



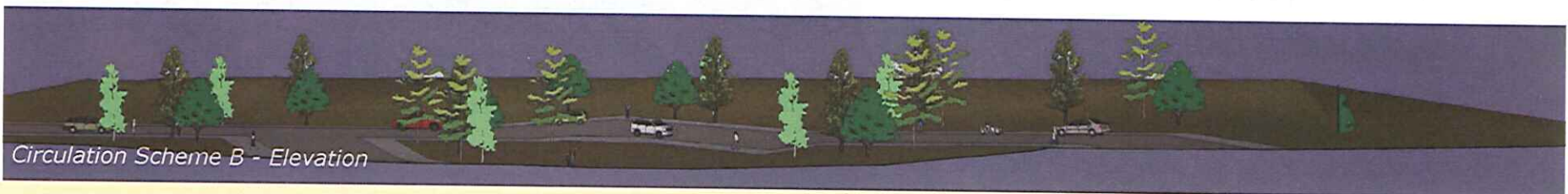
Undeveloped Site



Circulation Scheme B

Public comments:

- Keep single family homes - no duplexes, triplexes, apts. etc.!! No more than 20-25 total.
- Good Plan
- Seems suitable to surrounding area.
- Worried about City owning the land
- Middle area for an open space-park area with housing around road way would be great!
- Worried about drainage
- Good plan if you eliminate one entrance. (One on the right.)
- Has to have 2 entrances
- No low income - No duplexes
- Liked this the best. 15 homes at most - Trail - Park - Single story
- Like this one the best - Traffic openings are safer - Single story unattached houses - Houses need HOA
- House should not be attached - No tri-level
- No Low Income Housing
- This entry/exit better for visibility (Drawing refers to southern entrance)
- Separate houses unattached - more senior housing - No tri level homes
- Two openings for fire safety
- Only one entry on Cliffs Pkwy!
- Cliff Highway needs revamping for safety. Can't see cars. Need stops signs - Cars go too fast on Cliff Highway - Must have HOA

