

# 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:

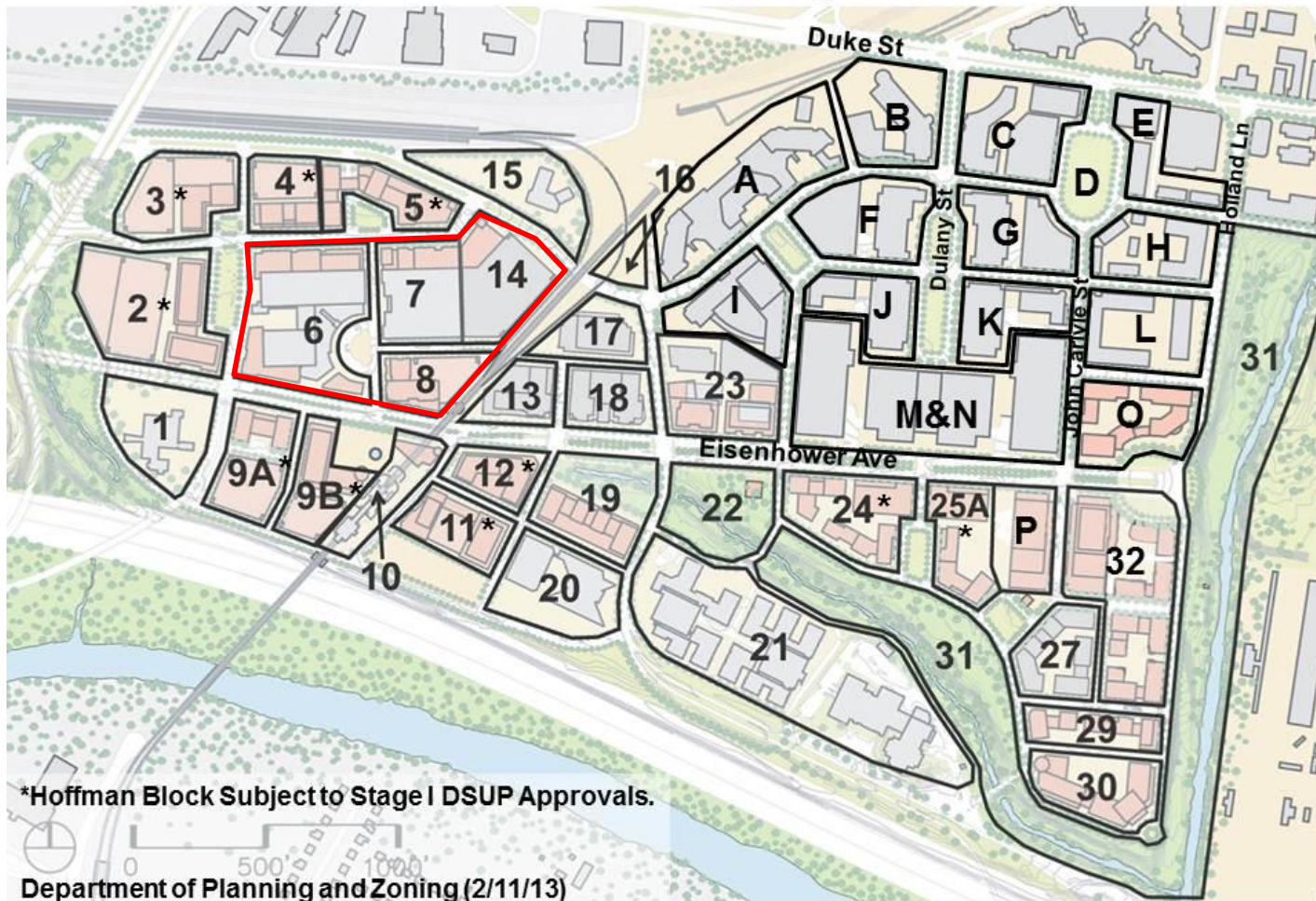
- CDD amendment with subdivision to enable the dedication of public streets, and to re-designate Block 6 into 3 new blocks; Blocks 6 A, 6 B and 6 C.



