

South Lincoln Highrise

Senior Housing and Community Facility



Location: 10th & Osage St.
Land Area: 1.2 Acres
Total Units: 100 Public Housing Units
Project Value: \$24.8 Million
Funding Sources: HUD - ARRA CFRC Category 4 Energy Modernization Amounts
ARRA Stimulus Funds: \$10 Million Competitive Grant Award



Project Background

The South Lincoln – 10th & Osage Senior Housing and Community Facility will be located on approximately two-thirds of a 1.2-acre site. The balance of the site will contain mixed uses to support transit oriented development (TOD) and neighborhood revitalization.

The Building and Units:

The new eight-story senior highrise will feature two wings and connected with a 'glass sunroom' on each floor, taking advantage of the optimal solar orientation. There will be 94 one-bedroom and six two-bedroom units. The one-bedroom units will be approximately 600 SF and the two-bedroom units will be approximately 650 SF. The building features secure lobby entrance, two elevators and second floor resident-only community spaces. Each second through eighth floor will provide a glass 'sunroom' with view to the local park and downtown Denver skyline. Each floor will have common exterior balcony's; a laundry room and centralized trash chute and recycling area.

Unit amenities will be competitive with market rate units in the area; with energy efficient appliances, CAT 5 wiring for internet access, and cable wiring. All units are built to accommodate and are adaptable to ADA accessibility, to promote residents the ability to 'age in place'.

Grant Award Announcement:

In September 2009, the Denver Housing Authority welcomed a host of federal administration officials, congressional representatives and state and local elected officials for a "walk and talk" tour of the South Lincoln Homes. Federal administrators were in town as part of their three-city, nationwide "Sustainable Community Tour," which included Chicago, Illinois; Dubuque, Iowa; and Denver.

Federal agencies included in the tour included: Department of Transportation Secretary Ray LaHood; Department of Housing and Urban Development Secretary Shaun Donovan; Environmental Protection Agency Administrator Lisa P. Jackson; and various representatives from the Administration's DOT-HUD-EPA Interagency Partnership for Sustainable Communities.

Colorado Senator Michael Bennet, Congresswoman Diana DeGette, Governor Bill Ritter, Mayor John Hickenlooper and Denver City Councilwoman Judy Montero accompanied federal officials on the tour.

Immediately following the tour, Secretary Donovan announced HUD's competitive grant award of \$10 million for the South Lincoln Highrise, launching DHA's expansive redevelopment of the South Lincoln Homes.

Energy Efficient Green Community:

The South Lincoln Highrise is DHA's first step in the comprehensive redevelopment of the South Lincoln Homes project into a sustainable, mixed-use, mixed-income transit-oriented community. The Phase I development is focused on delivering exceptional environmental efficiency and energy performance. The development will reduce energy costs, generate resident and PHA energy savings, and reduce overall energy consumption. New construction design will be a LEED Platinum system.

Development Schedule:

Start: January 2010
Complete: January 2012



South Lincoln Redevelopment



Location: 10th & Osage St.
Land Area: 17.5 Acres
Total Units: 800 – 900
ARRA Stimulus Funds: \$10 Million Competitive Grant Award
Funding Sources: Federal Funds - HOPE VI
LIHTC Funds
City of Denver
Original Build: 1954
Project Completion: 2018



Project Background

DHA's South Lincoln Homes, which currently holds 270 public housing units built over 50 years ago, is located in the heart of Denver's La Alma/Lincoln Park neighborhood. The development is comprised of 39 two-story brick buildings and will also include the newly funded South Lincoln Highrise, a 100-unit building dedicated to seniors and the disabled scheduled for occupancy in January 2012.

The La Alma/Lincoln Park neighborhood is one of Denver's oldest and sits just to the south of the area where Denver was first settled in the 1850s. Many houses date back to the late 1800s.

South Lincoln features excellent proximity to the heart of downtown Denver (one mile away), the Auraria Higher Education Center and the 15-acre Lincoln Park; all easily accessible by walking, bike, or transit. The nearby Santa Fe Arts District bustles with more than 40 galleries, restaurants and shops.

The Goal:

The South Lincoln Homes Redevelopment is a proposed mixed-use, mixed-income transit oriented community planned and developed by the Denver Housing Authority in partnership with the City and County of Denver.

