

Steering Committee Meeting

Community Open House & Project Kick-off

La Alma Recreation Center

April 19, 2011 (SC 4:00-5:00/Community Open House 5:30-7:00)

Steering Committee: 22 attendees

Community Open House: 38 attendees plus DHA/design team (15+/-)

Agenda:

1. Why we are HERE
2. Master Plan
3. Phase 2 Description – scope & schedule
4. Answer Questions & Understand Key Issues
5. Meet the Design Team
6. What Can You Imagine?

Goal:

To kick-off Phase 2 of the South Lincoln Redevelopment, describe the schedule, introduce the team, answer your questions and identify opportunities for input and discussion.

Break-out discussions of historical/cultural/architectural elements

general summary of comments: (parenthesis is design team take away/guide)

Architecture

1. There was a desire to have architecture look 'residential' .
2. General support for architecture that had variability and distinction between units; a consistent desire for 'personalization and privacy'.
3. People consistently liked the warmth of the stucco building, but stucco image also got several negative comments as 'boring' or not appropriate; "warmth and scale are more important than looking like Santa Fe". (can individuals customize color on rails or something like that?)
4. Mixed reaction on the colonnades; "Coloradoize" colonnades; they do extend retail into street
5. Support for balconies, but noting risks of balconies being junky or not safe for children. Want a place to put stuff, but would rather have lots of storage AND a balcony. Safe balconies.
6. Set back upper stories.
7. Many liked large windows; Like glass, daylight in every room. Bigger glass is nice, but want some walls too.
8. Shouldn't be too modern; A mixture of styles is ok. "Not too modern, it won't fit into the neighborhood." Doesn't have to be reflective of a specific era, or a style. Shouldn't be 'funny looking'. (a desire for classic?)
9. Cultural styles and features were well received, but not to characterize the area as one particular style. Victorian influences were noted as missing due to the neighborhood history - "Workforce Victorian" (How is culture represented/yet balanced?; reconcile with Spanish heritage, Somali, Vietnamese)
10. 2-bathrooms on the ground floor.
11. Generally heard...the bright colored buildings were too bright; too much color is gaudy; I like color, I like a little color; I like architectural accents featured with color; I like warm and subtle
12. There was a general concern that the various buildings within the South Lincoln redevelopment need to have elements that tie them together, even if their architecture is different. "Be careful not

to make another Curtis Park" - ie singular design expressions with little/no relation to each other. (Unifying elements between distinct buildings could be: proportion, human scale, porches or groundfloor scale/height, streetscape, trees; groundfloor is very important)

13. Many people want access to the 'outdoors', this should not just be a 'Townhome' attribute for families (the design team needs to study how other resident types can be outdoor oriented).

Outdoor/Open Space

1. Community gardens were a very popular outdoor use.
2. Outdoor space in many different forms and sizes. An outdoor venue for people to gather (tables grouped/chess/art) was emphasized by many people.
3. In public spaces there needs to be a balance of protecting furnishings; but not bolting everything down so that the spaces are too rigid.
4. Smaller more private green space were seen as strong residential amenities.
5. Active outdoor uses are needed for children/the fountain for kids to play in was well received; outdoor child amenities/art were strongly received.
6. All open and public spaces should be designed to be safe.
7. Can active outdoor uses be included in streetscape and plazas e.g. stationary bikes that are bolted down; but offer people watching or views while you ride? Kids can burn some energy while adults visit; can these bikes be built by local companies?
8. Public spaces should have places for arts. Maybe an enclosed plaza type space? This art could be temporary, nomadic or permanent. Ideally both. A reflection of the community.
9. Maintenance of the open / public space was a concern. Use durable materials and furniture.

Groundfloor / Retail on 10th Avenue/Streetscape

1. The small fresh produce vender was identified as very 'desirable' to be able to get fresh food nearby.
2. The images of smaller groundfloor spaces received more positive comments than groundfloor retail shown with uniform window/perceived large retailers.
3. Safety was raised when facades looked like they could have dark areas. (lighting for safety)
4. Existing street trees and site trees should be saved if at all possible. They carry a memory of the place and are also a tremendous asset that adds character day one.
5. People liked the idea of retail integrated with the streetscape. It doesn't seem like consensus on style, but the idea was pretty universally accepted.

