



The Village of Heath – Project Overview

A Presentation to the Heath City Council

July 12, 2016



Village of Heath Vision

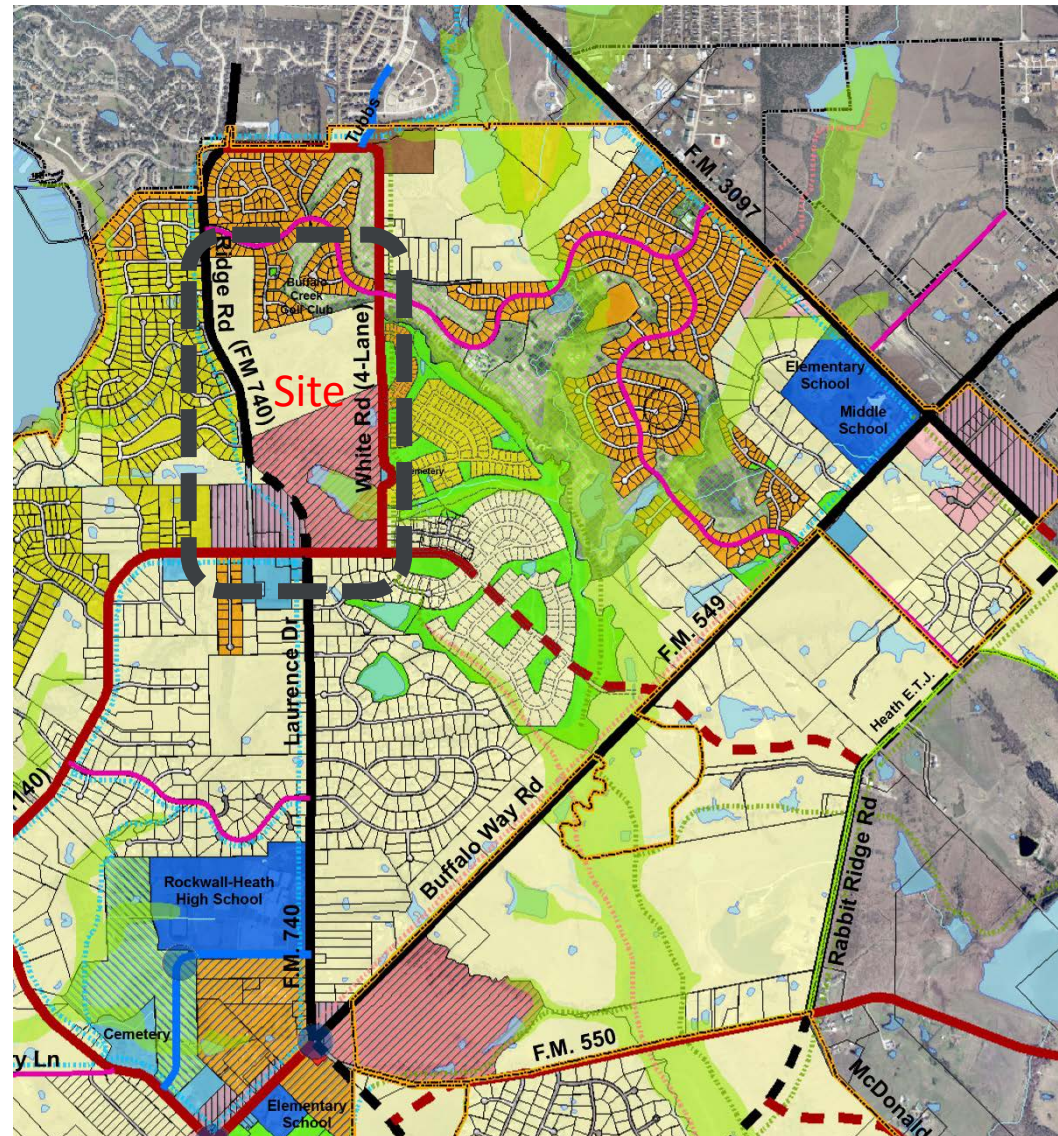


Development Intent

- **Intent.** The Village of Heath Planned Development District is intended to generally follow the concepts developed for future Town Center development in the Heath Town Center Zoning process. The development is intended to:
 - Provide a rich mixture of institutional, recreational, shopping, dining, office and residential uses.
 - Provide multiple venues and opportunities for family-friendly entertainment.
 - Provide housing opportunities for residents of Heath that support “aging in place”.
