



VISION. INVESTMENT. COMMUNITY.

# Highland Flats: 410 Residences – 41 Acres - Presented Oct 2021



- 80% Affordable/Attainable Housing (324 units)
  - Affordable (144 units for AMI ranges 30% to 80%)
  - Moderate/Attainable (180 units for AMI ranges 81% to 120% AMI)
- Rental Rates as low as 30% AMI – \$628/month
- Affordable Units integrated throughout community
- 68% Open Space<sup>1</sup> – 53% Natural Vegetation, 15% Landscaping
- 100% Residential Community / 0% Commercial - a direct solution with no added impact
- 10 Acres Donated to Catholic Church
- Deed Restricted for Local Workforce. No Nightly Rentals.
- No Tax Credits or Request for Public Participation (TIF).

## Project Overview

# We Listened...

## Critical timeline Oct 2021 to current date:

Aug 4<sup>th</sup>, 2021 - ColBreen presented application for request of zone change and proposed development of the Highland Flats subdivision. No vote was taken at the public meeting.

Dec 2021 – Summit County staff suggested, to ColBreen, a Jan 2022 Council meeting with a possible action. ColBreen did not feel the application and new information from the August session was completed enough for a meeting and asked staff to wait until spring of 2022.

March 2022 – ColBreen suggesting to the staff that a work session needed to take place with the Council to help better vision the current needs of West Summit County.

*\*This was primarily due to current (at that time) legislative session potentially addressing affordable housing from a Statewide perspective where ColBreen did not want to get in the potential and disruptive discussion happening in legislation..*

Oct 2021 – Current Date – ColBreen has remained with an ear to the ground of what the West Summit County economy AND current residents need. Information has been obtained through previous commission and council sessions, community outreach and public events, news and media and economic forecasts. ColBreen has continued to actively work with staff to better understand the needs of Summit County to amend the original presented plan of workforce and affordable housing.

# Updated Proposed Use

## Based on Staff and Community outreach

### ColBreen would like to propose and updated development plan to include:

- Senior Housing
  - Independent
  - Assisted
  - Memory care
  - 55+ Transitional Housing
    - *Including amenities catered to senior housing*
    - *Supported with workforce housing*
- Market rate housing
- Community Amenities

### Arching Goal of updated proposal

- Reduced Traffic
- Reduced Need for Parking requirement
- Quality Housing for Senior Residents within Summit County
- Housing for the workforce that provide care
- Phased approach to the overall parcel

# Request to Council for Feedback

*The proposed development is not a complete restructure but has been altered to better incorporate the countervailing public interest by the restructure will better support the needs of the surrounding community.*

Colbreen has explored County data for additional and alternate uses on the site including but not limited to Transitional/Senior Housing. ColBreen is requesting the Council give feedback on placing transitional/senior housing at this site.

## **The goal of this request:**

To allow ColBreen deeper evaluation of multiple other needs of the community that could potentially fit on the site and improve the neighborhoods surrounding economy. This mixed-use community would incorporate, but not limit, the community need for transitional house and those workforce individuals caring for those seniors in need.