South Lincoln Redevelopment
Phase 1 - 1099 Osage
DHA Senior Housing
Design and Build

Agenda for tonight:

1. To share what we heard in Community Meeting #2 and in the Senior Forum
2. Review of Master Plan design issues
3. Review the preferred conceptual building design
4. Get feedback on critical design elements
TEAM INTRODUCTIONS:

Logistics:
• Dinner
• Presentation – preferred building concept
• Break-out to discuss critical design elements
• Report back

Opportunities for input with team, at stations and on post-it notes. After tonight: website, phone and/or project office.
UPCOMING MEETINGS:

Community Meeting #1, January 21: massing options
Steering Committee Meeting, February 2
Community Meeting #2, February 9: preferred massing
Community Meeting #3, April 13 (5:30-7:30)
Steering Committee Meeting, tbd in September 2010

• Final building design
• Construction process
• Section 3, jobs and training
• Celebration
CulturalAudit™
Project Goals
South Lincoln Final Redevelopment Masterplan

GOAL A
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
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
Increase access to the outdoors by providing varied opportunities for open space and 'green' design solutions and materials.

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

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

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

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

GOAL I
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
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
Expand the visibility and opportunities for art and creative ways to channel graffiti.

GOAL L
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.
10th Avenue “Promenade”

- Higher density development with ground floor related retail, community services and live/work loft choices.
- Create focus of activity with an active pedestrian realm in a “promenade” atmosphere, gathering spaces and plaza for events.
- Create a “Heart” for the South Lincoln neighborhood.
- Make a welcoming and clear connection between RTD station and Santa Fe Arts District.
Mariposa Street
- Lower density development of 3 story townhouses fronting the street.
- Relate to and respect the historic single family residential neighborhood to the east.
- Provide transition from single family residential to higher density within the South Lincoln Park redevelopment.
Navajo Street
- Predominantly lower scale residential buildings
- Taller buildings at the intersection of 10th Avenue reinforcing the 'heart' of the neighborhood and providing a transition from 10th Avenue promenade to greener streetscape and lower scale character along Navajo to the north and south.
- Greater setbacks creating open space and opportunity for storm water management with bioswales/raingardens.
11th Avenue
- Higher density residential development facing the Lincoln Park
- Provide more eyes on the Park, therefore creating a safer environment.
- Increased density adjacent to Park supports and promotes more active use of Lincoln Park.
Osage Street
- Mixed heights of buildings and uses: community service facilities, retail, office and residential
- Supports and reinforces pedestrian and bike circulation to and around RTD station creating an active pedestrian realm.
- Responds to architectural variety of existing buildings to the north.
- Massing provides sound buffer from railroad tracks.
# SOUTH LINCOLN: Master Plan Goals for Phase 1

<table>
<thead>
<tr>
<th>GOAL A - Needs Focused Approach</th>
<th>GOAL H: Incorporate Non-residential Uses</th>
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<th>GOAL B: combined with Goal E</th>
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<th>GOAL C: Sustainable &amp; Holistic Site</th>
<th>GOAL J: Consistent and Connected with the Surrounding Neighborhood</th>
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<th>GOAL K: Community Art</th>
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<th>GOAL L: Education</th>
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<td>Improve safety and security of homes, site amenities, public places and streets.</td>
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SUMMARY OF COMMENTS – general issues to date

- Safety/Security
- Private Outdoor Spaces
- Building design relates to surroundings
- Senior Community space
- Sustainable/Green
- Noise
- Views
- Public Art
- Large or tall windows
- Ease of Access
- Gardens
- Non-residential
- Parking
- Large bathrooms
- Large closets
- Drop off
- Trash on each floor
- Carpet in units
- Stairs with windows
- Signage in building
- ADA & ease of access
- What are the non-residential uses
- Parking
- Graffiti concern
- Large windows in units
- Public art
- Support for public outdoor space
- Trees good
- Access to views good
- Design of building must relate to surrounding (scale & materials)
- Programming senior space
- Interior community space w/character
- Sustainable & green
- Maintenance
- Noise
- Need for stormwater solution
- Shade impact of building
- Townhomes for SL res
- Laundry (in units or on flrs)
- Drop off
- Carpet in units
- Stairs with windows
- Signage in building
- Safety/security
- Stairs not good (design option)
- Need for private outdoor spaces
- Gardens desirable
SUMMARY OF COMMENTS – community meeting #2

- Safety/Security – primarily of podium
- Stairs not a good entry feature
- Need for private outdoor spaces
- Gardens
- Non-Residential – uses and design
- Parking – will there be enough for seniors and non-residential
- Large windows
SUMMARY OF COMMENTS – Senior Forum

• Safety/Security – access, lighting, keys, hours, sign-in
• Large windows in units
• Interior Community Space with character, comfort and windows
• Large bathrooms
• Need for private outdoor spaces
• Laundry – in units, on floors and non-coin
• Large Closets
SUMMARY OF COMMENTS – Senior Forum

Mary Montoya: liked the large bathrooms and how the railings on the walls could be helpful

Elba Chavez: liked the driveway drop-off so that seniors can come and go easily and guests can drop them off right at the door

Jose Ramon: Hallways should not be designed too narrow and good examples of outdoor spaces could be modeled.
COMMUNITY MEETING
02/09/10

MASSING
RESIDENT FEATURES
ACCESSIBILITY

FULLY ACCESSIBLE UNIT LAYOUT
RESIDENT FEATURES

DECKS

OPEN TERRACE
ART, ART, ART
NEIGHBORHOOD MURALS
ART, ART, ART
NEIGHBORHOOD MURALS
ART, ART, ART
NEIGHBORHOOD MURALS
ART, ART, ART
NEIGHBORHOOD MURALS
ART, ART, ART
MASTER PLAN
ART, ART, ART BUILDING MURALS
ART, ART, ART
BUILDING MURALS
BUILDING CONCEPT
VIEW FROM WEST
2ND FLOOR PLAN

RESIDENT CENTER
STO. MAINT. SEATING
OFFICE
LAUNDRY TRASH
COVERED PORCH
STORAGE
OPEN TERRACE
1 BR UNIT
3RD - 8TH FLOOR PLAN
Sustainability Strategies

- Creation of electricity for the building
  - Solar panels on the roof
  - Wind turbine
- Creating building’s own heat and cooling
  - Geothermal (use energy from the ground)
- Window shading at the sunroom and hallways
- Natural ventilation and lighting
- Low impact stormwater strategies
- Rainscreen system and durable materials
- Energy efficient appliances
- Low flow water fixtures
- Recycling on each floor
- Native plantings
DHA 1099 OSAGE ST
LANDSCAPE CONCEPT & COMPONENTS

- OSAGE STREETSCAPE
- OSAGE PLAZA
- OSAGE STREETSCAPE
- ORNAMENTAL GRASSES
- STREET TREES 25' VV..
- COMMUNITY GARDEN
- OSAGE ST.

- POROUS LANDSCAPE DETENTION AREA (PLD)
- NATIVE PLANTING & DETENTION AREA
- SCREEN PLANTING ALONG RTD FENCE
- PARKING STALLS WITH POROUS PAVERS

RTD LIGHT RAIL