

# Eastern Hills Country Club Redevelopment Study

Advisory Group Meeting 3

June 23, 2015

# Welcome & Meeting Objectives

Seek agreement on a draft 'Preferred Development Plan' or 'Hybrid Scenario' that meets the Committee-defined objectives of all stakeholders.

# Overview – Alternatives Analysis Process

## Analysis Process

1. High level – evaluation results based upon level of detail provided by committee related to each scenario.
2. Evaluated 3 scenarios - existing entitlements, “The Preserve at Eastern Hills”, and “Eastern Hills Village”.
3. Prepared comparison of each scenario related to the evaluation criteria identified in Committee Meeting #1.
4. Prepared map exhibits (where possible) to assist in understanding of the evaluation of each scenario.
5. Final performance was evaluated of each scenario as related to the strategic objectives agreed upon by the committee in Meeting #1.

# Description of Alternative Scenarios

# Scenario 1

# The Preserve at Eastern Hills



Par 3 Golf Course	
Hole 1 173 yds.	Hole 10 220 yds.
2 184 "	11 160 "
3 230 "	12 215 "
4 170 "	13 160 "
5 200 "	14 190 "
6 195 "	15 200 "
7 180 "	16 220 "
8 190 "	17 153 "
9 196 "	18 153 "
1,718 "	Back 9 1,671 "
	Total 3,389 "

THE PRESERVE AT EASTERN HILLS  
3000 S. COUNTRY CLUB RD  
GARLAND, TX. 75043

## Summary of Scenario #1: Issues

1. Name or Theme: The Preserve at Eastern Hills
2. Target Markets – Who are the future users of the property? All in the Eastern Hills area, South Garland and surrounding area.
3. Public Investment – What (if any) investment is expected from the City of Garland? Their total support but no monetary investments.
4. Economic Value – What will create a reasonable return on private investment on the site? Membership and visitor use fees (golf, tennis, swimming, other amenities), monthly membership dues, special events (rentals / catering), restaurant, and miniature golf fees\*.
5. Compatibility – How will the scenario relate to the surrounding neighborhoods & the Garland community? A destination providing great long term benefits to surrounding area and will increase property values in surrounding area. It will be totally compatible with what people in the area are wanting and need.

## Summary of Scenario #1: Mix of Uses

Land Use or Activity	# of Units	# of Acres	% of Acres
Recreation, Education & Relaxation			
> Golf course (Par 3 course, min. golf, putting, driving)	18 hole, par 3	44	24.9%
> Swim, tennis, etc.	Swim and tennis	35	19.8%
> Dining or event venues	Restaurant & banquet	Part of 35	
Residential	0	0	0.0%
> Detached homes on 1 acre or larger lots	0		
> Detached homes on 10,000 SF to 1 acre lots	0		
> Detached homes on lots smaller than 10,000 SF	0		
> Rowhouses or other attached homes	0		
> Senior housing	0		
Natural Open Space & Trails	For members use only	98	55.4%
Streets	no	0	0.0%
Other Uses and Activities	See list	Part of 35	

## Scenario #1 Other Uses

1. The Vista
2. The Nurtury at The Vista
3. The Fresh Approach
4. The Gathering
5. Tea on The Hillside
6. The Farm Patch
7. The Golf Course
8. The Miniature Golf Course

# Scenario 2

# Eastern Hills Village



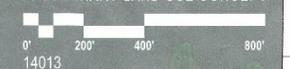
HSM DALCON, INC / PROVIDENT REALTY, INC

DOWDEY, ANDERSON & ASSOCIATES, INC.

## EASTERN HILLS VILLAGE

GARLAND, TX / DALLAS COUNTY

PRELIMINARY LAND USE CONCEPT



## Summary of Scenario #2: Issues

1. Name or Theme: Eastern Hills Village
2. Target Markets – Who are the future users of the property? Single, married couples, married with kids, empty nesters, retired home buyers. The existing community as members of the pool and amenity center.
3. Public Investment – What (if any) investment is expected from the City of Garland? No investment from the City of Garland
4. Economic Value – What will create a reasonable return on private investment on the site? Return on housing sales, taxes on the property values of the homes.
5. Compatibility – How will the scenario relate to the surrounding neighborhoods & the Garland community? Be a Signature living destination for the City of Garland that will enhance and grow retail and commercial development around the area.