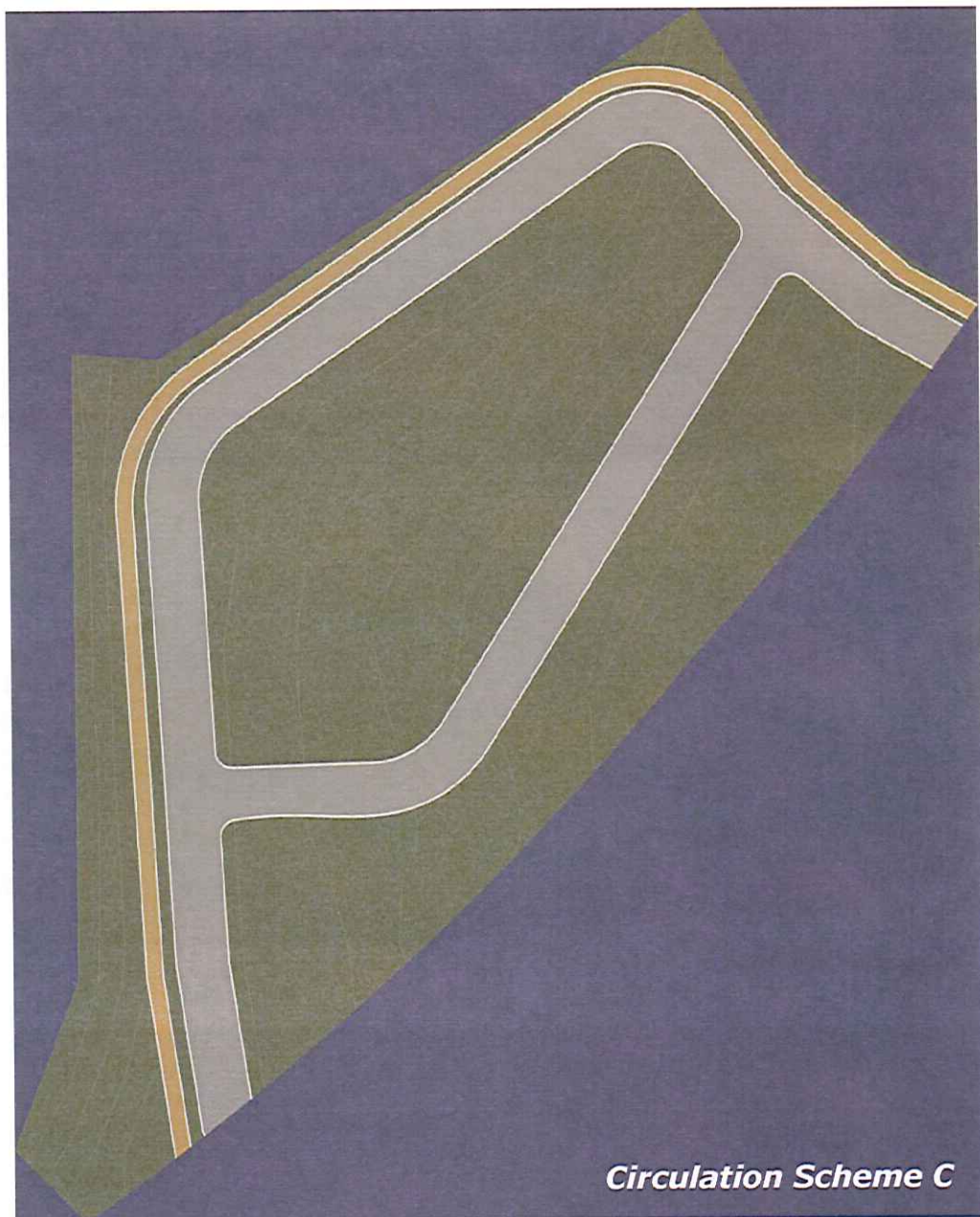


Circulation Scheme B - Elevation

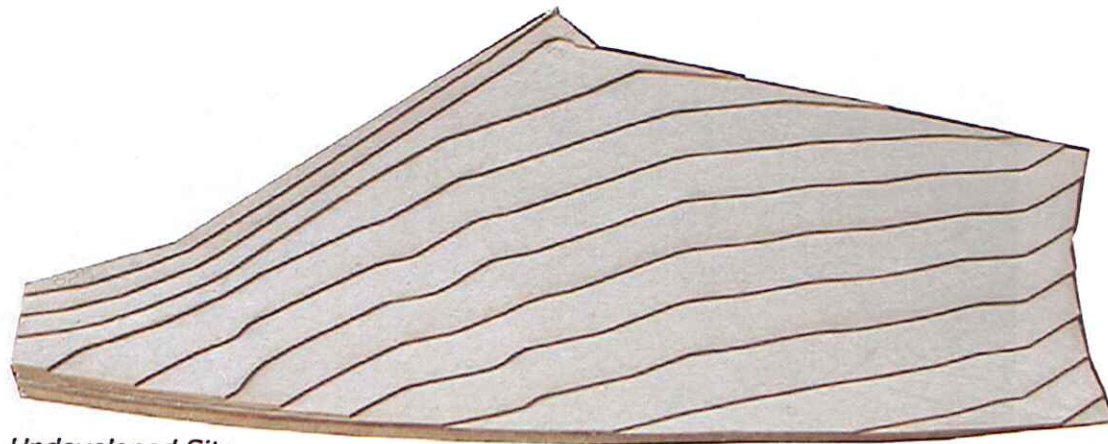


Circulation Scheme C

- Two-way neighborhood street circuit with outlet to Cliffs Parkway at far ends
- These points of entry are widely spaced to reduce impact on existing traffic patterns while still allowing for vehicular and emergency service movement
- Circuitous pedestrian pathway adjacent to main street links Cliff Parkway to new community, but not to existing neighborhoods
- Streets do not interact with site topography in a way that eases the process of grading and terracing.
- Circular pathway makes possible a sense of enclosure and facilitates interaction between community members
- Road and pathways are directly adjacent to existing homes and incorporate landscape buffer
- The pathway is visible from the road and homes, reducing opportunity for crime