 - Provide a human-scaled environment that accommodates automobiles, and provides an enjoyable and safe pedestrian experience.
 - Provide a location for additional future civic uses.
 - Provide a residential transition between the existing neighborhoods to the north of the site and the Town Center development to the south.
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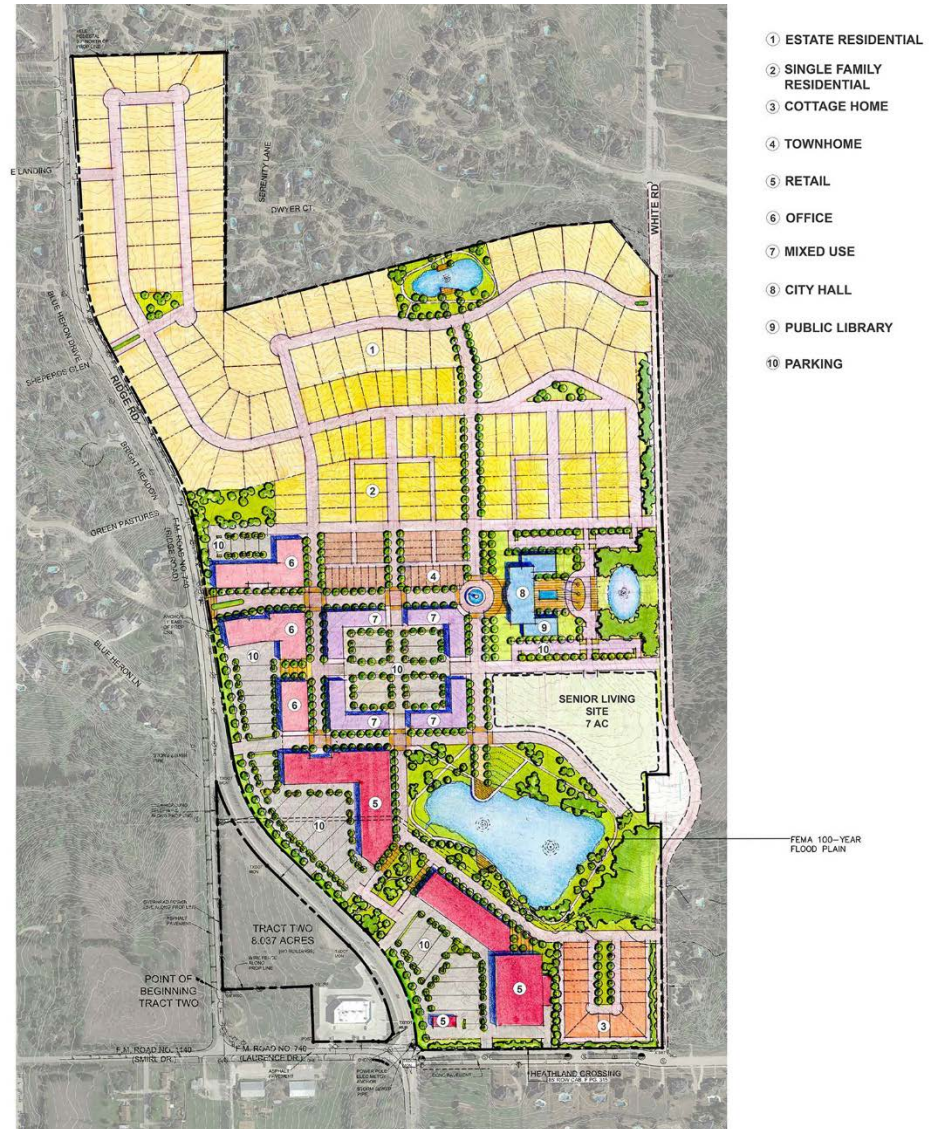
Current Conditions – Comprehensive Plan

- The City's Comprehensive Plan is intended to provide land use direction related to future zoning decisions
- The Adopted Comprehensive Plan recommends that this site develop with a *Town Center* land use, and transition to the existing Buffalo Creek development on the north with Single-Family Detached residential uses