## Summary of Scenario #2: Mix of Uses

Land Use or Activity	# of Units	# of Acres	% of Acres
Recreation		2.68	1.5%
> Golf course	no		
> Swim, tennis, etc.	Swim, not tennis		
> Dining or event venues	Meeting rooms		
Residential			
> Detached homes on 1 acre or larger lots	0		
> Detached homes on 10,000 SF to 1 acre lots	0		
> Detached homes on lots smaller than 10,000 SF	550 (see chart)	123	69.5% (Including Streets)
> Rowhouses or other attached homes	0		
> Senior housing	0		
Natural Open Space & Trails	11,230 linear feet, open to public	50.3	28.5%
Streets	Public streets	Included in 123 SFD Acres	Included in 69.5% SFD
Other Uses and Activities	no		

# Summary of Scenario #2: Residential Mix

Land Use or Activity	# of Units
Residential	
> 8,400 square foot lots	66
> 6,600 square foot lots	278
> 5,500 square foot lots	154
> 5,000 square foot lots	52
Total	550

# Analysis of Alternative Scenarios

## Questions and Comments for Discussion

- Is there something we misunderstood about your information?
- Do you have additional information today that adds to the evaluation?
- Are there clarifications or enhancements that strengthen the alternatives?

## Definition of Alternatives

Topic	Scenario 0	Scenario 1	Scenario 2
<b>Definition of Alternatives</b>			
Name or Theme	Existing Site Entitlements	The Preserve at Eastern Hills	Eastern Hills Village
Intent	Current entitlements allow churches, day camp, farms, ranches, orchards, riding academy, stables, public and private schools, and single-family detached.	"A green space offering the perfect balance of tranquility and activity".	New residential community focused on green buffers / amenities instead of golf.
Residential Summary	80 Units (+/-).	0 units.	550 single-family detached units.
Non-Residential / Recreational Summary	None required. Current entitlements allow churches, day camp, farms, ranches, orchards, riding academy, stables, public and private schools.	Varied; see ppt slides for detail. Available to members only.	Amenity center for community residents; trails for use by anyone.
Density (residential units / total acres)	0.46	0.00	3.09