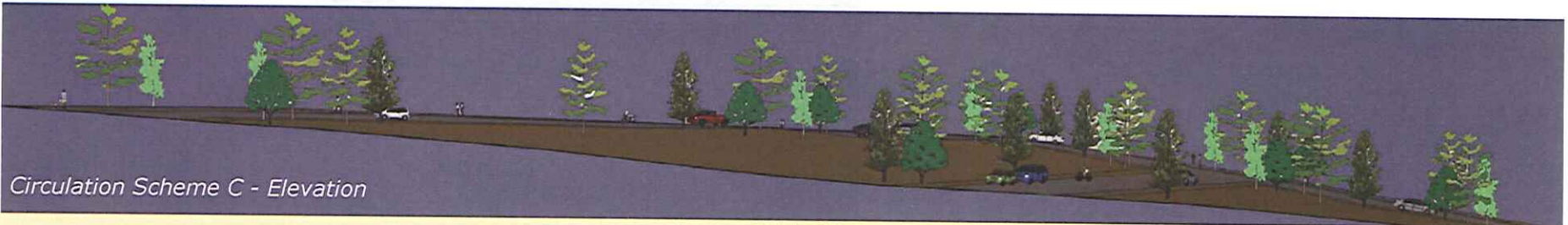
Circulation Scheme C



Undeveloped Site



Circulation Scheme C



Circulation Scheme C - Elevation

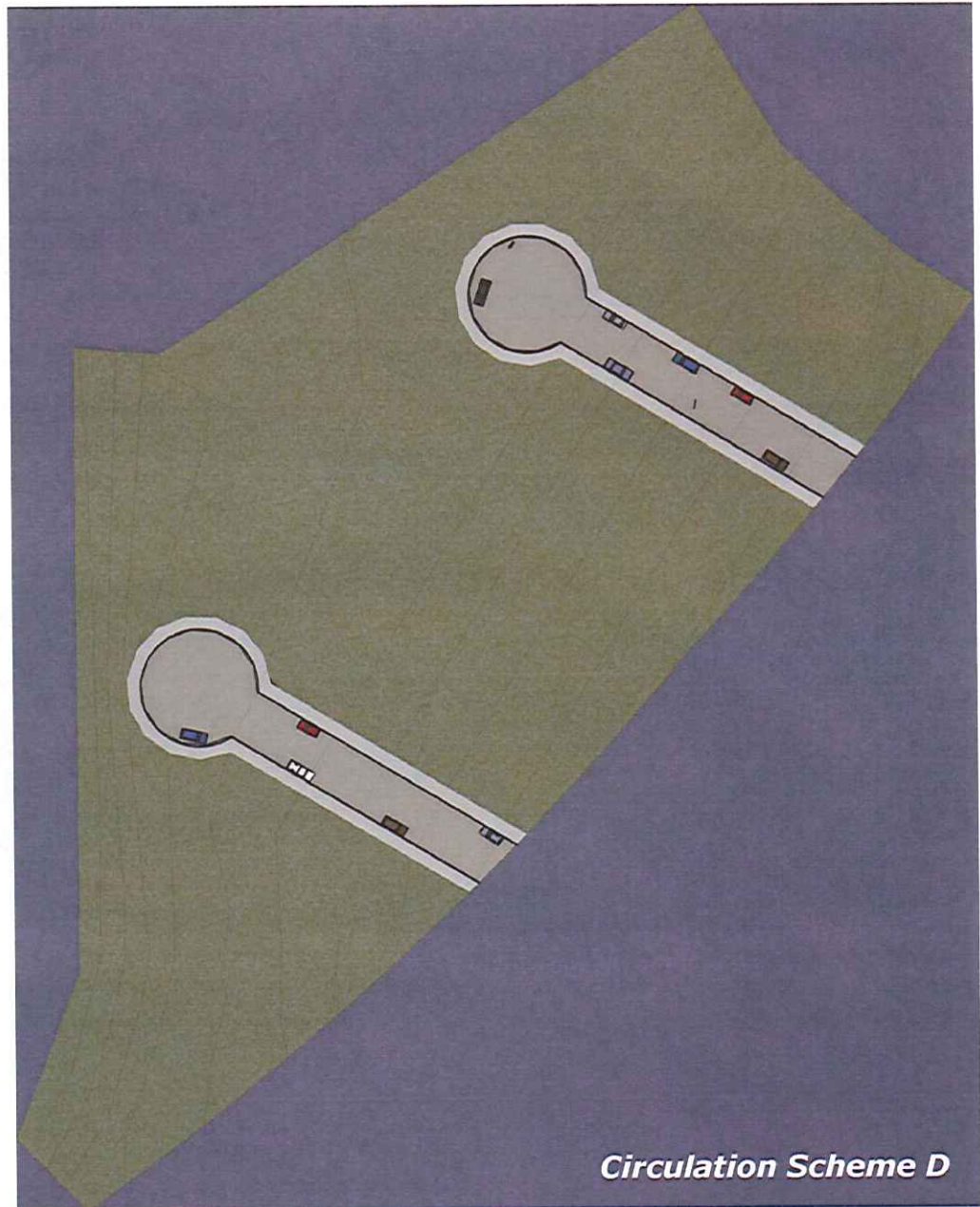
Public comments:

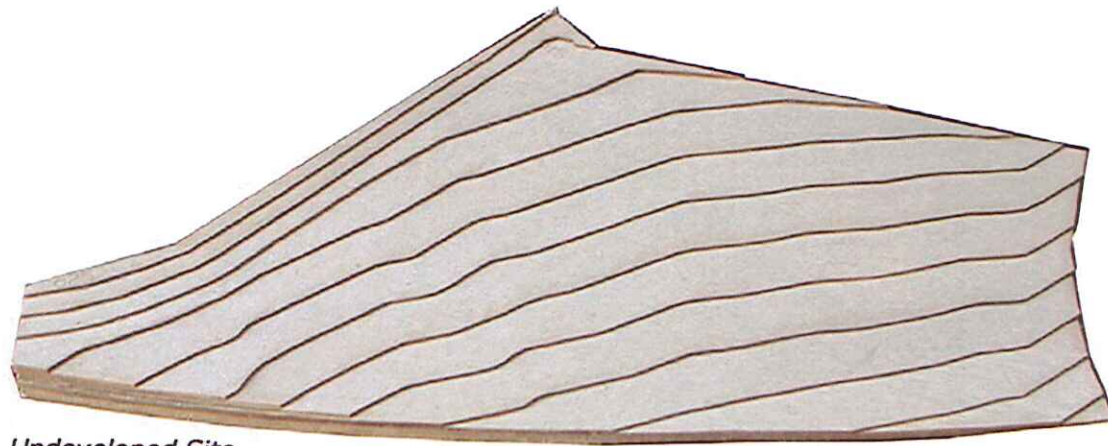
- No thanks!
- Would make too much traffic noise at back of custom homes above!
- On all plans with 2 entrances...NO..Should be only one entrance onto Cliffs due to blind hill + curves. It's already dangerous.
- I can't imagine how the trailway would look in terms of being a nice landscaped area when it is along side a road.
- Agree!
- I agree
- Walkway between wall and road is not pleasant.
- Nice long walking path
- No low income housing
- Eliminate one entrance to Cliffs Pkwy. Diagram indicates northern entrance. There is already a safety problem due to hills and curves.
- No walkway here so close to existing homes + our backyards! Diagram indicates northern property line.
- I agree
- Traffic + walking too close to homes above.
- 'Kids' may use a street as a raceway if there are 2 entrances. Already happens on Cliffs.
- No tri-level or duplex houses, a split-level



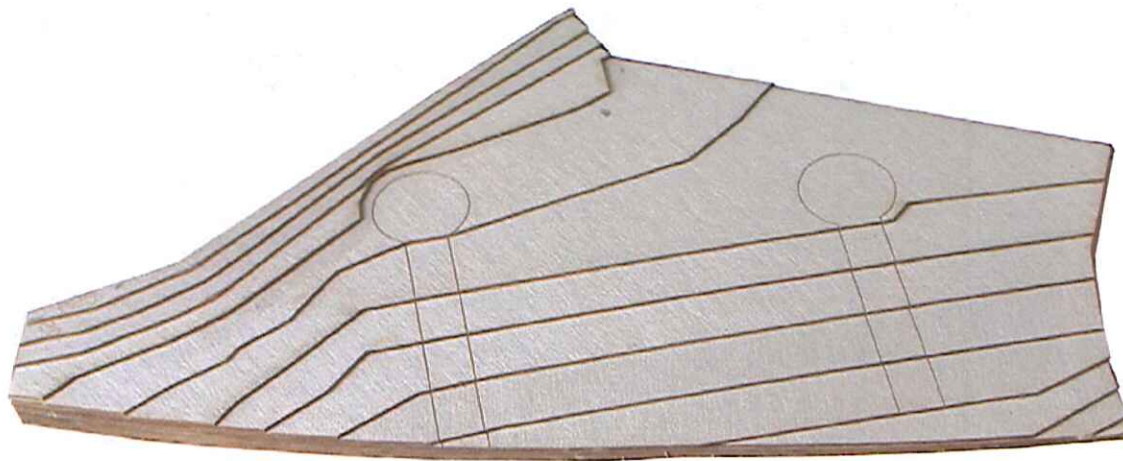
Circulation Scheme D

- Two separate two-way streets terminating in cul-de-sacs
- No connective pedestrian pathways between new development and existing communities
- Connects with Cliffs Parkway in two places
- Streets run parallel to topography, resulting in relatively steep streets that enable easy terracing of the site into flat home plots
- Relative isolation of the separate streets and lack of pathway make this scheme less desirable in terms of a of community-building and social interaction
- Scheme configuration allows for the possibility of buffer zones and does not place new public spaces adjacent to existing private backyards