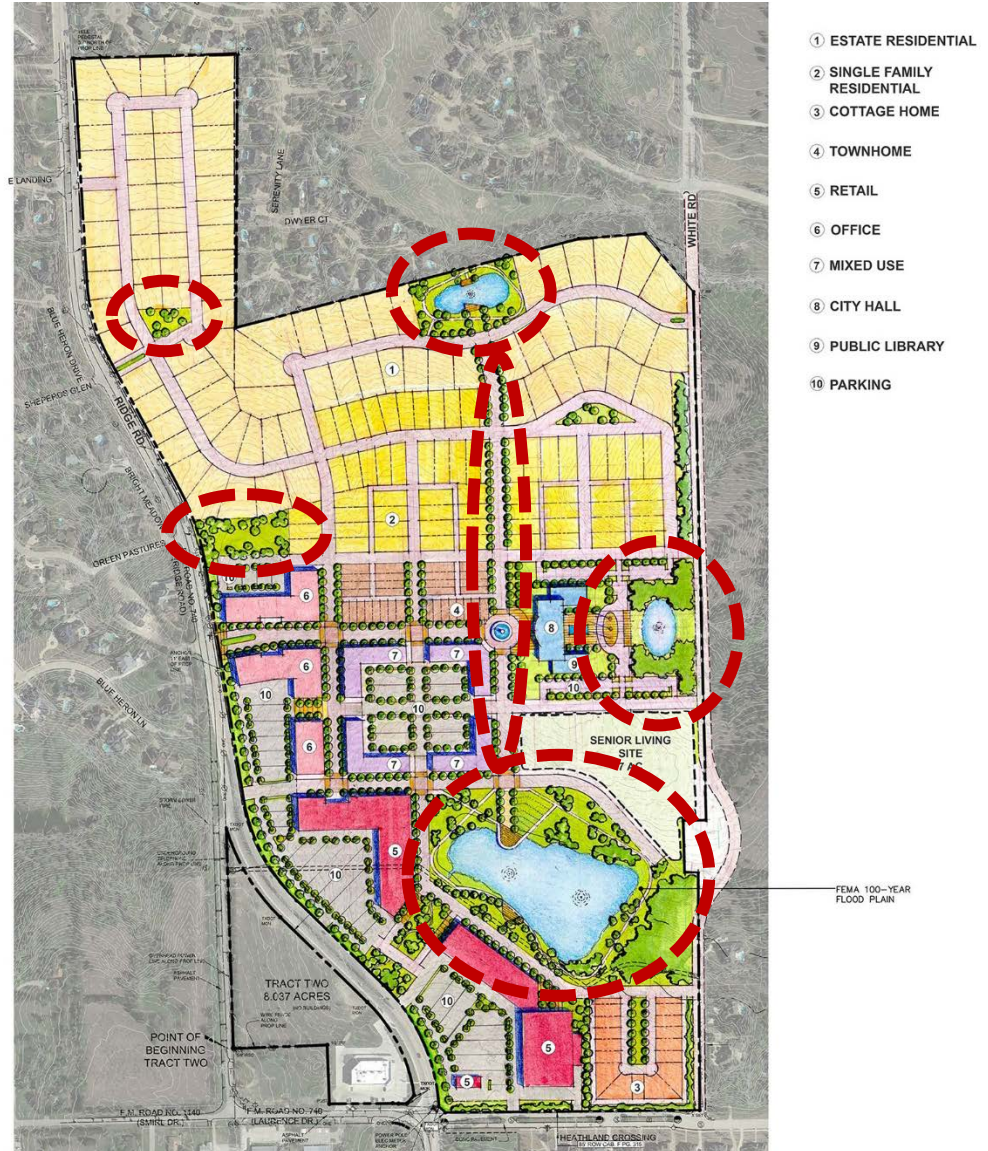
Master Plan Concept

- Provides development in alignment with the vision established for the site in the Heath Comprehensive Plan
- Takes advantage of the site's existing natural features
- Provides multiple sites for a wide range of family-oriented recreational activities
- Provides compatible residential uses adjacent to existing residential neighborhoods
- Provides options for housing products that allow residents of Heath to "Age In Place"
- Establishes a new Civic Center in the Community
- Provides high quality, neighborhood supporting retail services