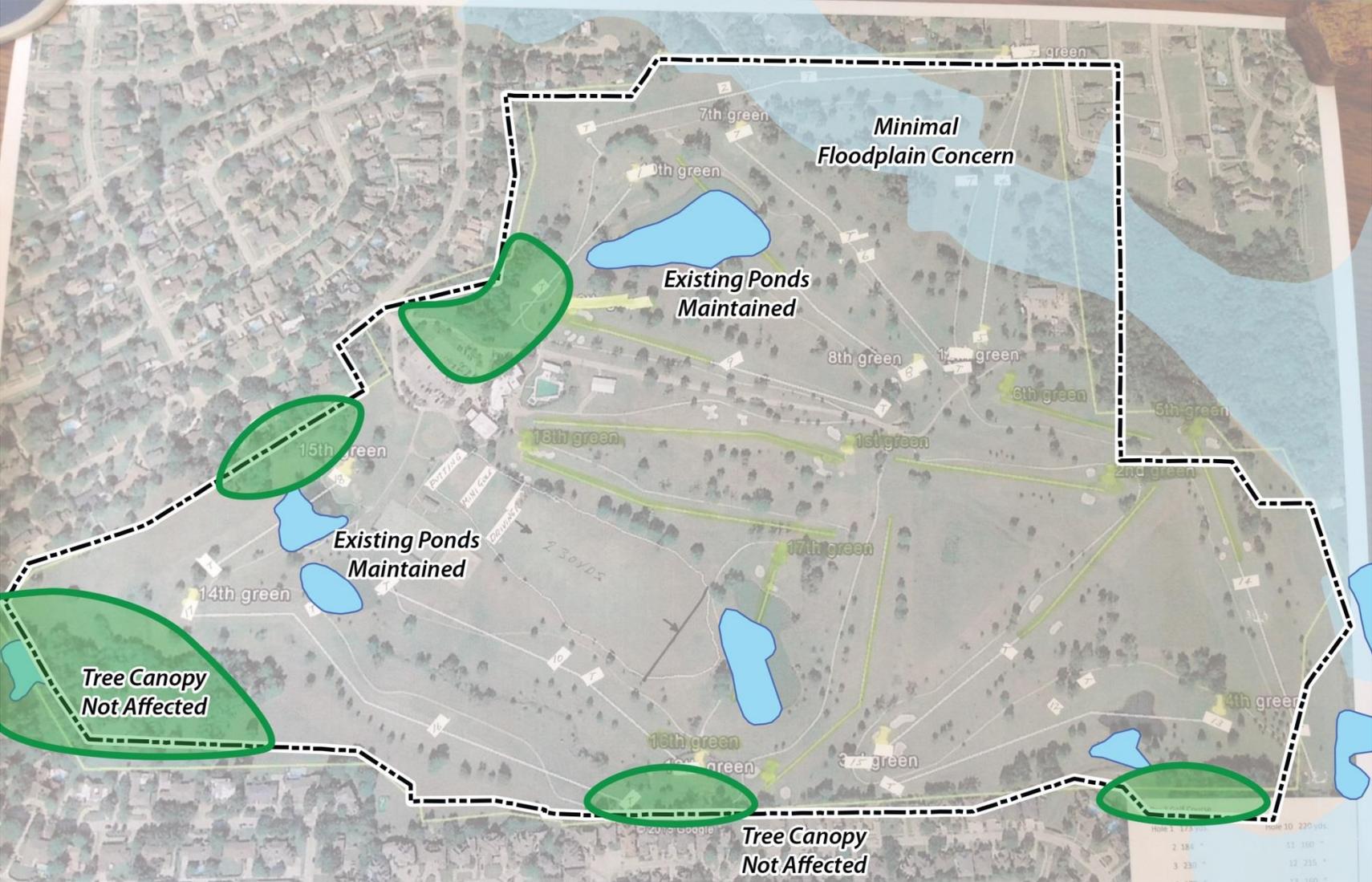
## Physical Development Compatibility

Topic	Scenario 0	Scenario 1	Scenario 2
<b>Physical Development Compatibility</b>			
Can the public service demands be met by existing City of Garland and GISD infrastructure, facilities and staffing levels?	Yes.	No significant new impacts on water and wastewater infrastructure. No impact on GISD.	Additional water and wastewater needs can be accommodated. GISD can accommodate students from 550 homes.
How are the site's natural features and assets protected?	Would be relatively easy to preserve.	Tree canopy, ponds and floodplain protected.	Most tree canopy and ponds protected. Exception is tree canopy at southwest corner of site and floodplain.
What are the impacts to public safety with this scenario?	Minimal impacts anticipated.	Minimal impacts anticipated.	Minimal impacts anticipated. No indication that public safety impacts would be different for this subdivision than for any other of a similar size.
Physical constraints to desired development	None.	None.	Floodplain / topography.
Implications for traffic congestion	960 additional Vehicle Trips per Day.	1,150 additional Vehicle Trips per Day.	5,600 additional Vehicle Trips per Day.
Connections to and through site for walkability	Trails could be accommodated.	Trails envisioned - for members only.	Basic sidewalks envisioned - accessible to surrounding community.