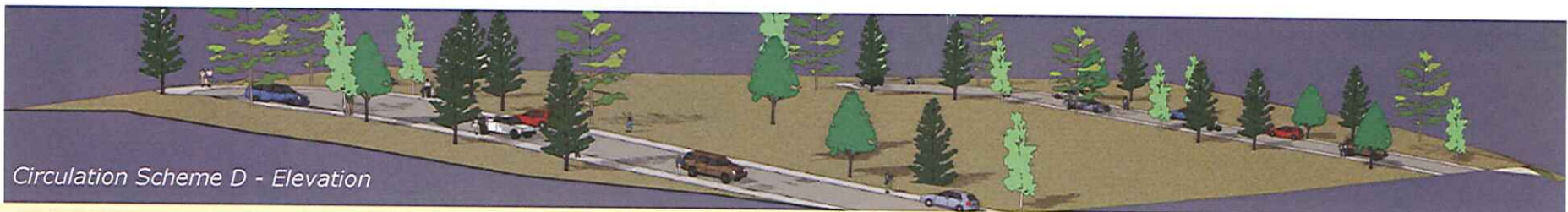




Undeveloped Site



Circulation Scheme D



Circulation Scheme D - Elevation

Public comments:

- Comments and Feedback
- No Way!
- No!
- ICH!
- No tri-level - Split level
- I like more roads, less housing
- No way
- Stupid!!
- Why not angle? Diagram of streets indicates a northwest direction of roads.
- Bad idea! Traffic flow wrong - No low income housing
- Don't like this one. There seems less opportunity for homes
- Again, this is 2 entrances...only need one.
- Need 2 roads
- Sell land to developer, use money to build library.
- Amen!
- Build housing for the poor - not BA Grads.