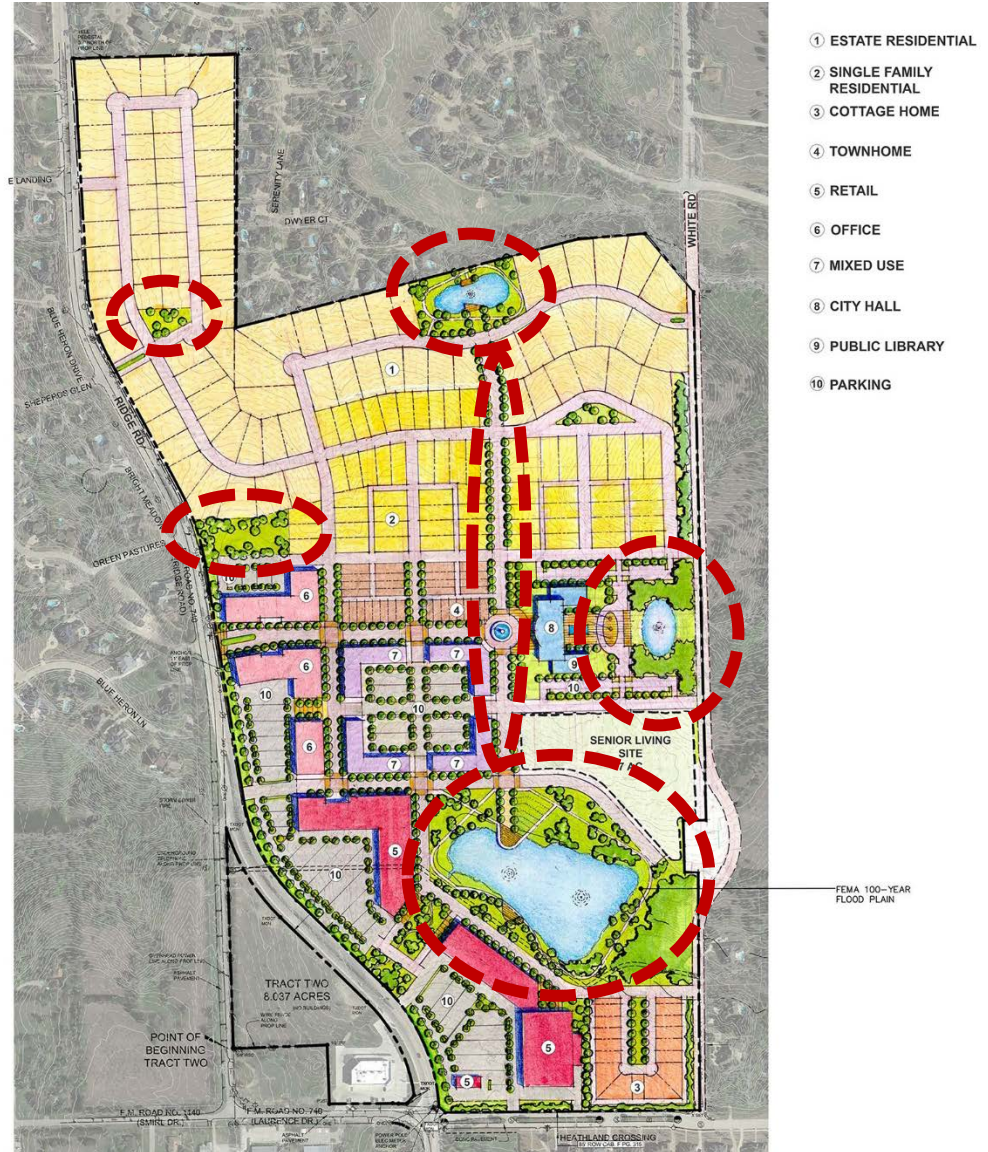
Master Plan Detail

Parks, Open Space and Trails



Master Plan Detail

Parks, Open Space and Trails



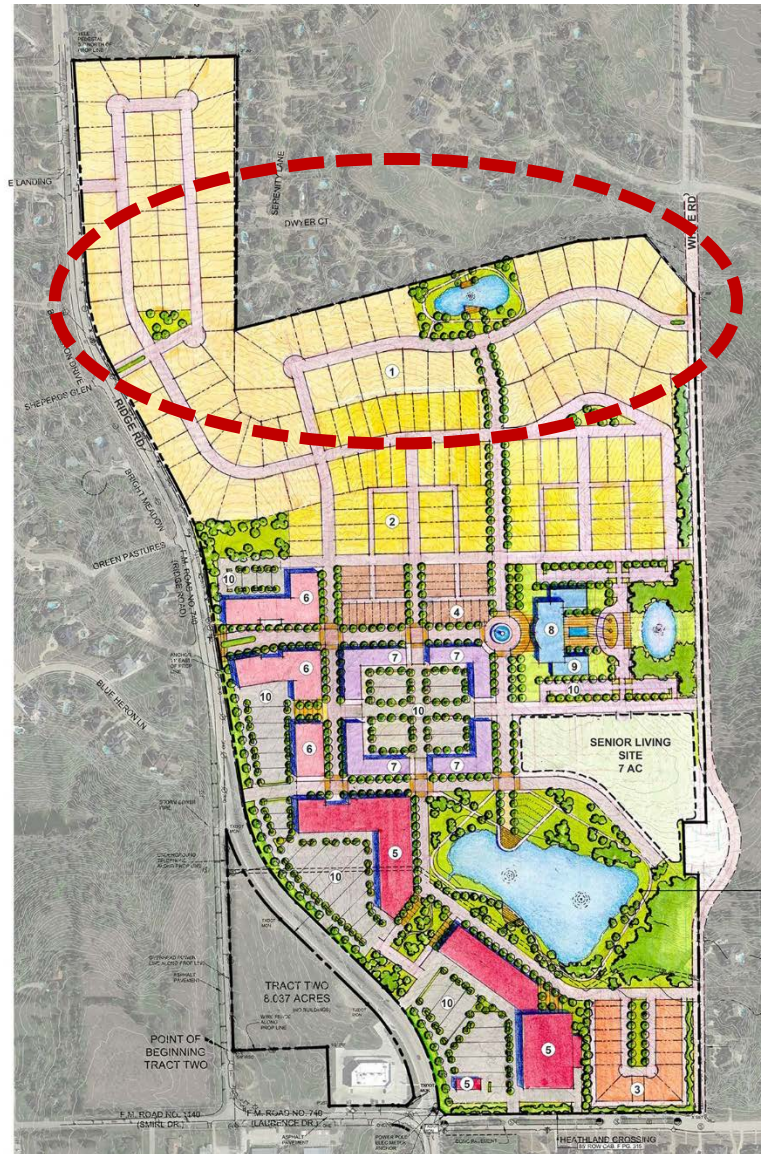
Master Plan Detail

Civic Spaces



Master Plan Detail