# Physical Development Compatibility – Natural Features



# Physical Development Compatibility – Natural Features – Scenario 1



# Physical Development Compatibility – Natural Features – Scenario 2



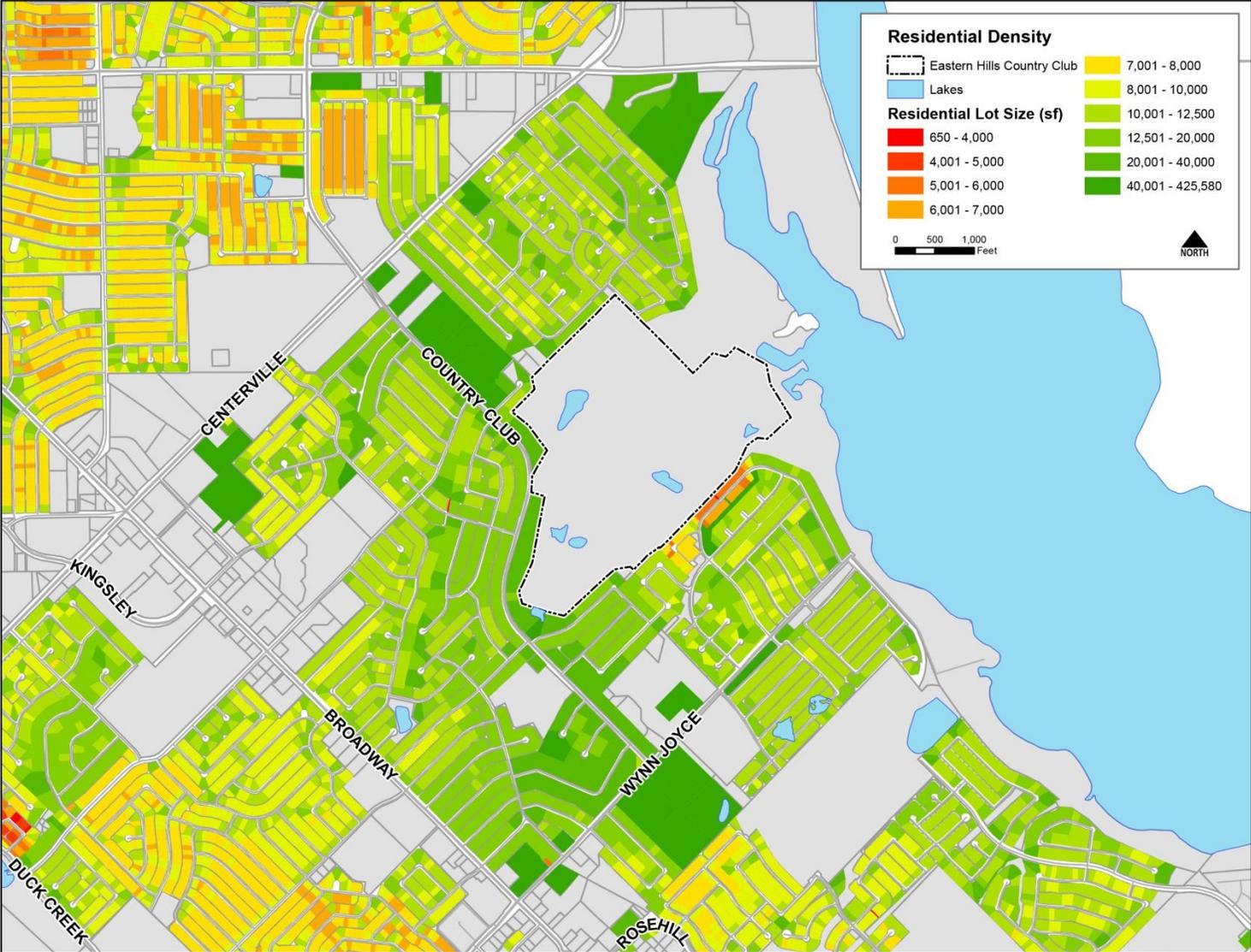
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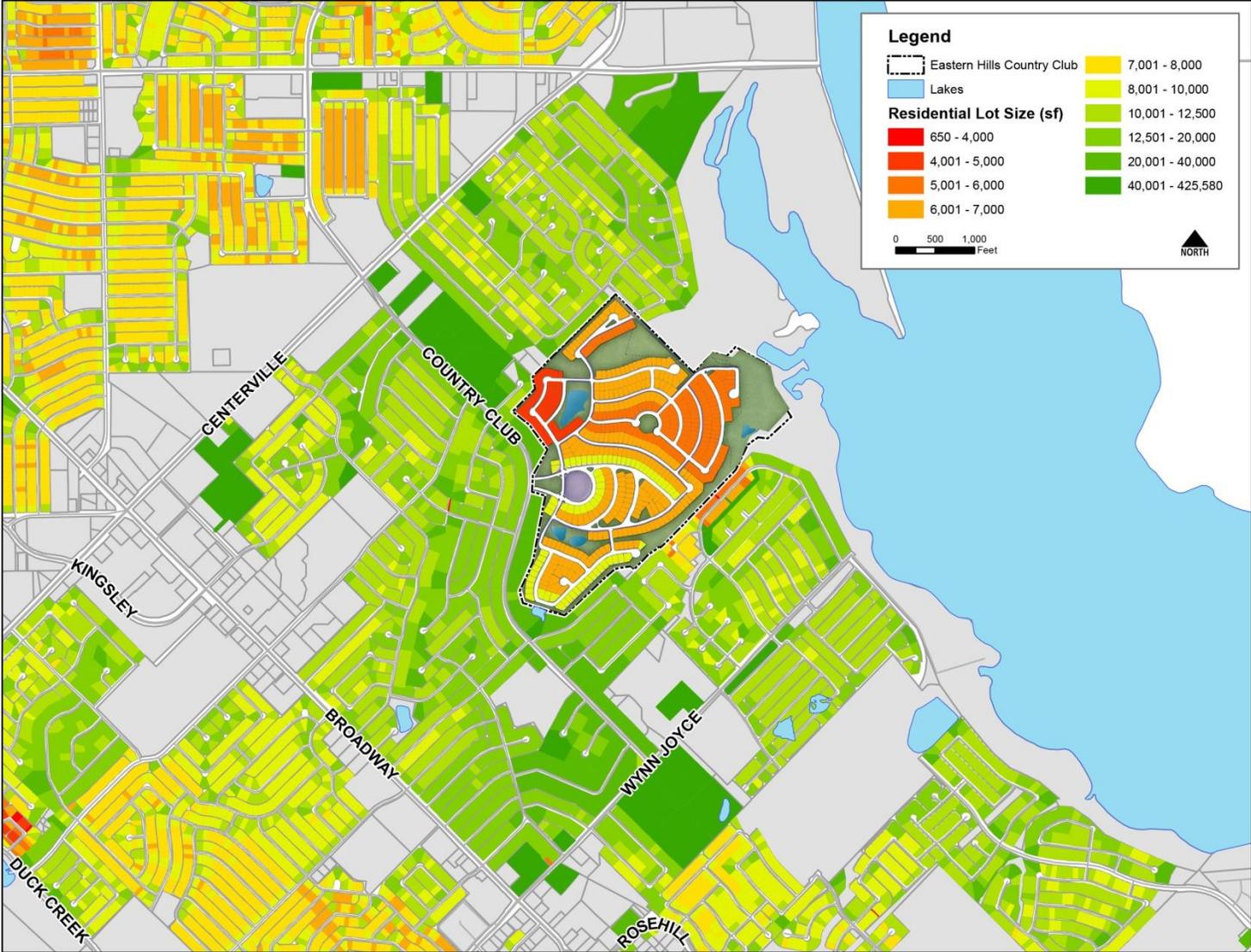
# Development Form and Character