DHA's goal for the South Lincoln Homes is to transform the site from 100% public housing into a holistic, transit-oriented development maintaining the core attributes of a highly green, sustainable, mixed-use community, promoting a healthy lifestyle, mobility, integration of the arts and educational opportunities for the diverse mix of new and existing residents.

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South Lincoln Redevelopment

The Goal continued ►

Once completed in 2018, South Lincoln will feature 800-900 new residential units complimented with space for retail, office and a variety of community services. An existing light rail station at 10th & Osage will provide a direct link to existing and future RTD FasTracks lines, providing access to services and amenities throughout the metropolitan region.



Community Art

The cultural identity of the community will be communicated through opportunities for new, emerging and established artists, and with the incorporation of artwork on the 10th Avenue promenade and in the neighborhood open spaces.



Site Master Planning:

The South Lincoln master planning process involved the community in a series of over 120 stakeholder and Local Resident Council meetings and interviews conducted between April and August, 2009, concluding with a final preferred Master Plan concept vetted with the community in September.

Public input was critical to the success of the plan. Residents of the neighborhood, local businesses and organizations had multiple opportunities to participate and comment on the redevelopment process and design. A Steering Committee was established that included key leaders from each of these groups along with representatives from the City.

Over 400 comments were received throughout the process. Comments were used by the Steering Committee and design team to shape the goals, design of the plan and to address such issues as community amenities, location of community spaces and phasing concepts.

Cultural Audit:

Along with traditional outreach efforts, the design team conducted a Cultural Audit (TM) to gain insight into the "DNA" of the area. This process reached out to residents and the community through one-on-one intercept interviews and scheduled interviews with local leaders, interested individuals and those who could not participate in the community meetings.

After reviewing previous planning work already completed for the Station Area Plan and the 10th & Osage Area Plan, the design team assembled existing Key Focus Areas and goals generated by the community as a starting point for the South Lincoln Redevelopment goals. The Denver Housing Authority supplemented these goals further with specific areas of concern for the development and the potential HOPE VI application.

Health Impact Assessment:

In addition to the Cultural Audit, a health impact assessment was conducted to set a baseline for the residents and the community for making recommendations to the design team. The research identified that the main health related issues are needs to:

- Increase physical activity
- Improve pedestrian, bike and traffic safety
- Improve access to health care
- Reduce crime and the fear of crime, and
- Improve social cohesion



Highlights:

The final redevelopment master plan emphasizes Transit Oriented Development (TOD), higher densities, diverse housing choices, a mix of uses and outdoor amenities and environments that encourage healthful lifestyles.

In addition to featuring a spectrum of housing options, the redevelopment of South Lincoln Homes will serve as a national benchmark to demonstrate:

Sustainability and Energy Efficiency

- High performance buildings including: Energy Star appliances, LED and florescent lighting, advanced controls, low flow plumbing fixtures, and highly efficient HVAC systems
- LEED certification for Neighborhood Development, New Construction and Enterprise Green Communities criteria
- Aggressive carbon footprint reduction
- Sustainable materials utilization
- Natural process storm water management
- Community-wide recycling program
- A central plaza providing a clear, safe linkage to the 10th and Osage Light Rail Station
- The RTD Station Plaza with park benches, seat walls and areas to wait for the light rail



Pedestrian Friendly

- 'Green Streets' with new tree plantings along with tree preservation and comfortable sidewalk widths to encourage walking, making it easier to meet neighbors and provide better access to community amenities.
- Landscaped parks to provide places for gathering and outdoor activity.
- A flexible space for outdoor activities and events such as concerts, art exhibits, farmers markets and street fairs.

Healthy Living

- A community vegetable garden for residents of the community. Denver Urban Gardens will partner with DHA to provide design, operations and maintenance needs.
- Small private entry gardens for growing flowers and vegetables.
- Flower and vegetable gardens for the Senior Housing Courtyard.

Community and Supportive Services

- A Resident Navigation Office comprised of professional case managers and trained resident volunteers to assist each resident in addressing personal challenges, and setting and working towards personal and employment objectives.



- Neighborhood based adult education, job training, job preparation and employment assistance programs as bridges that provide residents who are now largely dependent on public entitlements with the capability and confidence necessary to pursue mainstream avenues (vocational training, community college) to economic advancement.
- Adult education, job training, job preparation and employment assistance programs designed to assist individuals with special needs: particularly non-natives who speak English as a second language and those with physical, mental or learning disabilities.
- Improvement of access and preventative care and mental health offerings provided to South Lincoln residents by Denver Health.

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