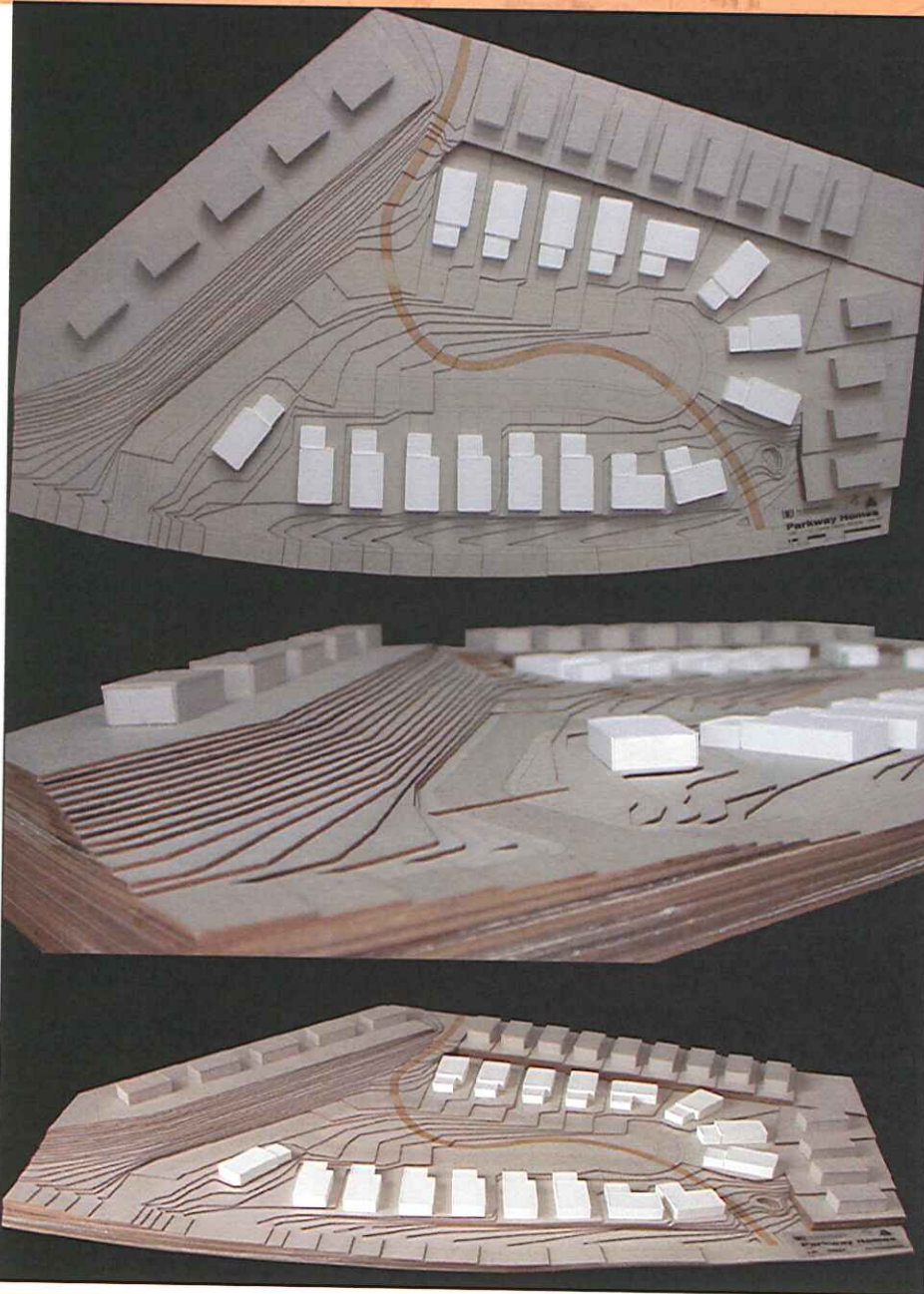
Public Design Workshop 3

The focus of this workshop was to consider alternative site schemes which allowed everyone involved to consider the most appropriate housing strategy independently from circulation. Public Design Workshop 2 resulted in selecting a single scheme that combined aspects of circulation schemes A, B and C. These are employed in the following schemes and for the most part, remain constant.

Scheme A

- 17 single-family detached housing units
- 5,000 s.f. lots
- Conventional subdivision style
- Park as focal point of community
- Most drastic grading
- Fewest units for potential profit
- Little to no diversity in units
- Narrowest landscape buffer
- Single-story units
- Units are not oriented to maximize energy savings





Public comments:

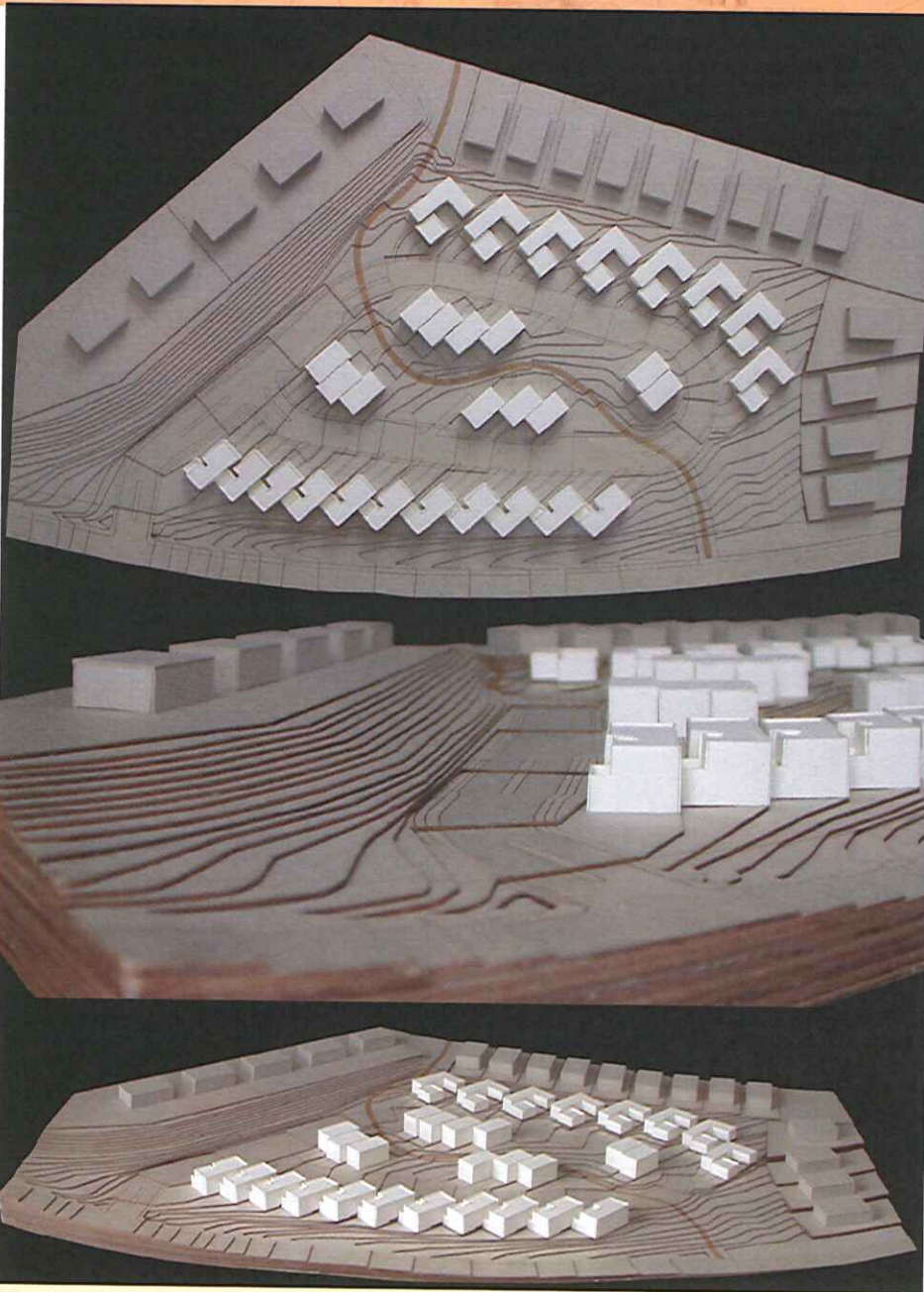
- Can this be a great community?
- Can you fit a few more houses?
- Can this scheme be tweaked more so it uses space better? Maybe have less park area and more homes. This seems to blend in the best with area.
- Why can't you orient these homes like the top ones in plan B
- In terms of \$ for library, how does this compare with 25 houses on scheme #2
- Can you design the homes to make better use of light? –answer this!
- Not great but better than the rest
- This design does not maximize the profit of the library – to bad
- Yes!!!
- I don't favor this because it is not dense enough for the purpose of doing it, it would be a waste of this valuable property.
- Walking pass as it meets cliff parkway should not be perpendicular. Need to "y", include bushes to eliminate bikes and skateboarders from going straight into street.
- Very nice
- Best of all it need to be.
- Yes! Very nice
- Very nice, love the plan
- Of the three, I like this one because it will blend into the rest of the community, more than the others
- Yes, by for the best, no two story
- Nice place to play and hang out, and instead of us playing in the street
- Love the one way around the park and trail
- I think this has the least impact in terms of having too many people in this small area
- This scheme is the only one that fits with other sub div near by, if it must be.

Scheme B

- 8 Single-family detached housing units
- 23 Attached housing units
- A number of pocketed green areas for community gathering and recreation
- Subtle grading required
- Balanced number of units for potential profitability
- Single family units adjacent to existing neighborhood
- Diversity in unit types
- 15' or more landscape buffer
- Single story adjacent to existing neighborhood
- Split-level and two-story units
- Proper solar orientation for doors and windows to maximize energy savings



