



New Longview Neighborhood Development Update

January 11, 2022



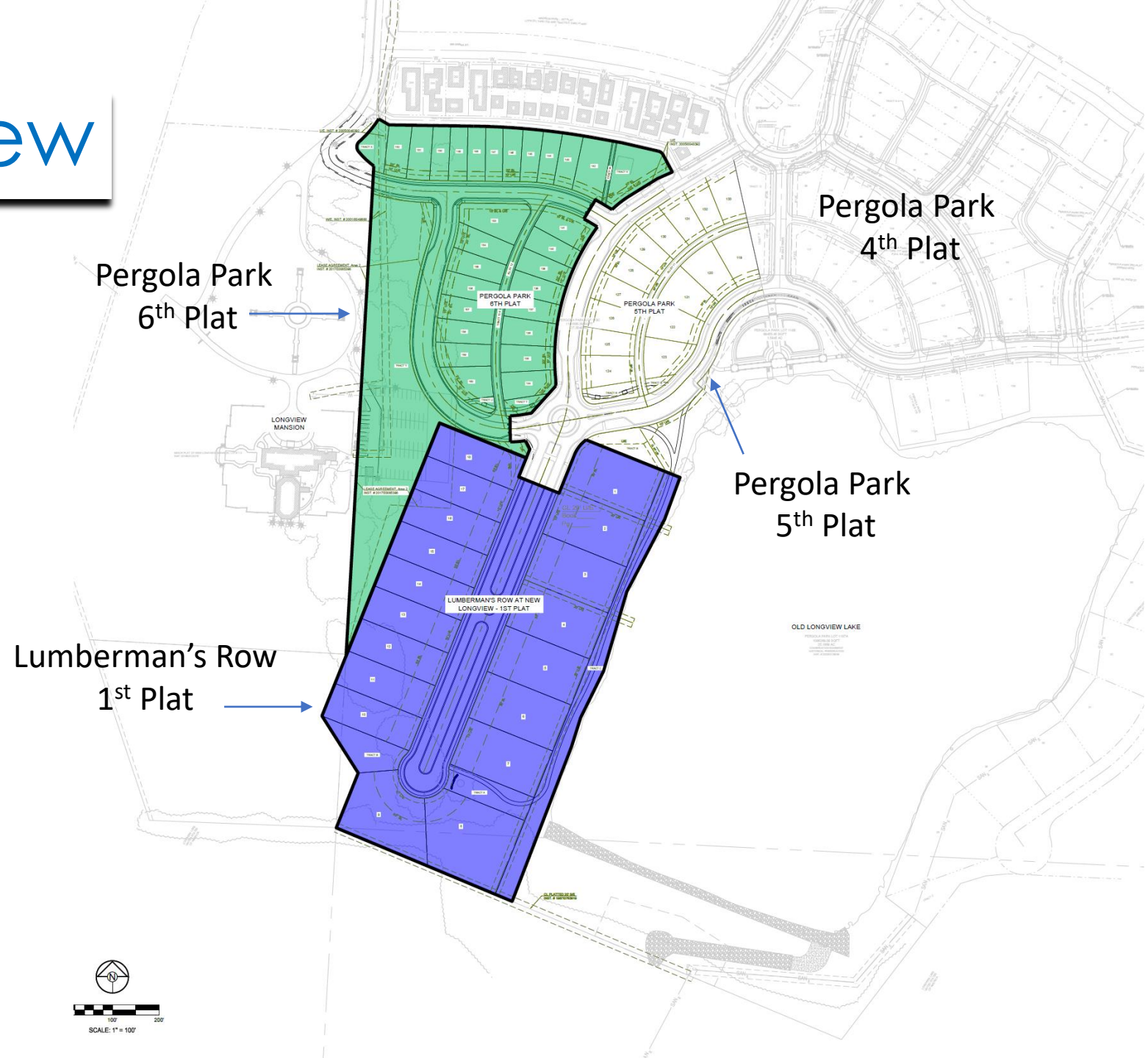
Copyright Wilbur Smith & Associates, Kansas City, MO

Agenda



- Team Introductions
- Project Updates:
 - Pergola Park 4th Plat
 - Pergola / Lake
- Upcoming Phases:
 - Pergola Park 5th Plat
 - Pergola Park 6th Plat
 - Lumberman's Row
- Q&A