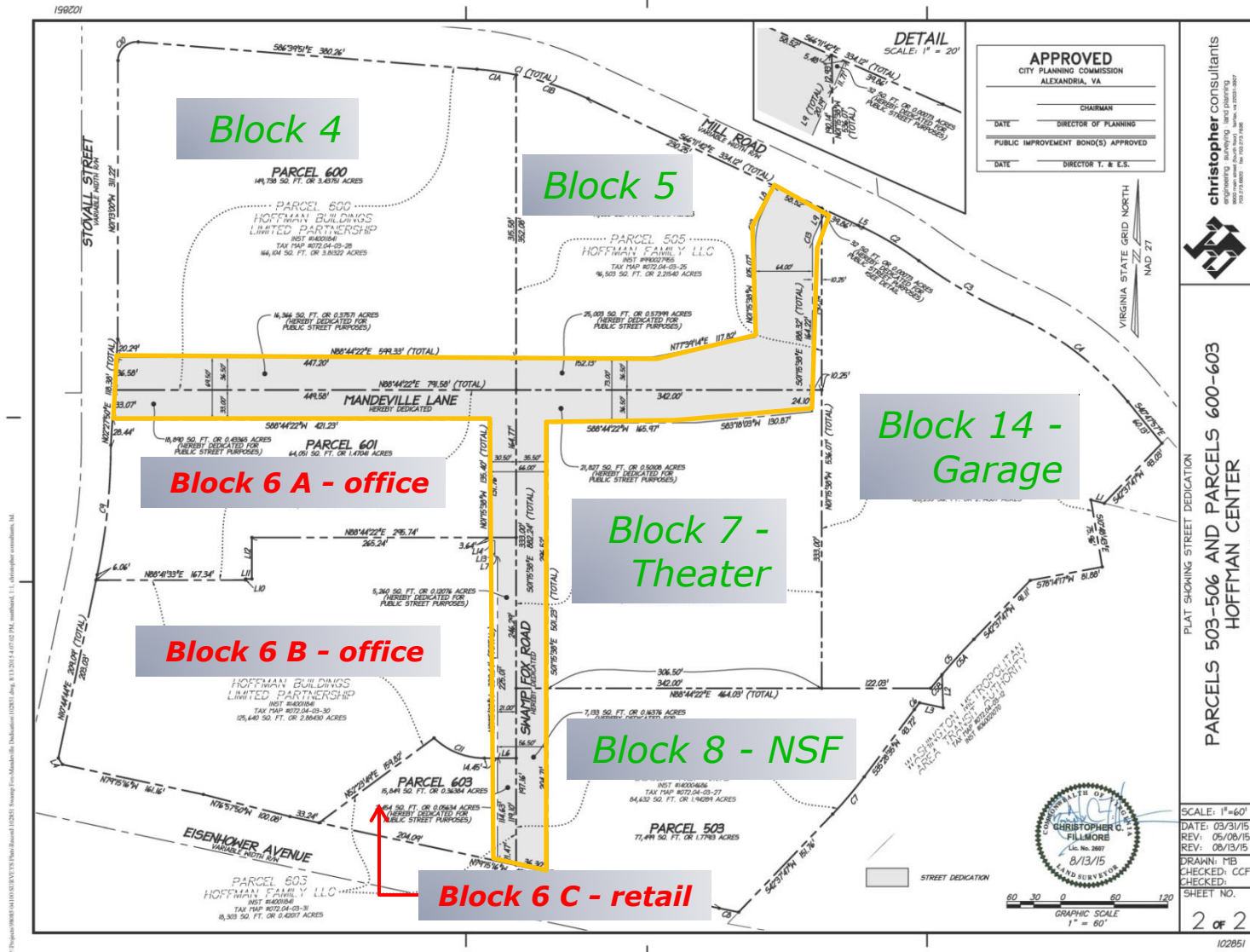


# Existing Blocks

## 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

