

# LAKE HILL NEIGHBORHOOD MASTER PLAN

## DRAFT GUIDING PRINCIPLES AND PROJECT GOALS

### Housing

**Guiding Principle:** Lake Hill will be a workforce housing neighborhood for residents who live and work in our community.

**Goals:**

- Include a ***mix of housing styles and types***, with both ***rental and ownership*** opportunities.
- Provide housing ***choices affordable to a variety of income levels*** to encourage a healthy, diverse community and address the needs identified in the Summit County Workforce Housing Needs Assessment.
- ***Mobility*** within the neighborhood – Create opportunity for people to easily move within the neighborhood, to upsize or downsize their homes as life situations change.



SHARE YOUR IDEAS FOR GUIDING PRINCIPLES & PROJECT GOALS

### Neighborhood Design

**Guiding Principle:** Lake Hill will be a model community and set the bar for a well-planned, well-designed, high quality workforce housing neighborhood where people want to live.

**Goals:**

- ***Maximize the number of workforce housing units*** on the property while providing appropriate parks and other ***amenities***, remaining ***sensitive to the environment*** and ensuring ***compatibility with adjacent development*** and land uses.
- Provide a network of ***open space, neighborhood parks***, and ***access to recreation and trails***.



**Connectivity, Accessibility and Adaptability**

- Create a ***multi-modal*** neighborhood that is ***well-connected to the surrounding community*** with easy access to ***transit***, and an interconnected network of ***biking and walking trails***.
- Provide for ***accessibility and adaptability***, both inside and outside, that supports aging in place and handicap accessibility.



**Sustainability and Efficiency**

- Use ***sustainable neighborhood design principles*** and ***high altitude design best practices*** to create a context appropriate, lakeside mountain town neighborhood, which respects and fits into the surrounding natural environment. Encourage ***renewable energy*** where possible.
- Build ***sustainable, energy-efficient homes*** that will offer ongoing affordability, durability and low costs of ownership and operation.



### Implementation

**Guiding Principle:** The Lake Hill Master Plan will be developed with deliberate consideration of financial viability and the fiscal requirements for implementation.

**Goal:**

- Provide a financially viable and executable ***phasing, financing and implementation plan*** to guide future construction and property development.
- Each phase will provide it's ***own operational needs*** (storage, parking, snow storage), touch the ***green belt*** and have ***access to transit***.

