

Gardner Road Tract (aka Levander Loop tract)

Development Timeline

1. Public Engagement Process- Public meetings on community vision for the Gardner Road tract. We would anticipate at minimum communications with the community during the design phase of the project. **(4-6 months however process can be omitted if Council initiates a zoning change request and community will be engaged during the design phase).**
2. Zoning Application to change zoning from P (public use) to a residential land use. Also, requires an amendment to the Govalle/Johnston Terrace Neighborhood Plan. Includes Planning Commission public hearing and Council public hearing and approval **(3-6 months).**
3. Design Team Request for Qualifications (RFQ): This project will require an Architect for site layout and design of a building to house office/community center/laundry/mail and playground facilities. Civil Engineer for engineering required for subdivision and site plan submittals, approvals including construction. Could run concurrently with Zoning. **(6-12 months to contract)**
4. Design Phase: Actual design of the proposed site but does not include design of community building necessary for the site **(4-6 months).**
5. Subdivision application submittal and review **(6-9 months).**
6. Subdivision Construction plan submittal and review **(9-12 months).** Could run concurrent to subdivision application). Foresee NHCD working with HHSD on joint infrastructure to serve the Gardner Road tract and the Animal Shelter tract. This is due to coordination of offsite improvements on the Animal Shelter site.
7. Site plan and site plan construction submittal **(4-6 months).** Could be staggered concurrence with subdivision construction plan submittal but may take an additional 3 months from subdivision construction plan approval.
8. Construction Contractor Request for Proposal: This would be an RFP for the actual infrastructure and site improvements for the actual units including pad sites. This cannot start until all subdivision and site plan construction plan approvals are complete. Civil engineer will assist with bid specifications. **(6-12 months to contract)**
9. Infrastructure Construction **(6-9 months per manufactured housing park type project)**

Total timeline: 41 to 63 months