

# Community Meeting #4 - 8/9

## Building and Landscape Design

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La Alma Recreation Center

August 9, 2011 (5:00pm-6:30pm)

Sign In: 69 attendees; plus DHA (6+/-) and design team (7+/-)

### **Goal:**

Review site and building design. Get feedback and 'go ahead' on key design elements to incorporate into final design and cost estimating.

### **Agenda:**

1. Phase 2 recap
2. Building Design: architectural style; architectural form and style
3. Landscape
4. Break-out Stations for details and feedback

### **General summary of comments:**

*design team response/take away/guide*

#### ARCHITECTURE

Feedback on units showed support for several existing design elements. Large closets, the open floor plan, balconies and the kitchen island received green dots and positive comments.

Architectural style had a range of comments with some very positive general comments as well as a couple highly critical comments. Comments that stood out were: ground floor units very positive, good to have elevator and stair access, like the arches and the height variation of the building.

*Team actions: review with DHA and team the style comments and implications; the desire on the part of a few to make the architectural style more specifically Victorian/Hacienda/or Santa Fe balanced with early feedback that 'culture should be visible, but not one particular style'.*

#### LANDSCAPE

Very little feedback on 10th Avenue Streetscape.

Interior open space included green dots/positive feedback for the gardens, adding shade to the gardens, the exterior stair for direct access to the yard, play areas and for elements or character that reflect 'culture'. Integrated play opportunities for smaller kids, who cannot leave the block, were supported, were encouraged over the moving the play structure to the site.

*Team actions: revise water quality solution, integrate art opportunities, add shade or sitting element near the gardens, address integrated play for younger kids. Architectural response needs to be bold and clearer on style intentions. The design team decided to hold final design review with the Steering Committee before finalizing the Schematic Design of the phase 2 buildings.*

EXIT INTERVIEWS: SEE SECTION FOR DIVERSE RANGE OF COMMENTS (pg 7)

*Follow up on the recommendation to cross examine sign-in sheet with those residents living in the phase 2 area and call or visit them to make them aware of the project (Lynn and Kimball?).*

## LANDSCAPE STATION - feedback from break-out

### SITE ELEMENTS

- Picnic Shelter: First option: too open-rain, second option preferred but modify still – protect from rain
- Play Area: existing structure to be relocated: this is too boring – do something more more challenging. Rock climbing option: safety!
- Garden: provide shade
- More lawn
- bike storage?

### OVERALL PLAN

1. Needs to reflect culture of neighborhood
2. Benches – arms spaced to make sleeping (prone) difficult
3. Open play – football (field)
4. Think about age play – swings, monkey bars, merry-go-round
5. Dog area (bags/trash cans for dogs)
6. Camera?
7. Rock climbing walls
8. Roundabouts on 10<sup>th</sup> w/art
9. Kids (fountains)
10. Private patios



PICNIC SHELTER



*too open - RAIN!*



*Modify still  
✓ protect from RAIN*

PLAY AREA



*more challenging - too boring*



*Safety!*

GARDEN



*provide shade IN garden.*

LAWN



*plant tree*

## UNIT DESIGN - feedback from break-out

1. Closets and Bedrooms
  - Nice closet out of the room, you can have more space.
  - I do not like to walk through the bathroom to go to the closet.
  - We do not want sliding doors in closets, they break easily.
  - We love that a king size bed fits.
  - Toilet is too close to the sink. We want more space around the toilet
  - I love extra space in bathrooms
  - I would like more storage or bigger closets
  
2. Living Room, Dining Room and Kitchen
  - I like the living room, dining room and kitchen open plan
  - I love the built-in desk
  - I do not like to access to the unit through the kitchen. Please move the kitchen next to the balcony, so we can walk in through the living room.
  - I love the kitchen with an island.
  - Please be sure to leave enough space between the island and the countertop.
  - I love the balconies
  - I do not like how three doors swing out at the entrance. Please think on having bi-fold doors
  - I hate swamp coolers. I have asthma. I would prefer A/C
  - I want high ceilings
  - I love everything
  
3. Storage
  - I like the size of the storage
  - I love washer and dryer tower
  - I have my own washer and dryer. I want to keep them, but units don't have different connections for them.

