

Community Meeting #3 - 5/17

Street & Building Design

La Alma Recreation Center

May 17, 2011 (5:30pm-7:30pm)

Sign In: 35 attendees; plus DHA (6+/-) and design team (7)

Goal:

Begin the dialogue about the design patterns and priorities that will shape street design and the building architecture. The patterns that are higher priorities will guide design.

Agenda:

1. What we heard about building form?
2. Implications for the site
3. Street options for 10th Avenue
4. Patterns that will influence 'architecture'
5. Architecture studies

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

Building Design Exercise General Summary :

1. Popularity of the historic La Alma forms: archways, gable roofs
2. Interest and popularity of color variation
3. Whimsy has a role and can be appropriate
4. Identification of individual units
5. Richness and variety of form is desired

Application of patterns to building concepts:

1. Use of color to differentiate
2. Ground floor and upper floor were positive
3. Reconsider abstraction of Victorian (shed roofs/butterfly); deemed not appropriate
4. A reminder that the style (and specifically the roofs) should better reflect the historic heritage of La Alma

Streetscape General Summary:

PLAZA SPACE

1. What will Plaza be like at 9am, 12, 6pm, 9pm? Tuesday, Saturday, Sunday?
2. Spaces that are "open" spaces that are covered
3. What happens at Mariposa?
4. add post office drop box
5. water feature