Phase Overview



Pergola Park 4th Plat

- Broke Ground 3Q 2019
- 37 Total Lots
- 32 Sold or Reserved
- Lot Prices: \$60-150k
- Home Prices: \$408k-1.2 mil

COMMUNITY
GARDEN

HISTORIC
PERGOLA

LONGVIEW
MANSION

WALKING
TRAILS



Pergola / Lake

- Nearing Completion
- 2022 Turn-over to Association
- Photography / Event Rentals
- Preservation Easement
- Fishing / Watersports



COMMUNITY

Pergola Park 5th Plat

ELEMENTARY

FUTURE PHASE

HISTO
PERC

WALKING
TRAILS

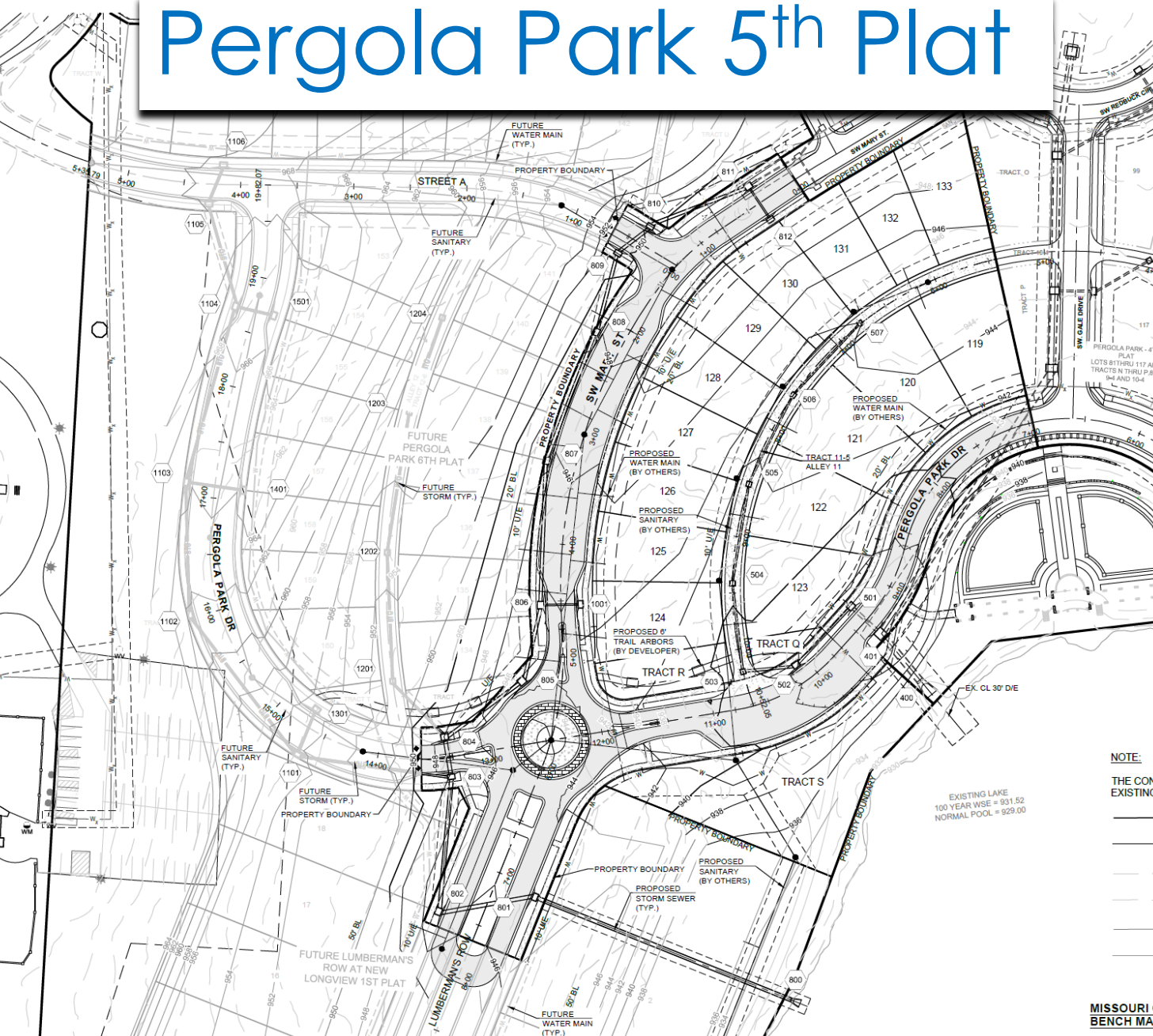
- 15 Total Lots (Village / Neighborhood)
- Lot Prices: \$75-140k
- Home Prices: \$450-800k
- Additional Street & Diagonal Parking
- Traffic Circle
- Updated/Similar Design Guidelines