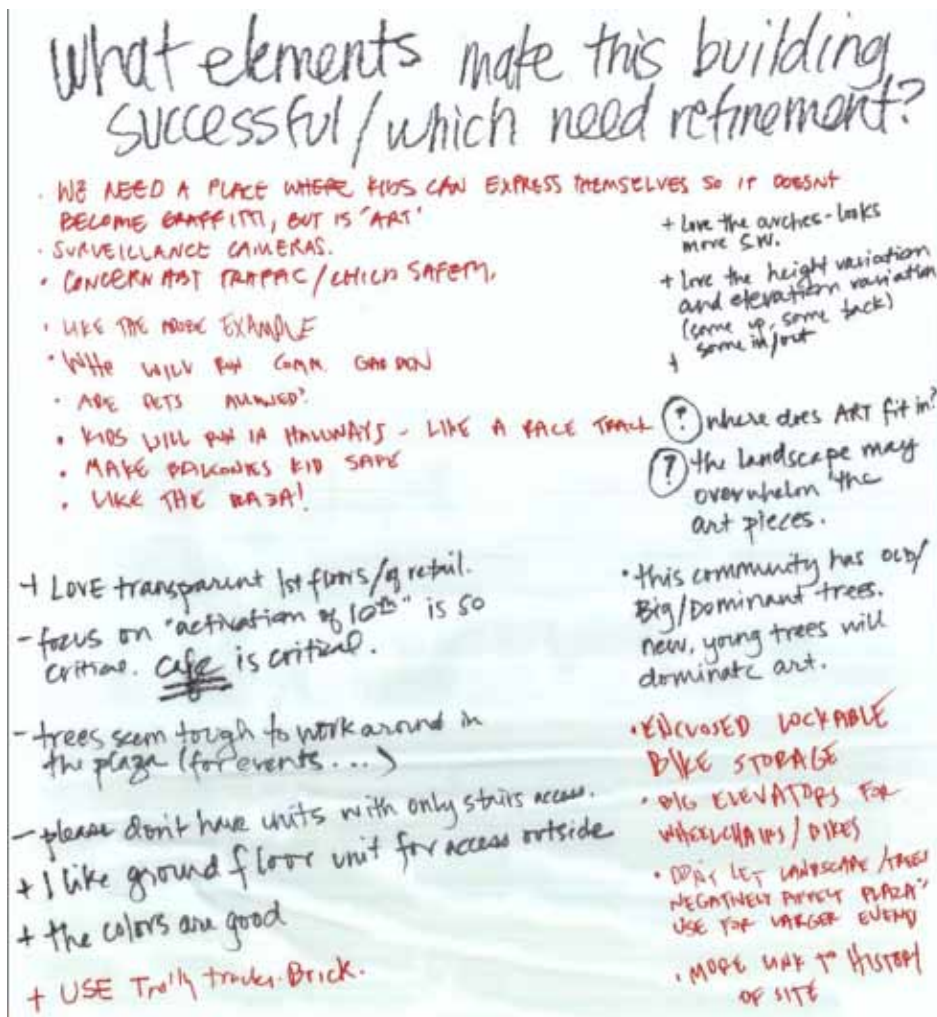
## ARCHITECTURE and STYLE - feedback from break-out

1. General Comments from many stakeholders on the Architectural Sheets:
  - *"Adobe example good*
  - *Make balconies kid-safe*
  - *Good colors*
  - *Love the height variation*
  - *I like the muted colors*
  - *Don't' make it sterile/Belmar*
  - *Vertical railings preferred*
  - *Love the "messy" look*
  - *Very elegant*
  - *LOVE the archways – More of 'em!*
  - *Imprecision is OK*
  - *Consider larger blocks of color*
  - *Larger awnings"*
  
2. What elements make this building successful? (from write on sheet...see image below)
  - I like the adobe example
  - I like the plaza
  - I love transparent 1st floors of retail
  - I like ground floor units for access to outside
  - the colors are good
  - Use Trolley (?) tracker brick
  - Love the arches - looks more sw
  - Love the height variation and elevation variation (some up, some back, some in/out)
  -
  
3. Which need refinement?
  - We need a place where kids can express themselves so it doesn't become graffiti, but is 'art'
  - Surveillance cameras
  - Concerned about traffic/child safety
  - Who will run the community garden?/Are pets allowed? (yes)
  - Make balconies kid safe
  - Focus on 'activation of 10th' is so critical...a cafe is critical
  - Trees seem tough to work around in the plaza (for events)
  - Please don't have units with only stair access
  - Where does art fit in?
  - The landscape may overwhelm the art pieces
  - This community has old/big/dominant trees. New, young trees will dominate art.
  - Need enclosed lockable bike storage
  - Bik elevators for wheelchairs/bikes
  - Don't let landscape/trees negatively affect plaza for large events
  - More link to the history of the site
  