Quality Housing Options – Estate

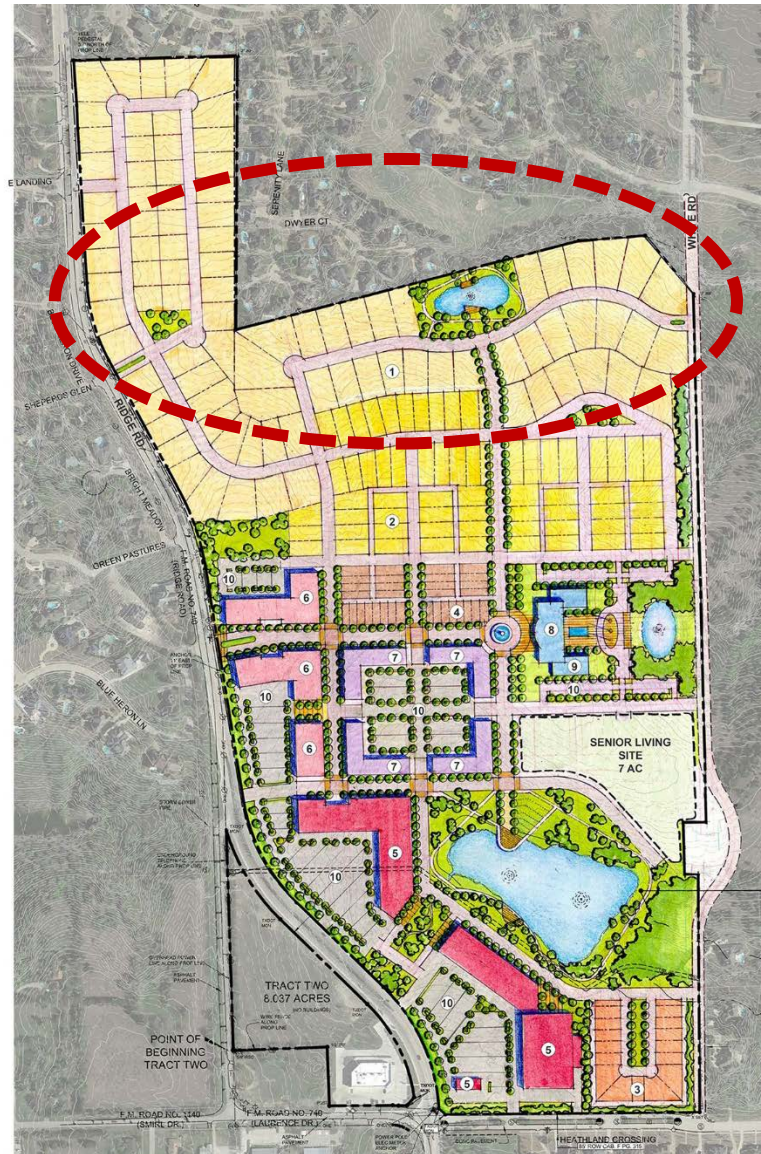


- ① ESTATE RESIDENTIAL
- ② SINGLE FAMILY RESIDENTIAL
- ③ COTTAGE HOME
- ④ TOWNHOME
- ⑤ RETAIL
- ⑥ OFFICE
- ⑦ MIXED USE
- ⑧ CITY HALL
- ⑨ PUBLIC LIBRARY
- ⑩ PARKING

