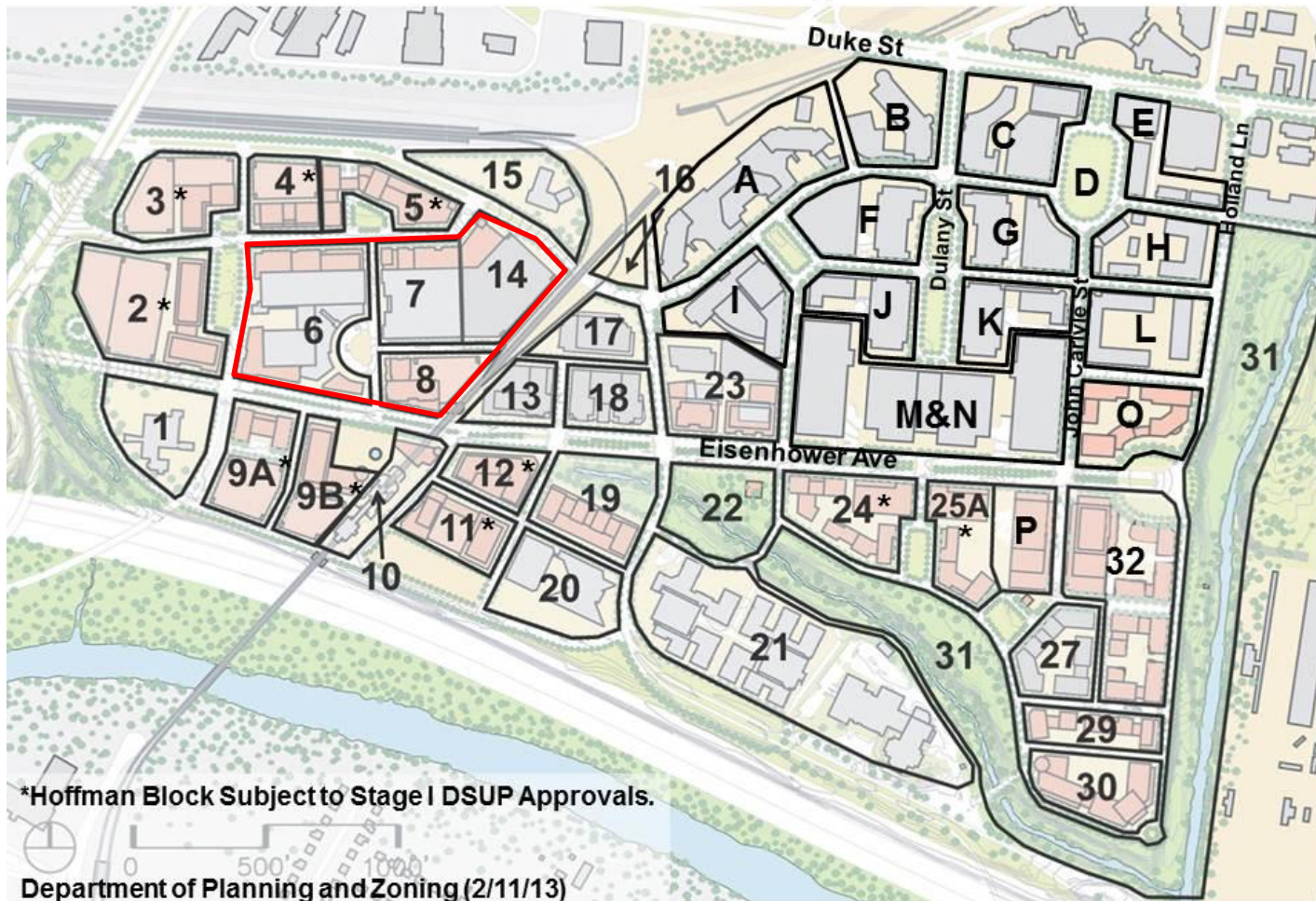
Request:

- CDD amendment with subdivision to enable the dedication of public streets, and to re-designate Block 6 into 3 new blocks; Blocks 6 A, 6 B and 6 C.