Development Form and Character			
How compatible is the scenario with the surrounding neighborhoods?	Lower density residential development provides some level of compatibility.	Site vision is in alignment with previous uses providing compatibility.	In many cases, residential densities are higher than on existing adjacent single-family lots.
How effective are the buffers between this site and existing neighborhoods?	No buffering requirements.	Existing natural buffers maintained.	Mixed, some areas provide good buffering, others do not.
Areas for landscaping, walls, buffers	No buffering requirements - 30' rear setback.	Majority of site being retained as recreational / open space.	Retaining walls needed to address site topography. Landscape buffers minimal in some areas. Landscaping to focus on entry / clubhouse area. Ponds being retained.
Consumption of limited resources (water and energy)	Dependent on individual homeowners. Required to meet current water conservation and energy efficiency standards.	Water: primarily for landscape irrigation. Energy: for recreational operations.	Dependent on individual homeowners. Required to meet current water conservation and energy efficiency standards.
Resilience: ability to repurpose buildings as market changes in the future	Few options. Difficult to repurpose single-family homes to meet new future market demands.	Few structures; most likely would be removed rather than repurposed to meet new future market demands.	Few options. Difficult to repurpose single-family homes to meet new future market demands.
Support for local people and businesses	Homes could provide a small number of customers for nearby commercial businesses. Non-residential uses could provide opportunities for local businesses.	Various activities support local people and businesses.	More homes could provide additional customers for nearby commercial businesses and improve the variety and quality of services.