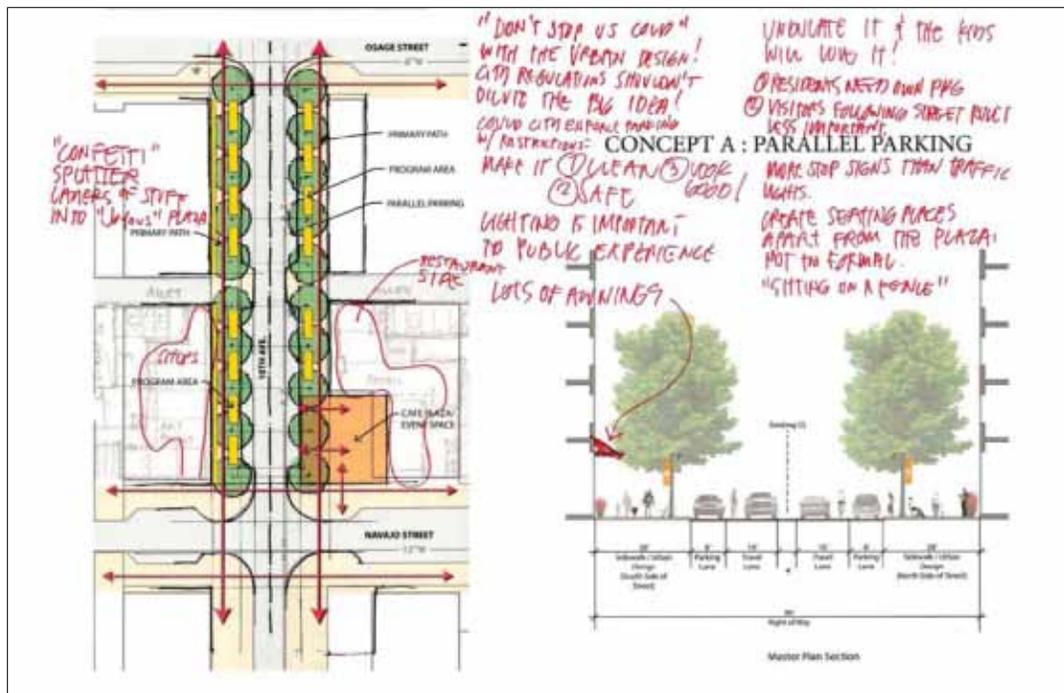
CONCEPT A: PARALELL PARKING

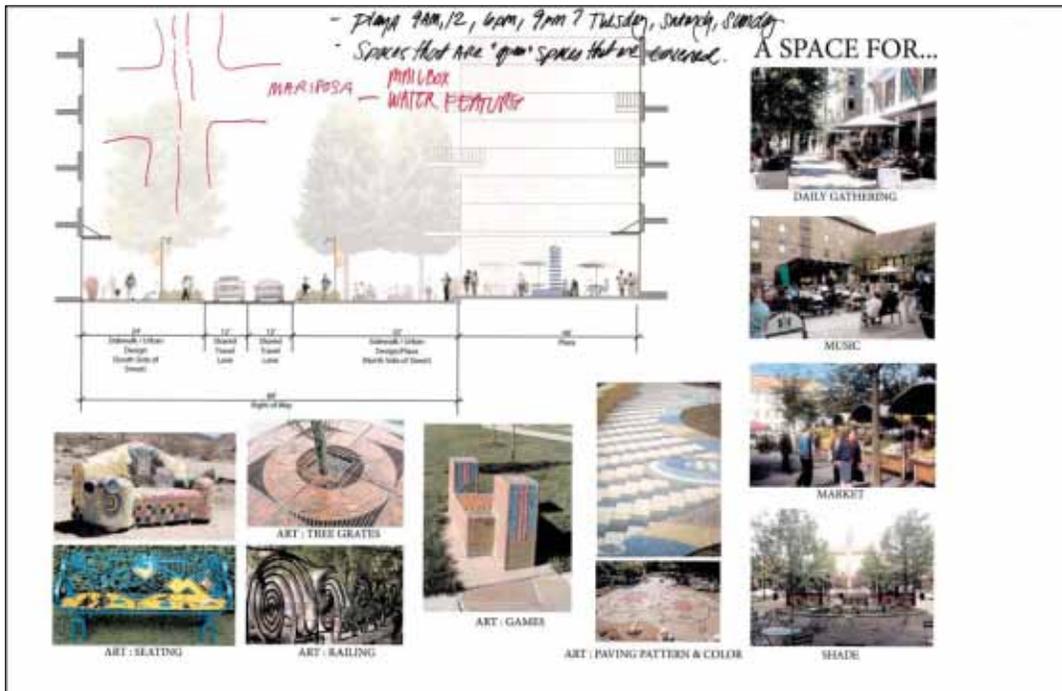
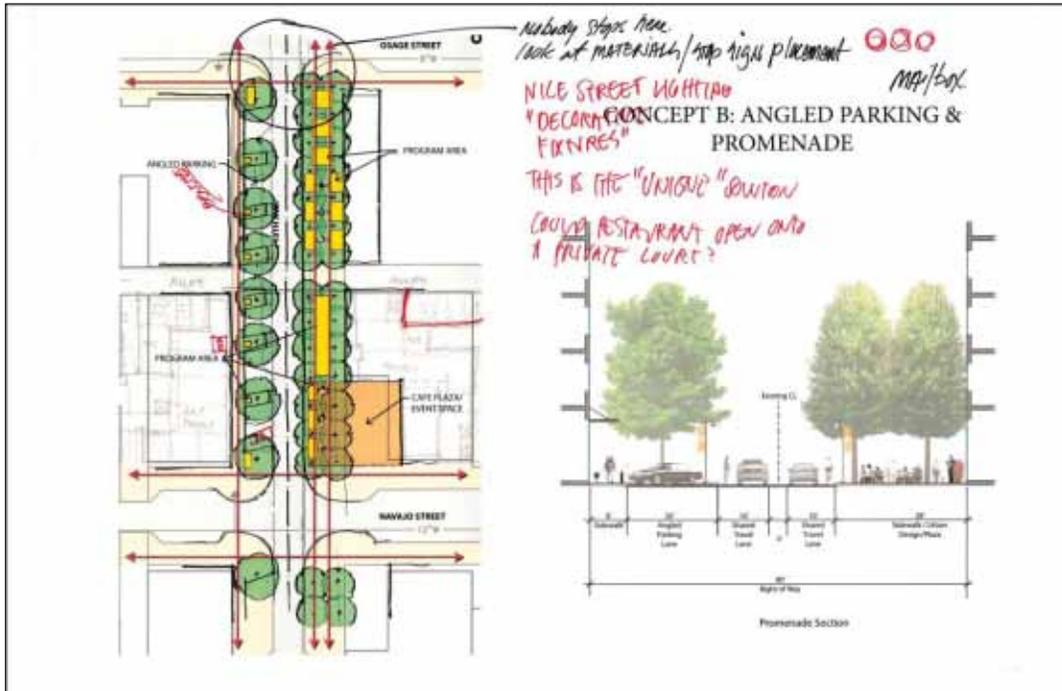
1. "Don't stop us cold" with the urban design. City regulations shouldn't dilute the idea!
2. Could the city enforce parking with restrictions?

3. Make it clean, safe, and look good.
4. Lighting is important to public experience
5. Lots of awnings
6. Undulate it and the kids will love it
7. residents need own parking
8. visitors following street rules less important
9. more stop signs than traffic lights
10. creating seating places apart from the plaza, not too formal - "sitting on a fence"

CONCEPT B: ANGELED PARKING

1. Looking at materials /stop sign placement
2. Nice street lighting, "decorative fixtures"
3. This is the unique solution
4. Could restaurants open onto a private court?





streetscape station - Group 1 comments:

1. Who gets to use the plaza? (It is open space, public space)
2. What will the plaza look and feel like during the day? (It will be a versatile space, where people can have a lunch on weekends, gather with friends, have chairs and tables for sitting and conversing, it needs to offer shade, a place for poetry readings, art displays,

music events and dancing, a farmer's market, a place to sit and reflect. It needs to be all of these things so it can be active at any time for any use).

