South Lincoln Redevelopment
Phase 2: Steering Community Meeting
September 22, 2011
Location of Phase 2
Phase 2 Meetings

*Phase 2 Community Outreach*

**April 19**  —  General Info & Project Facts (SC mtg)

**April 26**  —  **Steering Committee** - form/density/parking

**May 3**  —  Building Design/Street Design/Public places

**May 10**  —  **Steering Committee** - street & building

**May 17**  —  Building and Site Design

**August 9**  —  Building and Site Design – preferred concepts

**Sept 22**  —  **Steering Committee**

Final Design Review
Phase 2 Final Design Review

Agenda

1. DHA recap of Phase 2
2. Architectural Form and Character
   • Comments
   • Response to community comments
   • Design update
3. Landscape
   • Comments
   • Response to community comments

Our Goal:
Get feedback and ‘thumbs up’ on architectural style and site elements to incorporate into final design submittal.
Proposed Building Concept from last meeting

3d model view looking northwest on Navajo at townhomes
Proposed Building Concept from last meeting

3d model view looking southwest from Navajo
Proposed Building Concept from last meeting
3d model view looking at the plaza from Navajo/ 10th Avenue
Comments we heard on 8/9

Positive attributes:
- Height variation
- Archways
- Use of color
- General variation of form
- Good outdoor space

Areas for further consideration:
- Bolder forms
- Reflection of Victorian Heritage
- Reflection of “Santa Fe” Style
- Reconsider Pergola trellis elements
- More variation in screens, balcony rails
- Use Rhyolite
Santa Fe/Victorian
Architectural Style from 8/9
Building D east elevation from Navajo Street
Architectural Style
Building D east elevation from Navajo Street
From 8/9/11

Proposed 9/22/11
Architectural Style

Building B east elevation from Navajo Street
Architectural Style
Building B east elevation from Navajo Street
Architectural Style

Townhomes east elevation from Navajo Street
Architectural Style
Townhomes east elevation from Navajo Street
What we heard

Children play/active uses
Safety/Security
Durability

Places to be outside with friends
Places to sit and play games
Places for art/sales/people watching/eating
Community Gardens
Street trees and site trees
Have retail extend into street
Plaza as focal point
Phase II Buildings

**Townhomes**
- 6 units
- 3 & 4 bedrooms
- 2-3 stories

**Building D**
- 54 units
- 1, 2 & 3 bedrooms
- 2200 SF comm. on 10th
- Secured structured residential parking

**Building B**
- 33 units
- 1 & 2 bedrooms
- 4800 SF comm. on 10th
- Secured residential parking
Street cross-section – Preferred Concept
10th Street Plan
west of the alley on 10th Avenue
10th Street Plan
west of the alley on 10th Avenue
10th Street Plan
west of the alley on 10th Avenue
Plaza Plan
Project Elements

PAVING

ART BENCH

PAVING INLAYS

PLANTER POTS
Plaza 3d model
Backyard Plan
Backyard Elements

**PICNIC SHELTER**

**GARDEN**

**PLAY AREA**
SOUTH LINCOLN: Project Goals

GOAL A: Needs Focused Approach
Base the redevelopment plan on the current and long term physical, social, economic and environmental NEEDS of South Lincoln Residents.

GOAL B: combined with Goal E

GOAL C: Sustainable & Holistic Site
Use and implement an approach that promotes a sustainable & holistic site design and promote economic self sufficiency. A holistic site looks at integrated sustainable solutions on a site wide basis.

GOAL D: Open Space & Green Solutions
Increase access to the outdoors by providing varied opportunities for open space and ‘green’ design solutions and materials.

GOAL E: Mixed-Income
Provide mixed-income redevelopment. Replace public housing, expand affordable housing and attract market rate housing.

GOAL F: Jobs & Training
Provide opportunities to increase jobs and job training, particularly in emerging sectors of the economy.

GOAL G: Safety and Security
Improve safety and security of homes, site amenities, public places and streets.

GOAL H: Incorporate Non-residential Uses
Provide opportunities for non-residential uses that serve the neighborhood in specific locations within and surrounding South Lincoln Park.

GOAL I: Amenities for Community Interaction
Provide amenities and site features that meet the needs of families and residents of different ages and cultures. Promote community interaction and active participation.

GOAL J: Consistent and Connected with the Surrounding Neighborhood
Create a redevelopment consistent with the positive physical qualities of the surrounding neighborhood, increases interconnections between South Lincoln and the neighborhood and include non-residential uses that benefit the La Alma / Lincoln Park residents.

GOAL K: Community Art
Expand the visibility and opportunities for art and creative ways to channel graffiti.

GOAL L: Education
Incorporate and expand opportunities for education on the site, in the physical plan, in programming and in the community services that will be a part of redevelopment at South Lincoln. Promote hands-on experiences, community learning, and historical education.
Thank you.