4. Summary of Stakeholder (RR) comments:

- Consider more overt "Santa Fe" style (including Santa Fe Blvd Arts District)
- Refer to Fruitvale Village, Oakland CA

5. Summary of Stakeholder (DS) comments:

- Prefer adopting a style rather than "creating a style"
- The neighborhood is primarily Victorian, with gradual modest La Alma influence
- Consider less mixing of styles, and rather go "more Victorian" or "more 'Hacienda'"
- Consider one style for one building; one for the other
- Pergola elements seem out of character, but perhaps more Hacienda than Victorian.
- Top floor of D might start to suggest a (Victorian) Mansard roof.
- Consider 'Playing off the Buckhorn' for the ground floor
- Design seems to weigh heavier on the 'Hacienda' approach with stucco, awnings, pergolas
- Consider introduction of gabled roofs to relate to the (gabled) Victorians
- Consider trading brick and arches for more drama
- Refer to the Tivoli as an example of a landmark



- vertical voids foot rest along bottom

- horizontal railing: not hand laundry on the rails, put laundry changing areas to side of bldg to keep front closed up.



love this "messy" look

very elegant

vertical rails



LOVE the archways.



## **EXIT INTERVIEWS - one-on-one interviews with meeting participants**

Full interviews attached as pdf

### Interviewed by Sherri Eyster (Oz)

The demographics of the people I spoke with at the Community meeting can be broken up into (2) groups. Therefore, I will separate my comment by groups as their appeared to be an over arching theme

Families & Young People: Generally Speaking families and you people were very excited about the Kitchen Islands, Washer Dryers, and large utility rooms.

Seniors: Generally Speaking Seniors were greatly concerned about the noise.

Overall: Overall people were excited about the spacious unit plans with balconies and ample storage. They were excited about the level of finish provided was equal for all residents and there was not a separate standard for the market rate vs. the affordable. Some young people were not excited about the lack of privacy if security cameras were used in public spaces, but the majority of families and senior where happy about the sense of safety being provided. When asked "What keeps you involved in the SL redevelopment process" generally people answered, "because I was personally asked to be involved".

### Interviewed by Chris Spelke (DHA)

The overview of comments relevant to Phase II design include:

- stress security and incorporating common elements that are sturdy and can take abuse
- reinforce the idea of an "open art studio" for kids to find other, more constructive outlets
- like the apartment unit designs as-is

I think these interviews also tell us that this process is truly appreciated by the community and they like the way things are going.

### Interviewed by Renee Martinez-Stone (Perspective3)

Interviewees were individuals who have been participating in the community outreach since the Master Plan.

Generally, individuals are invested and energized by being a part of the redevelopment and design process. They feel a better future is ahead and that they are a part of a 'powerful transformation'. Kids came up in terms of ensuring there is enough play area for kids and in concern that four story buildings being designed to work for children/families.

Overall, in general discussion stakeholders are excited for the project. Support for the unit designs was clear without exception. Units were described very positively and offering future residents several improvements and good features within the units (w/d, open plan, storage). Feedback on the exterior design of buildings and site plan were also generally very positive, with a few cautions about open space being geared towards children and the 'character' of the architecture being more articulated in the next phase. 'Involvement' was the focus of a couple comments recommending that since demolition is now involved, there is a need to reach out to involve more people in the process; including a suggestion to see who isn't coming (particularly for residents living in the phase 2 area).

NAME: Elba Chavez  
Soli Resident: Y or N Contact info: we have it  
Ok to take and use picture on website/materials? yes

What sticks out for you in the proposed design ideas for phase 2?

these buildings do not look like they are for children. The Buckhorn gets too much focus, that space should be for public, not

What are you proud of?

just customers. She has been chased out. need more seating for public, not a business

They are making it better and but

What keeps you involved in the SL redevelopment process?

A better future. I would like to see

I like the process. kids not be embarrassed.

don't have to be a customer.

it doesn't feel like family anymore. is the phasing right?



