

Key Project Facts: South Lincoln Redevelopment - 26 May 2009

Why is redevelopment happening?

South Lincoln homes are over 50 years old and it is time to build new homes. With redevelopment, we know that we can make improvements in how the homes look, in the different home types and where the buildings are placed; we can promote nearby jobs, businesses, schools and other services that support good living.

Can anyone participate in the redevelopment process?

Yes, the community meetings offer important information and are translated in English, Spanish, Vietnamese and Somali. Residents of South Lincoln Homes, as well as those in the South Lincoln/La Alma neighborhood, are welcome. The meetings are open to the public and are at the La Alma Recreation Center.

➡ South Lincoln Redevelopment community meetings are April 21 (we discussed goals), May 11th (we listened and discussed ideas), June 9th (we will show what South Lincoln Redevelopment might look like based on input we have received) and July 7th (we will discuss the final plan that will be based on input from the meetings April 21st, May 11th and June 9th). Information, ideas and comments can also be made at the project office (1301 W. 10th Ave.), open Tuesdays and Thursdays 1:00-3:00 p.m.

WHEN will the South Lincoln redevelopment occur?

Construction on the first part, also called phase 1, could begin in 12-18 months. No homes will be torn down, and no one who lives in South Lincoln Park will need to move during this first part or phase. The following parts or phases will happen over a 1-5 year time frame.

DO I need to move away from South Lincoln Park Homes?

The first part or phase 1 of building (in the next 12 to 18 months) can start without anyone needing to move. After phase 1, everyone who lives in South Lincoln will need to move, but there will be homes in new areas of South Lincoln Park or in the surrounding neighborhood to move to. These homes will be section 8 homes or homes that DHA owns. The homes that you will move into during redevelopment are located in a variety of locations such as:

- In the newly constructed buildings on the South Lincoln property
- In homes or buildings in the neighborhood
- In units at North Lincoln Park
- In other DHA homes or properties throughout Denver for residents who want to move to other neighborhoods. The residents who want to move to new neighborhoods will have help with support services so that the transition to a new neighborhood will go as smoothly as possible.

Will you replace all of the homes in South Lincoln and will I have the option to come back?

Yes, all people who live there now will be able to come back to the new South Lincoln Homes. You will need to meet DHA eligibility requirements like now. We will replace all 270 homes and will also have more affordable housing and market rate home options.

Are all of the new buildings going to be really tall?

Our South Lincoln redevelopment planning is consistent with the station area plan for 10th and Osage, which means the possibility of 800-1200 homes for the area. The height of buildings will be different as they will need to house all the residents who live there now, plus new residents. Our goal is to create a "mixed income" neighborhood where people can live there if they need assistance from DHA, and even if they don't. Different housing styles, sizes and shapes will be built. We will also think about the cost of all these improvements and the positive impact of the new spaces like: offices, small stores, restaurants, community services, market rate housing and semi-affordable housing for those who want to stay in the neighborhood, but don't need affordable housing. We will show the proposed locations and heights of different buildings during the June 9th and July 7th meetings.

Who decides what improvements the redevelopment will include?

A South Lincoln redevelopment project Steering Committee made up of South Lincoln residents and neighborhood leaders is working closely with the DHA and the people who were hired by DHA. Now is the time for us or the Steering Committee to listen to you! Now is the time for you to tell us about what would make better homes, a stronger and safer neighborhood and community at South Lincoln Homes.

➡ How can I help?

Share the facts with your neighbors and encourage them to tell us what would make South Lincoln Park better for them, their neighbors and their children. Bring a neighbor to the community meetings.