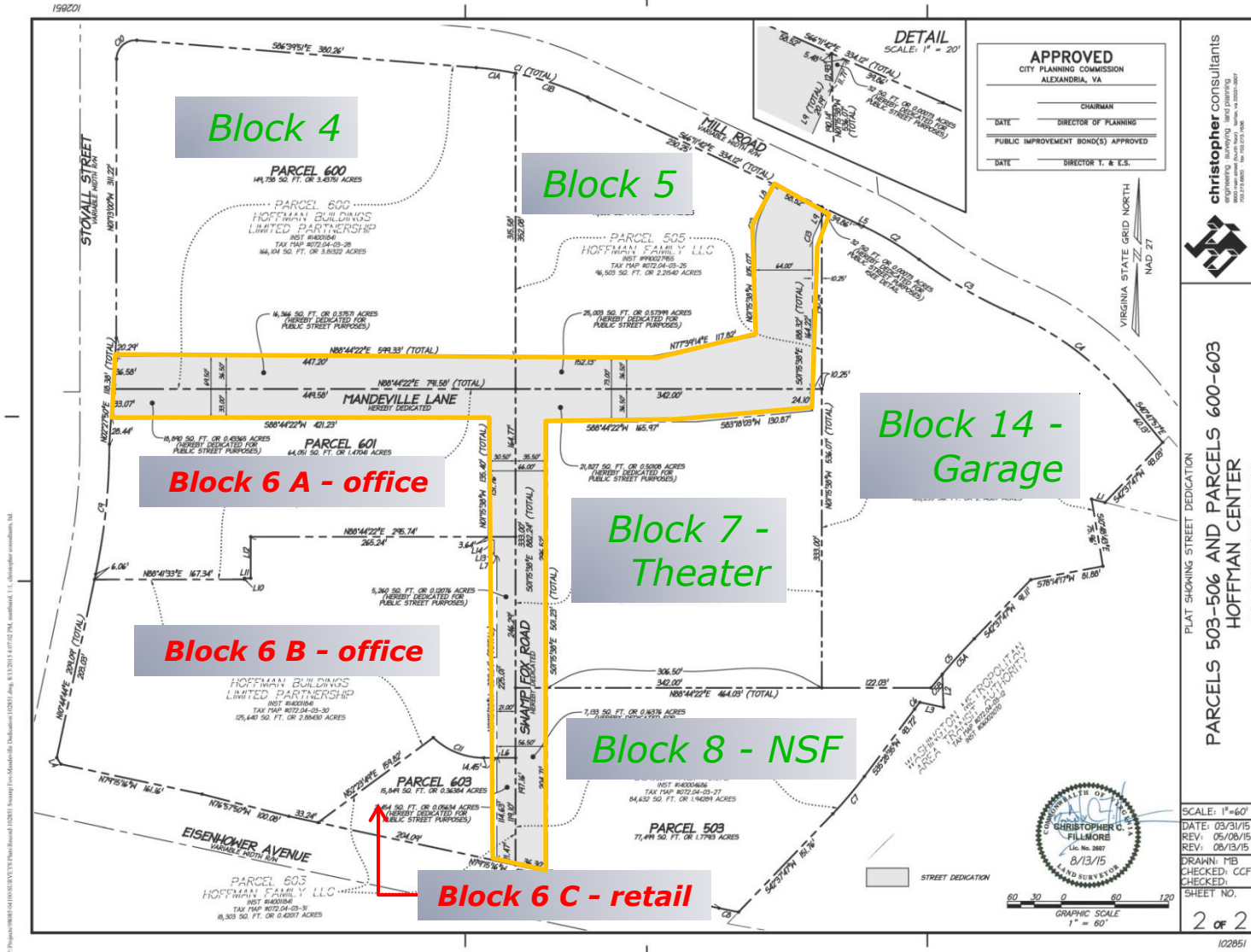


Existing Blocks

Eisenhower East / Carlyle Blocks



Street Conversion & New Blocks



Street Improvements

- Correcting any settlement issues in the subgrade and base paving;
- Repaving the streets;
- Re-striping the crosswalks;
- Bringing sidewalks up to current City standards, including the use of City standard pavers and paving patterns.
- Bringing street lighting up to current City standards, if necessary.



Existing Street Conditions



Mandeville Lane - Looking East



Mandeville Lane - Looking West

Existing Street Conditions



Swamp Fox Road Looking North



Swamp Fox Road Looking South

Existing Street Conditions



Gristmill Place - Looking East



Benefits of Public Streets

- Allows for diversity in ownership and reinvestment in the Town Center;
- Connects to the grid of existing public streets in the area;
- Allows future Blocks 4 & 5 to front on public streets;
- The streets and sidewalks will be brought up to City standards, matching other streets in the area.



Recommendation:

Staff recommends APPROVAL with conditions