Pergola Park 5th Plat



- Target Dates

- City Staff Approval Jan 2022
- Groundbreaking Feb/March 2022
- Reservation Event April 2022
- Completion June/July 2022



Lumberman's Row

LONGVIEW
MANSION

WALKING
TRAILS

- 18 Total Lots (Estate)
- Janssen Place Inspired Design
- Split Boulevard
- Walking Trails Along Lake
- Lot Prices: \$175-325k
- Home Prices: \$850k-2.0 mil+

Lumberman's Row

- Design Book Addendum
- 3,200 SF Min SF
- All 'Side-Drive' Lots
- 4-Sided Architecture
- New Approved Styles



Lumberman's Row



Queen Anne Victorian



Italianate



Tudor-Jacobethan



Neogeorgian



Neocolonial



Shingle

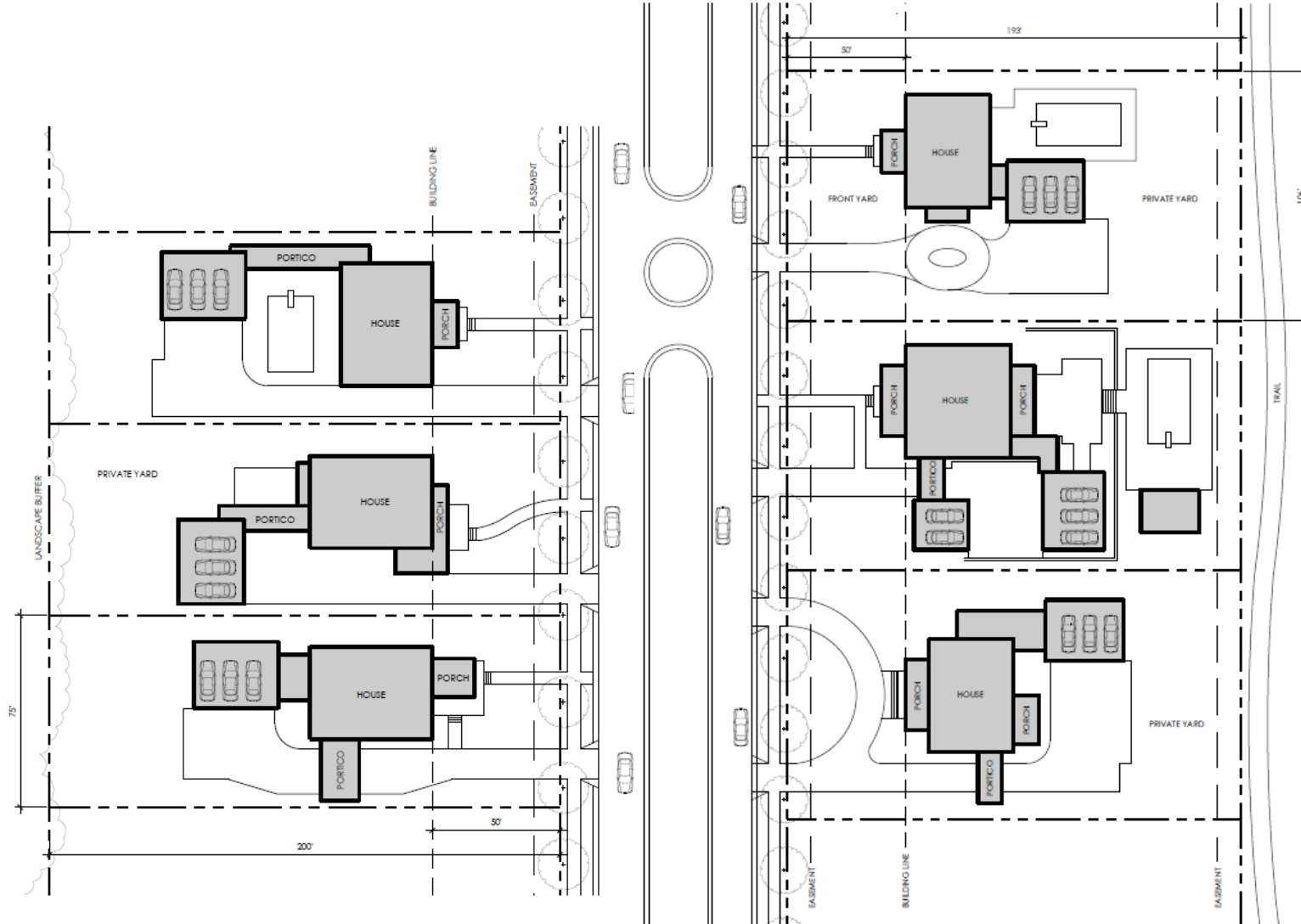


Prairie School

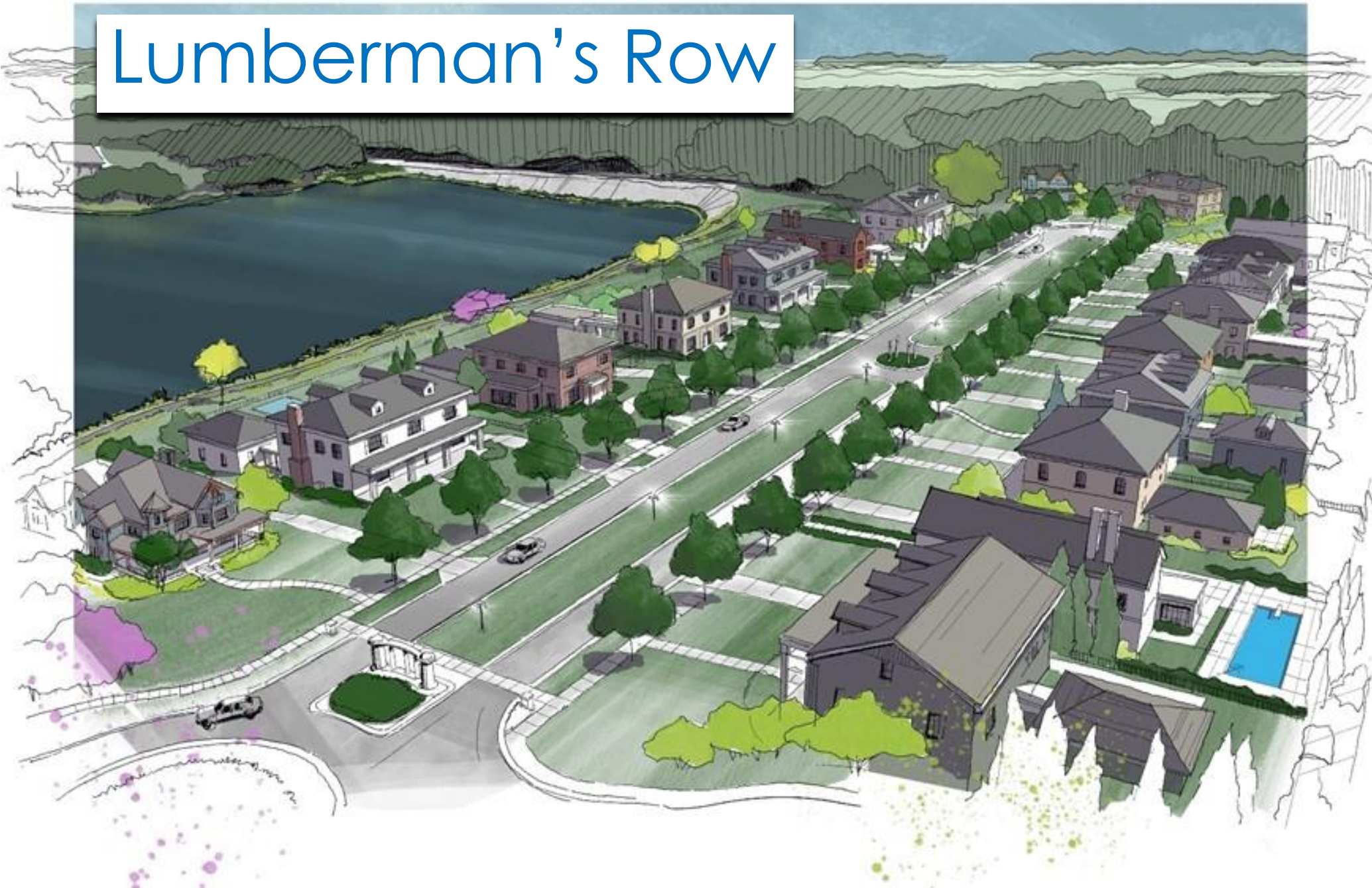


Mediterranean
(Spanish/Italian)