FEMA 100-YEAR FLOOD PLAN

Master Plan Detail

Quality Housing Options – Estate



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Master Plan Detail

Quality Housing Options – Single Family

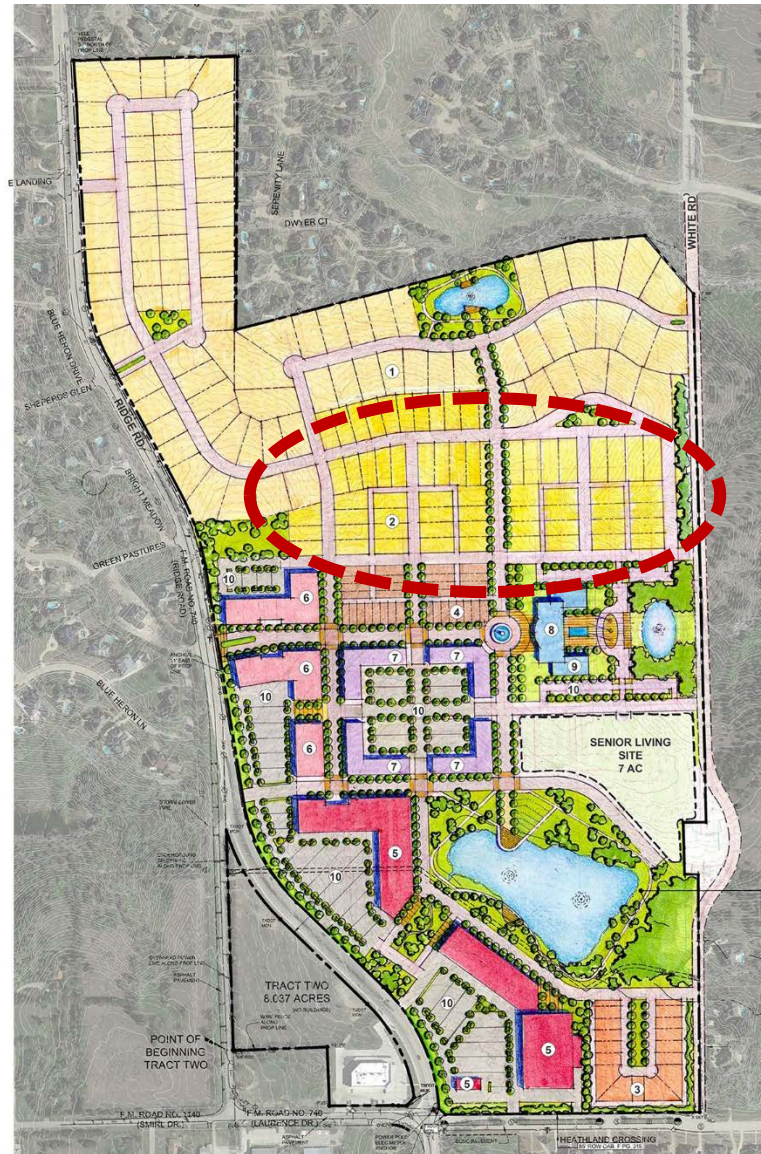


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FEMA 100-YEAR FLOOD PLAN

Master Plan Detail

Quality Housing Options – Single Family



Master Plan Detail