# Development Form and Character – Development Densities – Scenario 1



# Development Form and Character – Development Densities – Scenario 2



# Development Form and Character – Development Densities – Scenario 2



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# Development Form and Character – Buffers – Scenario 1



# Development Form and Character – Buffers – Scenario 2



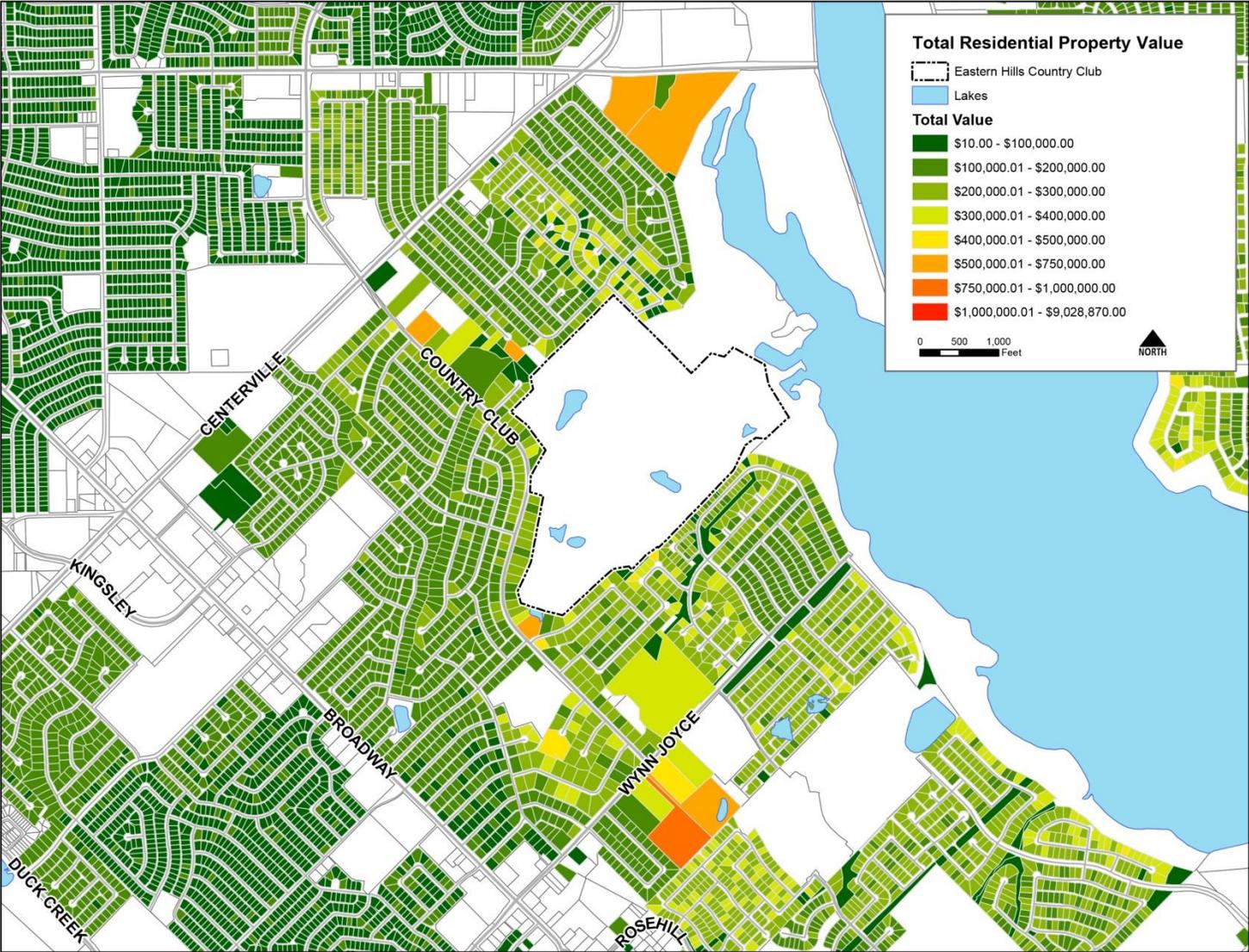