Public and Community Art

1. Art must be integrated with the community. This should reflect the cultural nuances found in Latino, Chicano, Mestizo and Hispanic traditions, along with Somali and Vietnamese and other groups. " 1099 seems to be too much a singular (and "flat") gesture".
2. The site was a meeting place for settlers and Native Americans.
3. Weaving of people, not a melting pot.
4. Public Art should give community members a sense of pride and ownership. This is as much a function of process as it is process.
5. Multiple venues are needed for art with varied styles of art
6. The process of this project should be a vehicle for education, not only in and through art, but also teach about architecture and planning!
7. There could be a revolving art project where the first piece is funded through the building project, then in 18 months the piece is auctioned off, and the proceeds are seed money for the replacement piece by a new artist. This could be operated by the community somehow.

station specific comments follow:

Architecture and Massing

Notes from the poster (station Facilitator noted)

RMS

I like when (bright) colors are used for building features, not the entire building

I want an outdoor room that provides views (not inset to the building)

I want Stapleton like outdoor spaces

RA

I want big windows

I do not like plain colors (Gray and Green)

I like the corner on the third photo from top to bottom (right)

I would like daylight

I like tall buildings. I do not want two stories Bldg.

Architecture and Massing

I like when colors used for bldg features

bold color populates not distract

I like big windows

more windows

I like tall buildings

These buildings don't represent 'massing'

funny looking

I like and want an outdoor room

I want Stapleton-like outdoor spaces

BIKE AND WALK

**NATURAL DAYLIGHT
LET THE GARDENS OUTSIDE IN**

What can you imagine?

THE SOUTH LINCOLN REDEVELOPMENT PHASE II
DENNIS + DE ARCHITECTURE

KICK/141

Architecture and Massing

Notes from the poster (station Facilitator noted)

RMS

I like the red brick

I think residential uses should have more landscaping in front (trees)

I like lots of windows on the upper floor (see example mid poster)

I like the inset patios that protect you from wind

I like the patios that put you out where you can see something

I like the privacy of the units where your entrance and area is separated from the next

I don't like that stucco building (bottom of poster); there is nothing there, nothing to look at

Ditto

It is too plain

RA

I like porticos. It remembers me the Spanish Culture

I like the stone on the buildings.

I would like to have a Patio and trees.

I like this building (firs photo on the top right)

I like the colors on this building (second photo on the right)

PS

The colonnades, or covered porticos seem interesting, but are they dark?

Architecture and Massing

like the colonnade? - portico culture

stone
stone / columns
Yes!

I like high glass --
more landscaping in front of buildings

VICTORIAN?
COVER?
TIVOLI / ANARA?

no

I like privacy of these

there is nothing there
nothing to look at
Ditto!

Rick / Phil

What can you imagine?

DMR SOUTH LINCOLN REDEVELOPMENT PHASE II
GENESIS + OZ ARCHITECTURE
2012.04

Architectural Influences

Notes from the poster (station Facilitator noted)

RMS

I like that street where there can be festivals
I like the color (blue doors) and arches
I like the patio, but will it get cluttered

I like (middle image top) ground floor for families, it is better for families
I do not like that building with no outdoor space; the building doesn't look like people live there
I know families want to be lower, but I want to be higher where I can see around and be outside
I like small shops on the ground floor, not the large black windows (see middle two pictures)
I like the columns, but can they be made thinner so they look more 'Colorado'?
What would go in there (refer to circular corner tower)?

KC – patio ways on the first floor (with the arched 'entrances' to the outside space) allow for there to be outdoor space that is protected from the elements. The shop keepers can either keep their wares inside the shop, or roll goods out onto the covered patio. It allows for more square footage for the retail users (without the high rents because it's not all interior space). This also allows for personalization. It allows for a Pueblo style/colonial look. The varied face (from first floor to second floor) is visually appealing.

The first floor arches are very nice to look at. Something other than having only 90 degree angles on the buildings is comfortable – allow there to be curves in the buildings!