Quality Housing Options – Cottage Home



Master Plan Detail

Quality Housing Options – Townhome



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FEMA 100-YEAR
FLOOD PLAN

Master Plan Detail

Quality Housing Options – Townhome

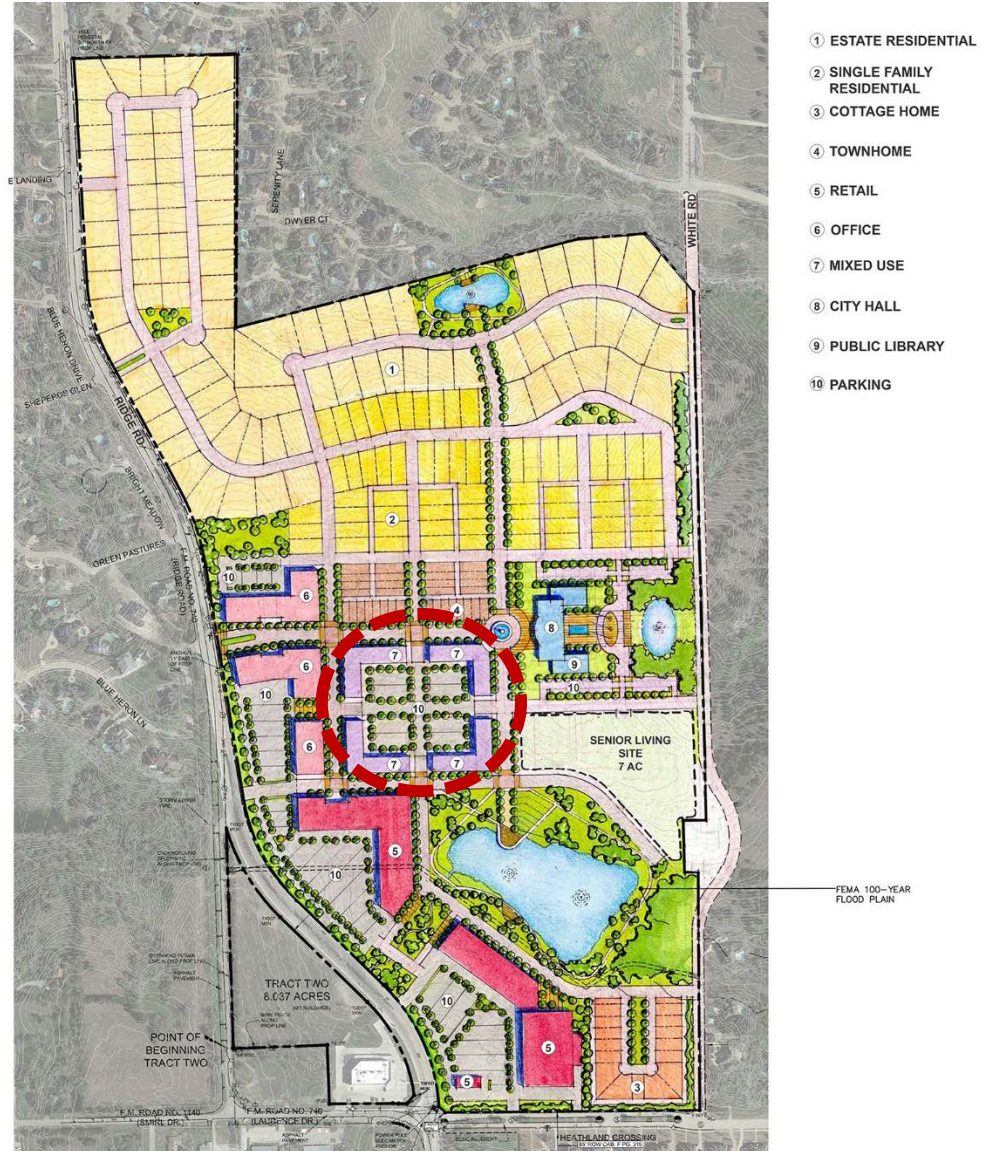


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FEMA 100-YEAR FLOOD PLAIN

Master Plan Detail

Mixed-Use Development