Lumberman's Row



Lumberman's Row

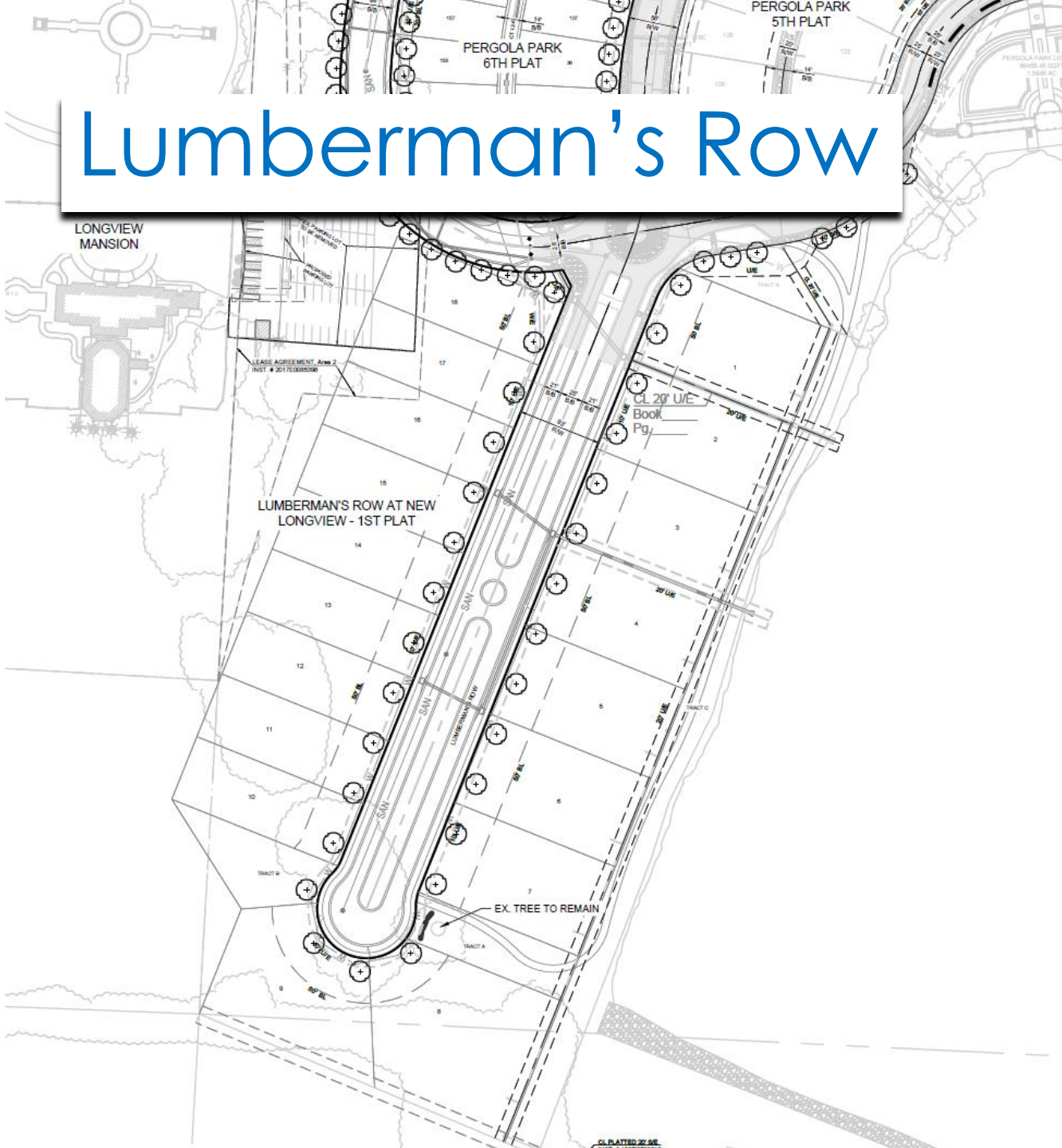


Lumberman's Row



• Target Dates

- Planning Commission Jan 27, 2022
- City Council Feb 22, 2022
- City Staff Approval May 2022
- Groundbreaking April 2022
- Reservation Event April 2022
- Completion Aug/Sept 2022