NAME: Dave Stauffer

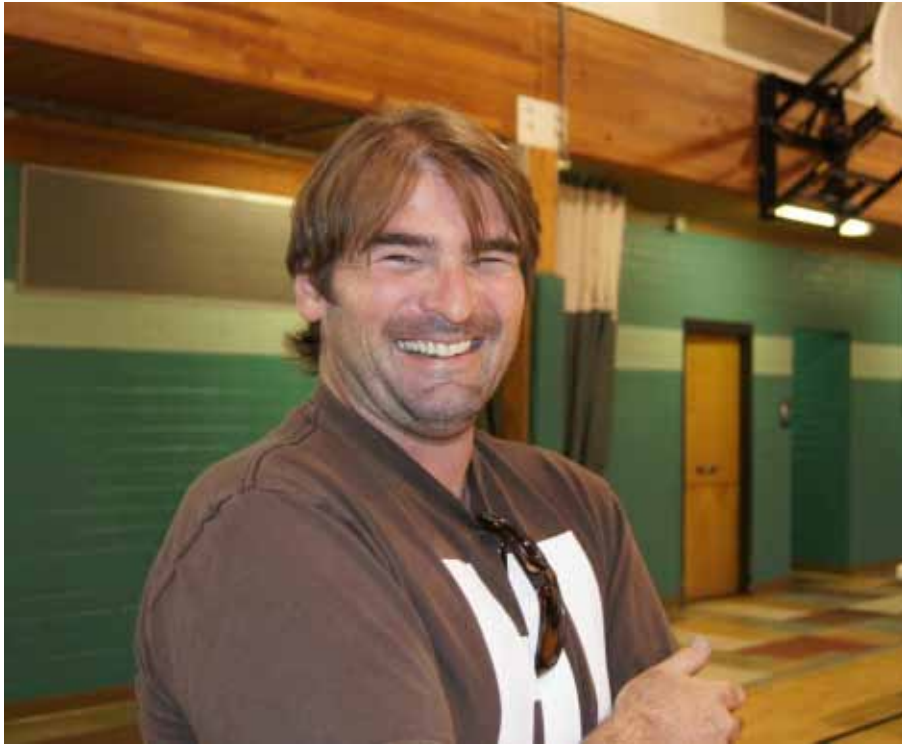
Soli Resident: Y or  N Contact info: none

Ok to take and use picture on website/materials? \_\_\_\_\_

What sticks out for you in the proposed design ideas for phase 2? It should be  
It doesn't have a style: victorian or hacienda?  
But it ~~is~~ is a mish-mosh, <sup>not necessarily one or the other</sup> because it isn't ~~quite~~ beautiful!  
I see some potential, but I don't like them now.

What are you proud of? I am so disappointed. I don't feel  
Landscape concepts seem promising. that what I said  
last time got lost.

What keeps you involved in the SL redevelopment process?  
It is my home and very exciting to be a  
part of this powerful transformation.



NAME: Dennis Weber

Soli Resident:  Y or  N Contact info: we haven't

Ok to take and use picture on website/materials? \_\_\_\_\_

What sticks out for you in the proposed design ideas for phase 2?

I like the green look of landscaping. It gives it a homey feel.

What are you proud of?

Glad for the people in the community; a whole new look. Good for moral.

What keeps you involved in the SL redevelopment process?

People. Team has been great? I am invested. Turn out is decent, but look at sign ins to see who isn't coming. maybe door to door would be help.

NAME: Katrina Aguirre

Soli Resident:  Y or  N Contact info: \_\_\_\_\_

Ok to take and use picture on website/materials? \_\_\_\_\_

What sticks out for you in the proposed design ideas for phase 2?

I like the townhomes. I want to stay in this neighborhood.

landscape - Need more play area not such; split up garden more open area dispersed

What are you proud of?

units.

What keeps you involved in the SL redevelopment process?

I love my community. I see now more that the community is having input. People should have been here from the beginning

NAME: Juanita Vigil

Soli Resident:  Or N Contact info: \_\_\_\_\_

Ok to take and use picture on website/materials? Yes

What sticks out for you in the proposed design ideas for phase 2?

All brand new but haven't seen anything for pets  
Hoping to not having same activities  
Arch. elements need to be focused on

What are you proud of?

security  
Trash cans  
setting over  
-maintenance

Community is coming together as we move  
along - seeing the change "lots to see what  
happens"

What keeps you involved in the SL redevelopment process?

"My neighborhood" want others to have my same  
feeling  
- seeing more families getting involved

NAME: Georgia Zamora

Soli Resident:  Or N Contact info: 1269 W. 10th Ave.

Ok to take and use picture on website/materials? Yes

What sticks out for you in the proposed design ideas for phase 2?

- Don't like concrete walls + floors  
- like how designers pay attention to input but  
also like the new suggestions

What are you proud of?

Have the labeled name "projects" - want change  
"I put my ideas on it" - have close location to  
amenities "stores, schools,  
transport + access

What keeps you involved in the SL redevelopment process?

Like the floor set-ups  
Keep doing the same - losing my place  
moving  
↳ want info + like being  
involved  
You want to  
come back

NAME: Julie Robles

Soli Resident:  Y or  N Contact info: 1043 Navajo (Tamisha knows)

Ok to take and use picture on website/materials? No

What sticks out for you in the proposed design ideas for phase 2?