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Areas for landscaping, walls, buffers	No buffering requirements - 30' rear setback.	Majority of site being retained as recreational / open space.	Retaining walls needed to address site topography. Landscape buffers minimal in some areas. Landscaping to focus on entry / clubhouse area. Ponds being retained.
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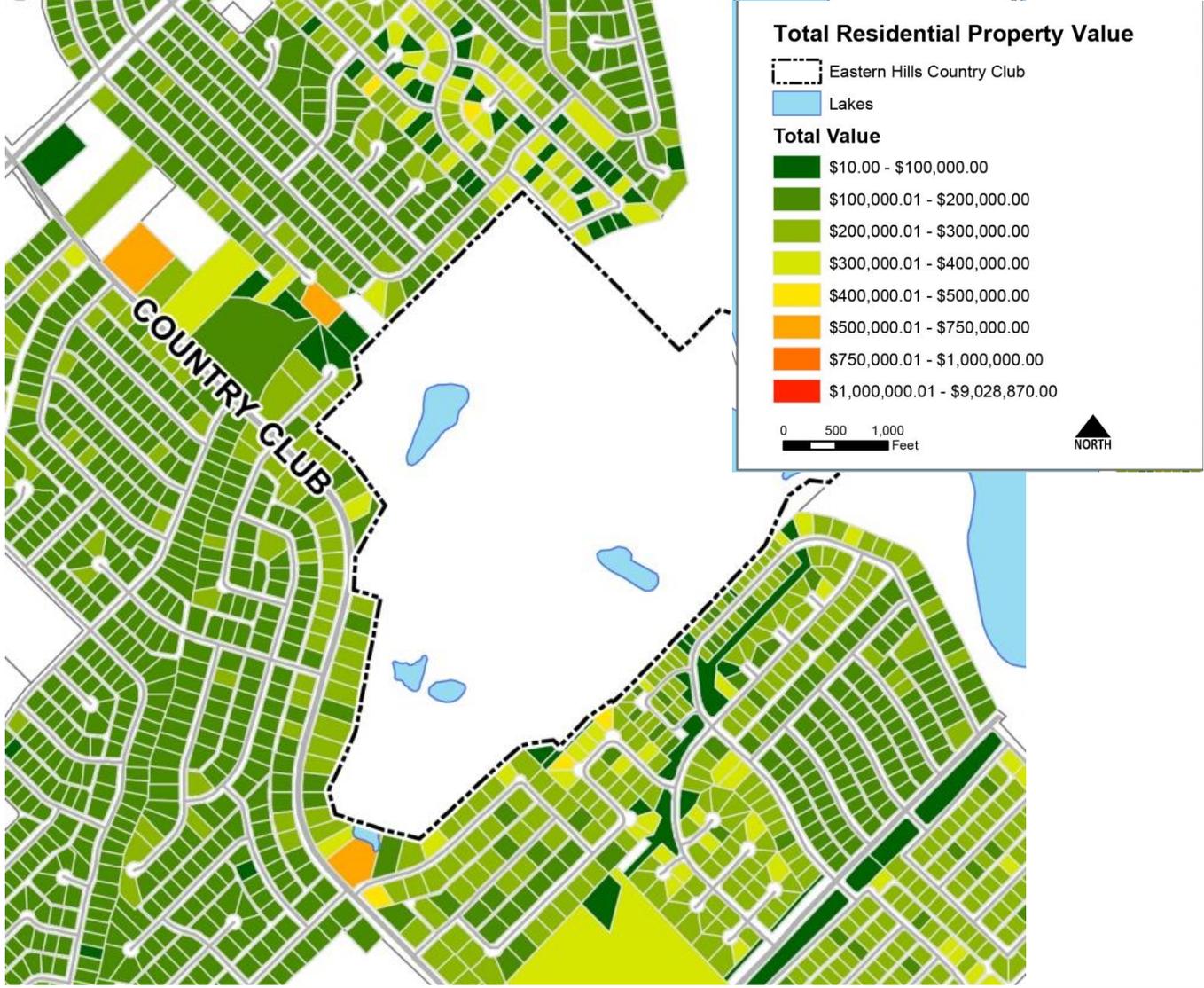
# Economic / Fiscal

