

Highland Hills Special Area Plan Draft Vision and Goals Statement

City Council Meeting
20 Nov 2024
5 pm
401 East 21st St.
Hibbing, MN 55746



FUTURE NEIGHBORHOOD VISION

An attractive residential neighborhood that enhances the surrounding neighborhood and broader community both socially and environmentally. The new neighborhood will create a desirable place to live by providing high-quality housing options, inviting public open spaces, focusing on sustainability, and active connections to adjacent neighborhoods and amenities.

CIRCULATION & CONNECTIVITY

Goal 1: Improve the circulation and connectivity through the new neighborhood to the adjacent neighborhood and nearby amenities.

- a. Lessen the adverse traffic impacts from the new neighborhood on the adjacent neighborhood by limiting cut-through traffic and traffic control and evaluating a new neighborhood access road off E. 34th Street.
- b. Create safe, pleasant, walkable pedestrian connections and streets throughout the new neighborhood to adjacent neighborhoods and community amenities.
- c. Emphasize pedestrian-scaled streets and rights-of-way within the new neighborhood.
- d. Create an integrated trail system throughout the new neighborhood that is connected and inviting for the adjacent neighborhood residents and community users.

LAND USE

Goal #2: Create a vibrant and active neighborhood within the larger existing neighborhood.

- a. Promote compatibility with the existing neighborhood by promoting a high-quality site plan that provides a seamlessly integrated feel and offers adequate buffering for the adjacent established housing/neighborhood, especially adjacent to the narrower parts of the site.
- b. Distribute the park and open space throughout the site.
- a. Establish consistent and attractive landscape standards for the public right-of-way, park and open space, and home sites.

HOUSING

Goal #3: Provide high-quality single-family detached home options to meet broad community needs now and in the future.

- a. Provide high-quality home options of similar quality to immediately adjacent homes.
- b. Establish a consistent building architectural styling that utilizes high-quality materials and is timeless.
- c. Provide adequate buffering between new residential homes and the existing neighborhood.
- d. Make a plan for the phased development of the site.

PARKS & OPEN SPACE

Goal #4: Provide an interconnected contiguous park and series of open spaces with enhanced on-site programming that meets the neighborhood's and community's needs now and in the future.

- a. Provide an attractive 8-acre contiguous park/ open spaces.
- b. Provide spaces for all age groups and physical abilities.
- c. Provide spaces for seasonal activities and programming.
- d. Incorporate safe and accessible sidewalks and trails.
- e. Include abundant and attractive landscaping and trees that are easy to maintain.

NATURE & ENVIRONMENT

Goal #5: Create a sustainable neighborhood development that will serve as a model for future residential developments in the broader community and region.

- a. Utilize native plantings in the park and open spaces that prioritize habitat creation, support pollinators, and reduce the urban heat island effect.
- b. Design outdoor parks and public spaces to promote human health and connection to the natural environment.
- c. Incorporate green infrastructure and site stormwater management systems within public areas to capture and clean stormwater for reuse as irrigation in the community park and open spaces.
- d. Explore energy and water-efficient designs for future housing in the neighborhood.