Pergola Park 6th Plat

COMMUNITY
GARDEN

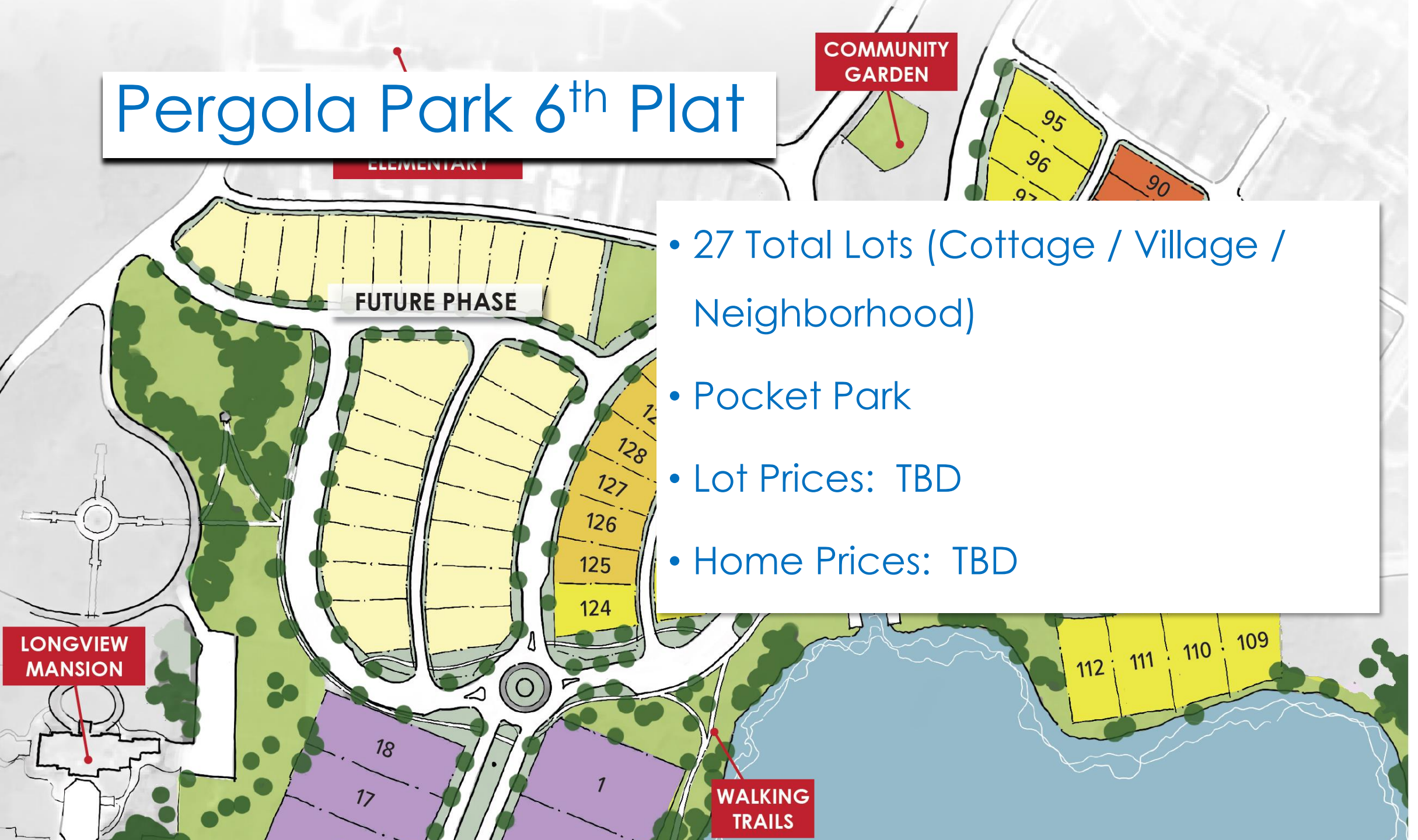
ELEMENTARY

FUTURE PHASE

- 27 Total Lots (Cottage / Village / Neighborhood)
- Pocket Park
- Lot Prices: TBD
- Home Prices: TBD