Topic	Scenario 0	Scenario 1	Scenario 2
<b>Economic and Fiscal Impacts</b>			
Does the scenario appear to be supported by the market?	Information received and evaluated by the consultant to date does not indicate market support.	Interviews with golf course operators / pros indicate lack of market support for traditional 18-hole course, but par 3 course may have limited market potential. Information received and evaluated by the consultant to date does not indicate market support for tennis club, restaurant and mini golf.	Developer's market study indicates market support.
Does the scenario appear to be economically viable?	Information received and evaluated by the consultant to date does not support economic viability.	Information received and evaluated by the consultant to date does not support economic viability.	Developer's market study indicates economic viability.
How does the scenario affect property values in adjacent neighborhoods?	Unknown - Large lots are required, but the minimum home size is only 1,200 sf.	No changes anticipated - scenario maintains previous development approach - adjacent uses / views.	Price points for new development targeted at \$240K - \$350K. Current values of adjacent properties generally range from \$200K - \$400K.

# Economic / Fiscal – Property Values



# Economic / Fiscal – Property Values



# Strategic Objectives

Topic	Scenario 0	Scenario 1	Scenario 2
<b>Strategic Objectives</b>			
N1: Create a development that maintains / enhances the value of existing homes and does not overburden the infrastructure or compromise neighborhood safety	Maybe.	Yes.	Yes.
N2: Maintain a buffer of open space between the surrounding homes and future development, possibly with an activity that generates revenue	Maybe - not required.	Yes. Smaller golf course provides a buffer and some revenue potential.	Somewhat. Buffers in several areas are very small or non-existent and unlikely to provide adequate space or screening between existing homes and future development. No revenue potential identified beyond the sale of the homes.
P1: Make a profit	No information available at this time.	No. Available information on economic / fiscal impact does not demonstrate profitability.	Yes; however, available information does not indicate whether a less intense development would also be profitable.
P2: Get along with neighbors	Maybe.	Yes.	No.

# Strategic Objectives

Topic	Scenario 0	Scenario 1	Scenario 2
<p>D1: Create a quality, sustainable and market-supported development</p>	<p>Maybe. Highly dependent on the actual mix of uses developed.</p>	<p>Somewhat. Development may be quality; however, information has not been provided as to quality aspects. No evidence that it would be sustainable or market-supported.</p>	<p>Somewhat. Development quality would depend on City requirements and individual builders. Project supported by existing market. Proposal would include single-family homes, the same use found in surrounding areas. Proposed density is higher than surrounding neighborhoods, so it is less compatible from that standpoint. Since single-family homes in a typical subdivision layout are a dominant use in this area, this project may not be distinct enough from other developments to be sustainable over the long term.</p>
<p>D2: Create a development that is appropriate to the location</p>	<p>Somewhat. Residential uses are appropriate, considering the surrounding development. It is less appropriate in terms of the most effective use of a key location within Garland.</p>	<p>Somewhat. The development is appropriate from the standpoint of retaining activities similar to those that existed in the past. It is less appropriate in terms of the most effective use of a key location within Garland.</p>	<p>Somewhat. Residential uses are appropriate, considering the surrounding development. It does less to create a distinctive identity or retain key focal points. It is less appropriate in terms of the most effective use of a key location within Garland.</p>

# Strategic Objectives

Topic	Scenario 0	Scenario 1	Scenario 2
D3: Consider developing a project with features that could be enjoyed by the surrounding neighborhood	Maybe.	Somewhat. Neighbors would need to join the clubs to use the facilities.	Somewhat. Neighbors would be able to use trails / paths for free, but not amenity center.
C1: Enhance the Garland community	Maybe.	Somewhat. Open space would be an amenity. Unclear if a significant share of Garland residents will use the activities envisioned.	Somewhat. New homes can enhance the value in the near term. Adding a single-family detached subdivision, provides a new product for the market in this part of Garland, but over the long term, building more single-family homes may be a missed opportunity to create a more unique project that is differentiated from surrounding areas.
C2: Increase the City's tax base	New residential units increase tax base slightly.	Minimal tax base increase from the commercial activities on the site.	New residential units increase tax base.

# Adjourn