Along with varied façade depths – it would be nice to have the building height be varied as well. If there is a two-story height attached to a

three-story height – it allows for windows in interesting paces, and more visually appealing architecture. It feels less 'brand new' and more personal.

Is there a way to 'string' the 4 buildings in phase II together? It will be nice to have the buildings be different – but perhaps there could be a theme – like historical, or "Architecture of North America". The example used was that of New Orleans – the buildings are all different but have the theme of an old European city – it provides a sense of visual order.

For the residential units – please provide at least two bathrooms for the families.

RA

I do not like blue on buildings
I like arches
I like the plaza
I like the trees
I would like to have a patio
I like the stone and the porticos

Architectural Influences

Notes from the poster (station Facilitator noted)

RMS

I like the idea of a small food market with fresh food nearby
I like if the idea of children's art on walls
I like the color and the mosaic art above the elevator

I would like to be able to walk up to a counter and buy (prepared) meals;
not just food
If they sell food at a counter then people will eat outside
There would have to be someone picking up an outdoor eating area

KC – The small retail is nice – they could house a bakery, convenience store, small grocer/market that wouldn't be possible in a larger retail space.

Several people commented on how nice it would be to have a market with fresh fruits and vegetables.

"A Mercado where farmers could bring their fresh food in".

"You can't put enough tile in" – you should have tile in every sidewalk. You could encourage the tiles to be made by people in South Lincoln/La Alma to be used in the streets. Then the redevelopment would actually BE community based – because the community has their actual hands in it. You could teach people how to fire them and decorate. Then that could be turned over into an entrepreneurial business after the redevelopment is finished to employ people in the neighborhood.

BIG windows are ideal – balconies off my home so I can watch all the people down below.

Chairs on the street are great so I can sit and watch.

I like contemporary buildings – lots of glass!

Are inside courtyards available? They are safe and private.

Safe parking is important – if we had a garage we could either put our car there for parking or use it for storage. There is never enough storage.

RA

I like the first photo on the left, because it has trees and I like the color on the building.

I like the Mercado

I like the side walk pattern

I do not like the first photo on the left. It is too crowd

I like the mural for kids.

I like tall windows

I do not like the orange building. It is narrow.

I do not like the orange

MIX OF MODERN & TRADITIONAL IS A GOOD IDEA - Architectural Influences

Should look simple
 needs balcony terraces some greenery
 color should exist in landscaping
 no cars



Should look simple
 needs balcony terraces some greenery

color should exist in landscaping

no cars



Trees!
 courtyards
 balconies
 balconies
 balconies
 balconies



LOVE THIS!!
 GOOD!



mercado
 bringing farmers in
 - creates fire
 - creates fire
 - creates fire

can't get enough tile in
 - use the tile in the neighborhood - design
 - same tile in every sidewalk
 - is community based
 - then becomes job creation



garages
 storage
 important
 safe parking



Big windows
 balconies
 match the activity

WARM SOFT COLORS

beautiful colors

02/13

THE SOUTH LINCOLN REDEVELOPMENT PHASE II
 DENVER + OF ARCHITECTURE
 10/1/13

What can you imagine?

Architectural Influences

Notes from the poster (station Facilitator noted)

RMS

I would use a covered area outside to go and eat my lunch
Could the area be warmed in the cooler months?

I like the one story buildings for families
I like the inset outdoor rooms with railings (see bottom left image)
I would also like a room like that
I like patios better

I like the covered groundfloor, but we may not need it (climate)

Can the indoor Mercado space have natural lighting and feel open? It might be better on a corner where people can see inside. Can the Mercado be combined with a food court?

KC –

The adobe style building at night:
This is a better vision than I've seen.
I love the Spanish style.
It's nice – it feels very warm and welcoming.
I love the balconies and the arches – it feels like home.
My favorite
It looks calming
It looks classy – I love the lighting – it is soft and pleasant
Goes with the rest of the neighborhood

Is there space for differing set-backs from the street? In the Pilson neighborhood in Chicago – there are housing units with different setbacks. It is distinctly private – there are spaces for residents only and it breaks up the look of the street. Some spaces are at the garden level

and half-way underground (you look down into them) – some are above. But they are for the residents and are private.