Gate + security access - give kids a

What are you proud of?

Husband makes son mow lawn - have more pride

Have 5-10 year plan - use as stepping stone (home ownership)

What keeps you involved in the SL redevelopment process?

Has a kid who's a sophomore in the neighborhood

To see that my input is being used

.....

NAME: \_\_\_\_\_

Soli Resident: Y or N Contact info: \_\_\_\_\_

Ok to take and use picture on website/materials? \_\_\_\_\_

What sticks out for you in the proposed design ideas for phase 2?

What are you proud of?

What keeps you involved in the SL redevelopment process?

*Wino's  
need to  
respect it*

*we of  
these ships  
uld be an  
open w +  
studio"*

NAME: Jamie

Soli Resident:  Y or N  Contact info: 303 930 5662

Ok to take and use picture on website/materials? \_\_\_\_\_

What sticks out for you in the proposed design ideas for phase 2?

DONT like elevators & noise b/l floors  
large window, kid & teen 2nd hand store

What are you proud of?

What keeps you involved in the SL redevelopment process?

personally acted to be involved

\*\*\*\*\*

NAME: Tom reed

Soli Resident:  Y or N  Contact info: 303 282 D100

Ok to take and use picture on website/materials? yes

What sticks out for you in the proposed design ideas for phase 2?

wished just remodelled existing instead  
4-story bldg - dont know about highrise bldg

What are you proud of?

What keeps you involved in the SL redevelopment process?

NAME: Rufus Thompson

Soli Resident:  Y or N  Contact info: 720-904-2415

Ok to take and use picture on website/materials? \_\_\_\_\_

What sticks out for you in the proposed design ideas for phase 2?

Interested in the high rise because for senior close to light rail

What are you proud of?

What keeps you involved in the SL redevelopment process?

NAME: Zakyyah

Soli Resident:  Y or N  Contact info: \_\_\_\_\_

Ok to take and use picture on website/materials? \_\_\_\_\_

What sticks out for you in the proposed design ideas for phase 2?

What are you proud of?

What keeps you involved in the SL redevelopment process?

NAME: Zakiyah

Soli Resident:  Y or N  Contact info: 31623-1075

Ok to take and use picture on website/materials? \_\_\_\_\_

What sticks out for you in the proposed design ideas for phase 2?

d.k. & w.p.

Be eat on bar area

What are you proud of?

What keeps you involved in the SL redevelopment process?

NAME: Lorana

Soli Resident:  Y or N  Contact info: 720-763-1956

Ok to take and use picture on website/materials? \_\_\_\_\_

What sticks out for you in the proposed design ideas for phase 2?

Too close. Kids are loud. good sound proof  
Unit layout. Don't like cameras like privacy!

What are you proud of?

What keeps you involved in the SL redevelopment process?

NAME: Wife & Brian Moore

Soli Resident  Y or N Contact info: 31325-1619

Ok to take and use picture on website/materials? \_\_\_\_\_

What sticks out for you in the proposed design ideas for phase 2?

I like it all. Excited about balconies

like the corner Unit & Painting of color! like pillars

Open hung out areas so people can't hide

What are you proud of?

\_\_\_\_\_  
\_\_\_\_\_

What keeps you involved in the SL redevelopment process?

Just want to know whats going on  
Residence Council

\*\*\*\*\*



NAME: Jose Antonio Roman

Soli Resident:  Y or  N Contact info: 71629-8995

Ok to take and use picture on website/materials? \_\_\_\_\_

What sticks out for you in the proposed design ideas for phase 2?

Wish for radiant heat with zone

What are you proud of?

What keeps you involved in the SL redevelopment process?

NAME: Allyson Sawell

Soli Resident:  Y or  N Contact info: 31629-0636 x250

Ok to take and use picture on website/materials? \_\_\_\_\_

What sticks out for you in the proposed design ideas for phase 2?

There is incredible potential for pulling people together. Will it be welcoming, thus does it not get trashed.

How do you serve the population

What are you proud of?

Open space & community garden - resident's murals - to give ownership

What keeps you involved in the SL redevelopment process?

People that are served lived in this neighborhood

NAME: Saad

Soli Resident: Y or N Contact info: \_\_\_\_\_

Ok to take and use picture on website/materials? \_\_\_\_\_

What sticks out for you in the proposed design ideas for phase 2?

It's good. It will change when it's made. When the plans are organized it will look good

What are you proud of?

Drawing from Matt Brady