LONGVIEW
MANSION

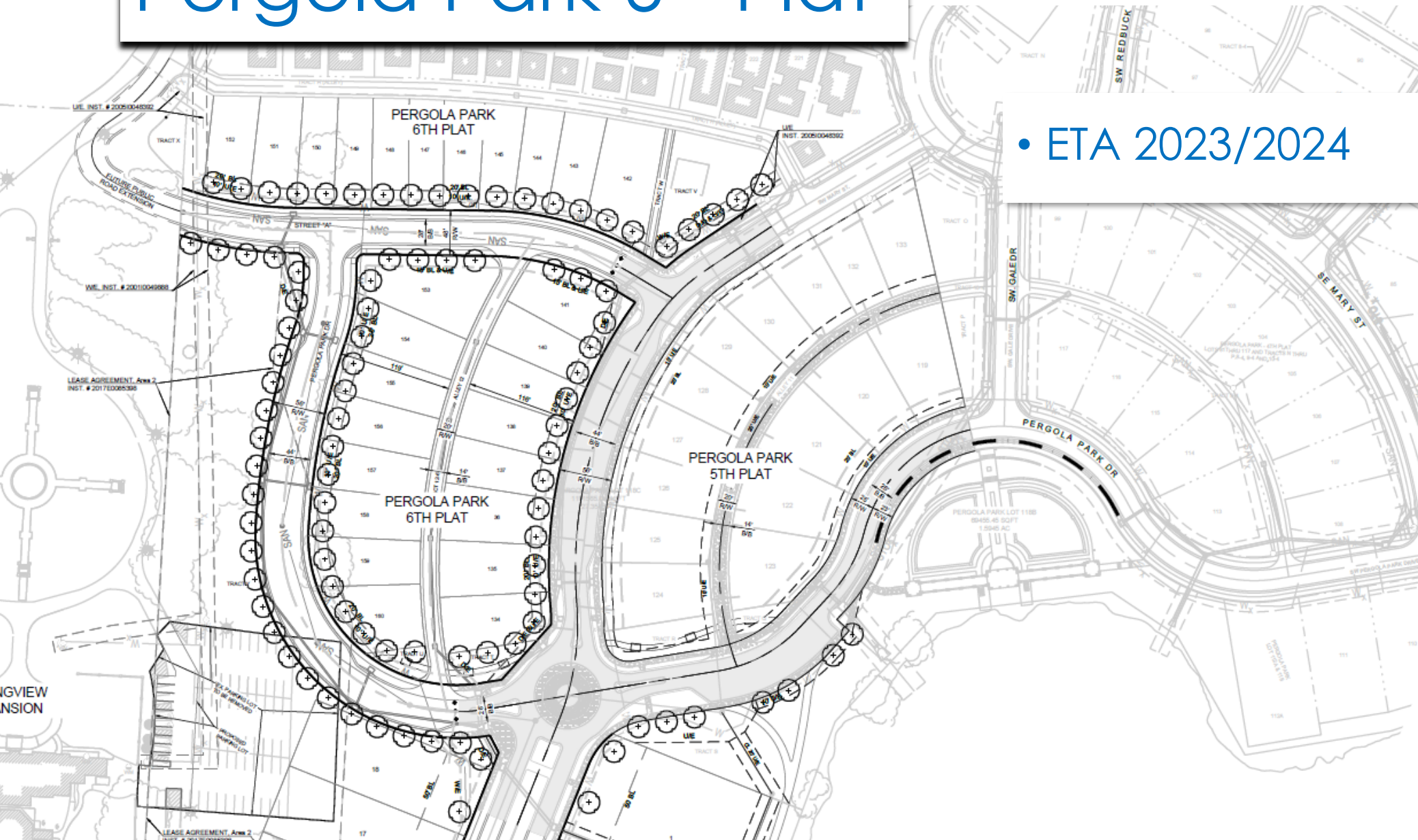
WALKING
TRAILS



Pergola Park 6th Plat



- ETA 2023/2024



Q&A