An internal Mercado may be better for our climate (versus all outside)...

RA

I like the shops in the ground
I don't like narrow buildings
I like the plaza
I like the porticos

Outdoor Spaces

Notes from the poster (station Facilitator noted)

RMS

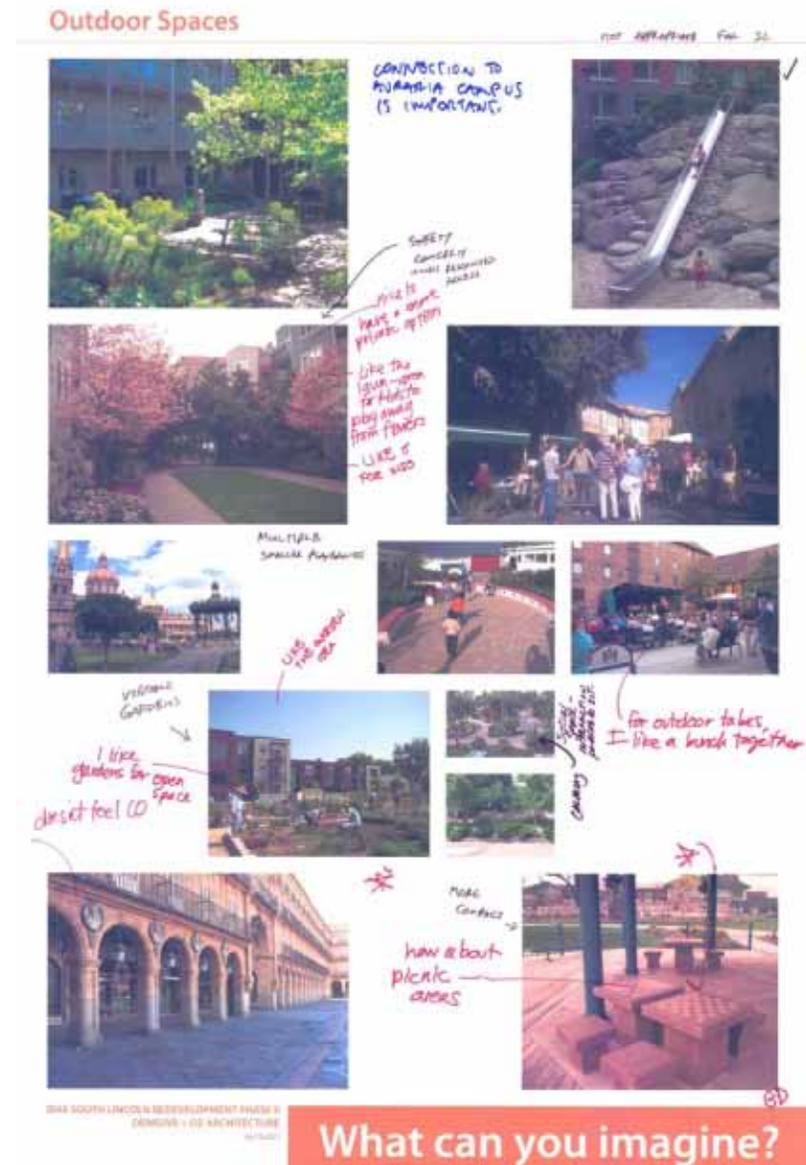
I think it would be nice to have more private outdoor options
 I like the green lawn instead of the flower beds (above image) because it gives kids a place to play, not in the flowers
 I like gardens for open space
 If there are going to be outdoor tables, I like bunch all together (vs in a single line along a street)
 I would like picnic areas
 I like the chess tables
 I like the slide and the natural area for kids to play
 That slide looks safe because you can't fall off the top

GD

Connections to Auraria Campus are important
 A more private open space would be a nice option
 I like multiple small playgrounds
 The enclosed courtyard doesn't look safe
 The colonnade/ square image does not feel like Colorado
 Social spaces—benches and tables together with planting make a great place to sit and talk

RA

I would like a Bar B Q area
 I like the garden
 I would like a picnic area
 I like the trees



Streetscape

Notes from the poster (station Facilitator noted)