Master Plan Detail

Mixed-Use Development



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FEMA 100-YEAR FLOOD PLAN

Master Plan Detail

Community Serving Retail



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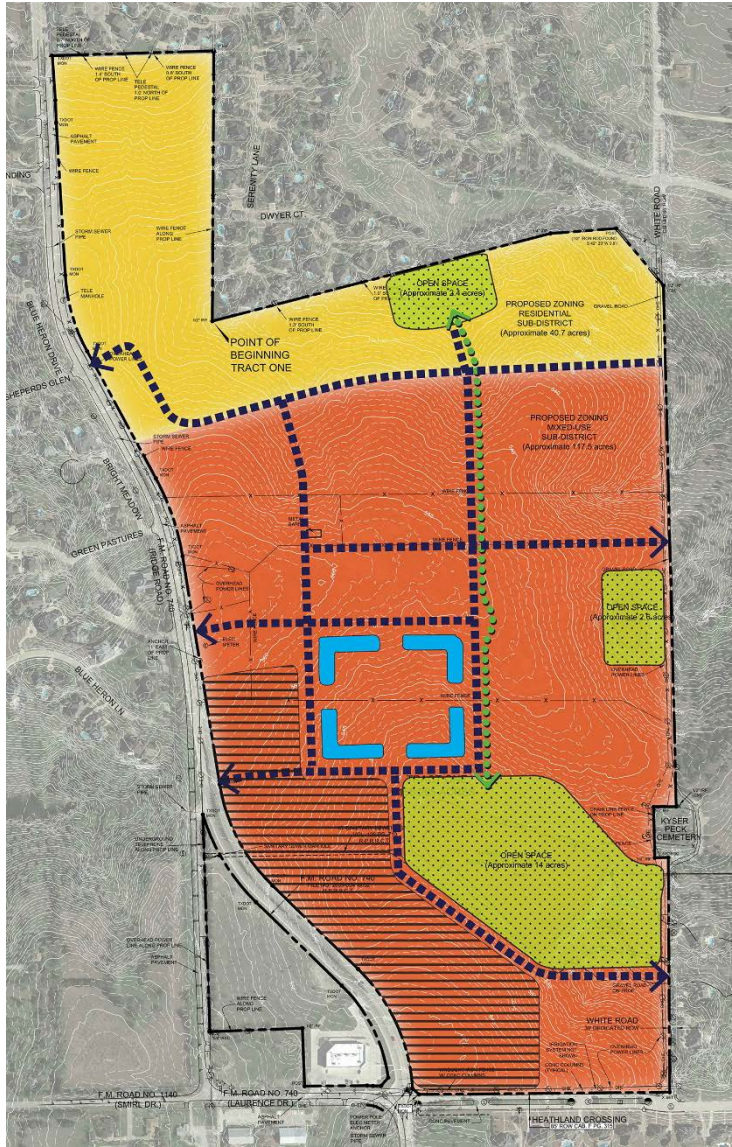
FEMA 100-YEAR FLOOD PLAN



Questions



Questions



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FEMA 100-YEAR FLOOD PLAN