Public Design Workshop 3 - Site Scheme Alternatives



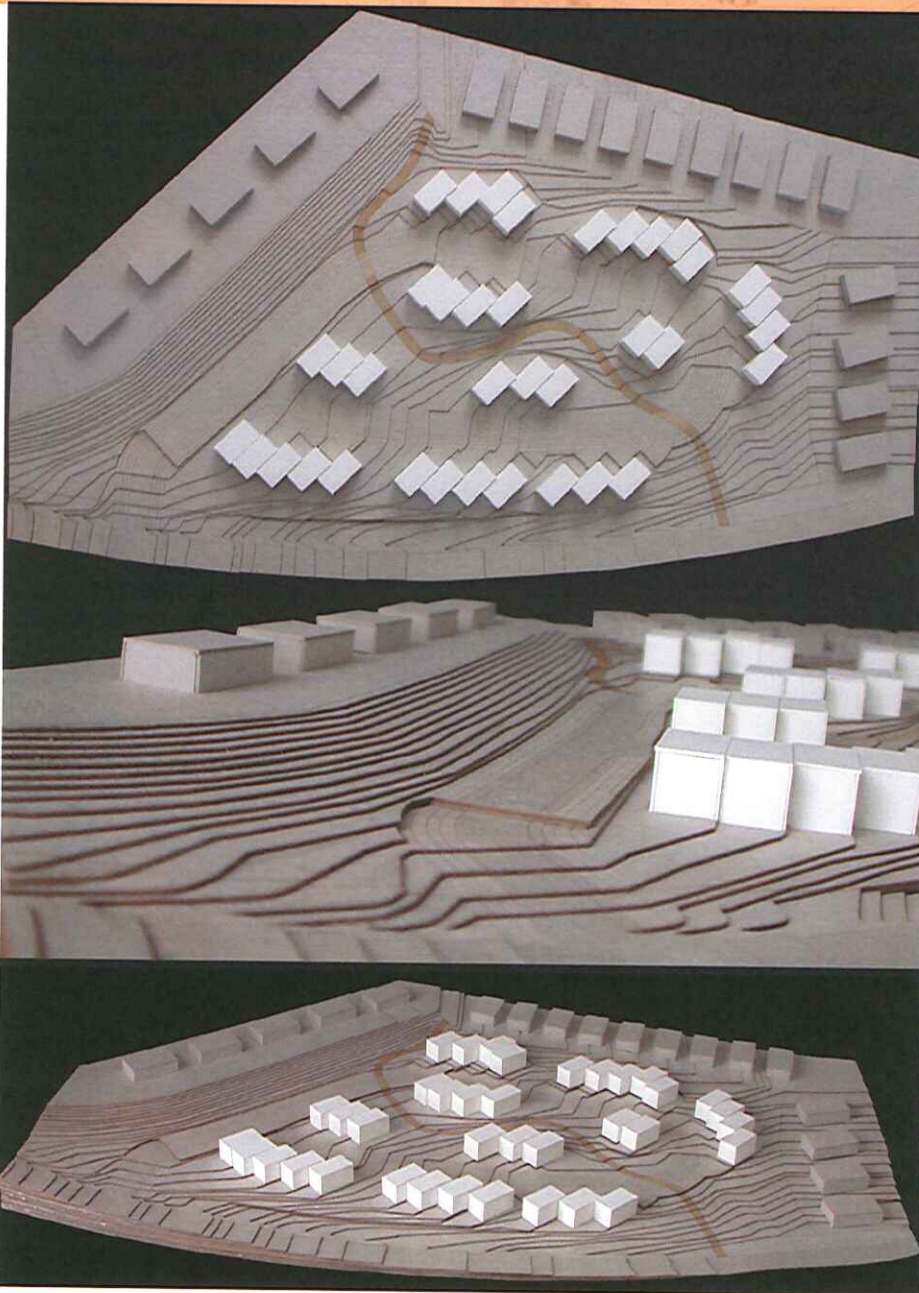
Public comments:

- No, no too many homes
- I agree- too cluttered
- No!!!
- This scheme fits in Flag by N.A.U., not by the other subdivisions at Cliffs Parkway.
- Too much!
- No 2 story!
- Cheapens our area drastically!
- Against this
- I love this plan – especially the town house at the lower level.
- No 2 story – I agree, it cheapens our area
- Too many homes
- I agree!
- Can there be few units – i.e. 25 – a tree buffer between Cliffs Parkway and the those on that road
- Great Plan do it.
- This plan makes the most sense for the reason of development. The “views” sub division was also considered too dense. This is best for a chance for affordable housing.
- A real asset to the town

Scheme C

- 37 attached housing units
- Even more pocket park spaces for community use
- Subtle grading required
- Maximum potential profit
- Little to no diversity in unit types
- Large landscape buffer of 25' or more
- Two-story buildings adjacent to existing neighborhood
- Proper solar orientation for doors and windows to maximize energy savings





Public comments:

- This scheme seems to fit Flag near N.A.U. not Camp Verde
- NO, no place for kids to play or hang out!
- No!
- Re: number of units – what is the minimum for the best \$ for library.
- No, I would like park with no houses
- No! No! Parking will be a nightmare
- I like the extra open space but this is way too many units! A big No to that.
- No two story
- No way! Too many two-story not acceptable - re \$ for all owners
- Great plan / design - two story doesn't affect lower grades across street – the increase in open space is great
- Great plan, go for it!!
- This is also a good plan and the two stories are no problem with the elevation drop
- Town homes add a nice alternative to current options
- I like the cluster housing and extra open space.





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Design Recommendations