RMS

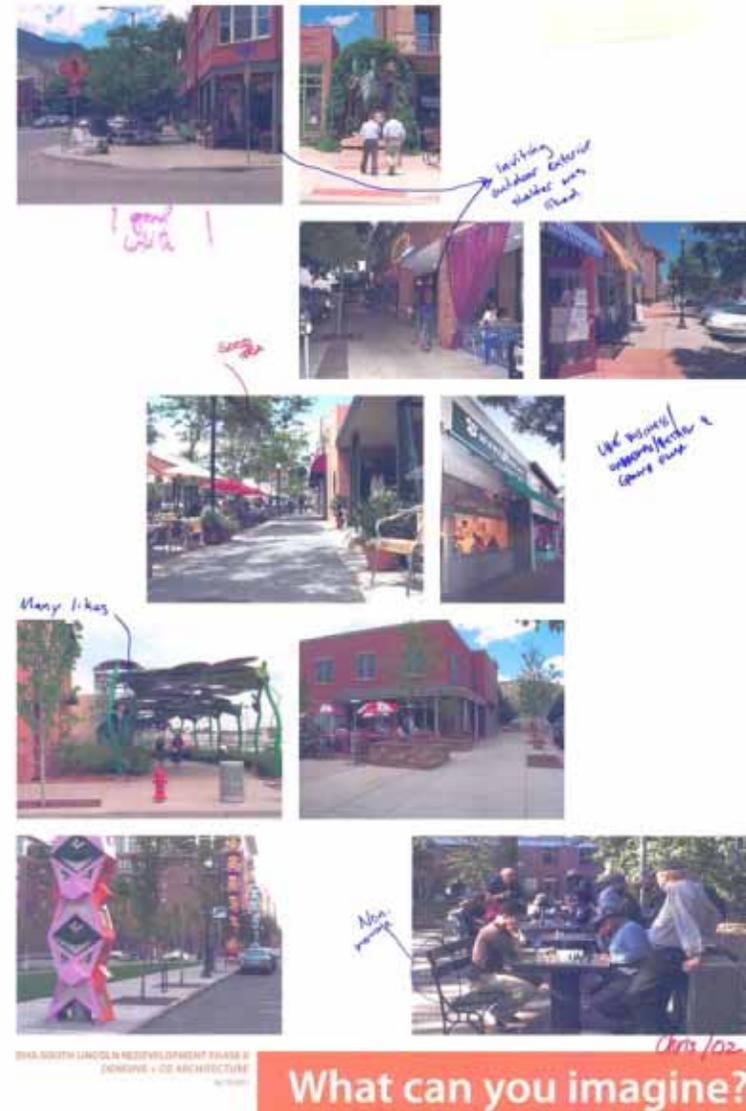
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- If there are going to be outdoor tables, I like bunch all together (vs in a single line along a street)
- I would like picnic areas
- I like the chess tables

RA

- I like the plaza
- I like shops and Mercado.
- I like the street

CS: A few residents thought some type of trellis would be cool after getting off the light rail and beginning the walk down 10th St

Streetscape



Streetscape

Notes from the poster (station Facilitator noted)

CS:

A resident noted that they would enjoy a “soothing place” like this to sit down and enjoy the outdoors by reading a book (the effects of comfort combined with fractured light/shelter)

The information kiosk idea was popular. People would like a place near the light rail station that would allow them to post/read info for the immediate neighborhood and surrounding area

Banners to help brand the area/street were mentioned as a good idea to give the sense of an important street. These flags or banners can easily be changed for different seasons or events

Juanita V. noted a good application for bollards is at the 10th St & Osage corner because car speed around it pretty quickly and it would help keep pedestrians on the sidewalk

Almost everyone would like to see a ground floor retail type use where each storefront would be inviting with open doors or covered entrances/patios

PS

- Like the game areas, and seating for games, but think it needs to be bolted down, or it walks away. If its bolted down, is the arrangement of these spaces too rigid, so you can't move furniture around for the events, or sunlight, or see where the kids are playing?
- Like the banners and kiosks shown in some of the pictures.
- Several positive comments about the courtyard with seating on the Street, at 8th and Pearl in Boulder.

Streetscape