3. Can you speak about how the texture will move into the street at the light rail station? (There is texture at the ground plain – the texture can carry over from the sidewalk into the street crossings. We want the street and plaza to act as one in the event we close the street down for a market or festival).
4. How many units? (93 units in three buildings, about 6000-7000 square feet of retail)
5. Will the drive lanes be one way? (no – this will be a 2-way street)
6. I'm concerned about overflow parking in front of my house in the neighborhood – it already happens from Santa Fe visitors. I have no suggestions for a solution (we hope that the additional modes of transportation – a LTR station that is used more, b-cycle station, better connectivity with buses, will encourage people to access 10th in non-auto ways. Although people will still drive).
7. I like Section B – can you make the plaza bigger and shrink the sidewalk on the south side of the street? (We had an option C we considered that moved the centerline of the street over to accommodate just this idea – but it isn't plausible with fire, safety considerations and the utilities in the street).
8. The 1st two blocks seem to be the 'impact zone' from the LTR – who cares if we shift the centerline back at 10th and Mariposa? The impact for the two blocks off of the LTR station would draw people into the neighborhood. (KC COMMENT: this would also put the pedestrian 'first' on the list of priorities over autos).
9. I'd like to see a different parking paradigm than people driving down 10th and driving through b/c there is no parking (and circling back around b/c they access angled parking only on the south side of the street) – (if the angle of the head in parking is done correctly, access could happen from both lanes of traffic - Noted earlier that all street options need to be discussed with the City as to its feasibility).
10. Make (the sidewalks, streets) clean/safe and easily maintained and people will use it because it will feel safe.
11. How will this feel for families? (This is public space – there are play areas away from 10th that are appropriate for playing – but we have heard that for teenagers – they want informal places to sit and watch.)
12. Teenagers don't like to sit on formal places like benches – they like tree stumps and areas that aren't 'in the center'.
13. Will residents have their own parking? This is critical. Will it be numbered and identified just for them? Whoever comes into the community needs to abide by the rules for parking
14. the streets should be clean and looking good and then they will be safe.
15. Can we have more stop signs than traffic lights? It makes everyone stop every time and slow down. And then they must stop. It has helped to have a stop sign at 1^{0th} and Mariposa (from when it was a stop light).
16. The big bush at 10th and Osage (by the Buckhorn entrance) makes it unsafe and hard to see if you can turn safely in your car, or cross the street on foot. And no one seems to stop at that stop sign.
17. Teenagers standing in groups are threatening – even if they are nice kids. They need a place to sit so they can socialize – off to the side, not formal, they like sitting on fences and things like that.

Group 2 comments:

1. Will the bike lane be on 10th? (No, there will be shared lane that bikes can use – the neighborhood plan's design is for 11th to be the bike focus since 11th goes through Speer).
2. Will 10th be designed for people in wheelchairs? (Yes)
3. Is the street wider when the sidewalk is wider? (No – if the sidewalk is wider, the street becomes narrower).
4. Will the art shown on the boards (tree grates, seating) be included? (Yes – to some extent – we don't know how much, that is one of our next steps).
5. will there be emergency phones like there are at Auraria?
6. we want places to sit.
7. Will artists make the benches? (that is something we would like to explore, cost allowing)
8. we want an ATM kiosk.
9. I like concept B because it has more sidewalk space.
10. I want nice lighting – that is decorative. We should have decorative poles and trees. 16th Street has really nice lighting. Lots of lighting would be good.
11. I love trees – they provide good shade.
12. What do the yellow boxes represent on the boards? (Opportunities for layers of stuff – art, seating, bike racks – stuff that we can either have made locally or that we order from a warehouse).
13. If you have a restaurant you would want to be on the space with larger sidewalk space so you can spill out onto but the other side would limit the desire for restaurants to be on the south side of 10th (this is one of the reasons we started looking at option b, Buckhorn is already on this side and B4 building is programmed for the “retail” spaces)
14. It would be nice if they could carry this to the second block
15. Is there going to be a variety of parking limits? (yes)
16. There are developments where you have apartments looking onto a retail plaza and they are successful and this is a unique opportunity to do this
17. In San Fran Union Street, the glass doors slide back, you can do this same thing here where you have eyes looking down and through glass atrium
18. Put postal mail box on the street and water fountains too

Building Design Exercise (summary above):

