

South Lincoln: Phase 2 Design Build

COMMUNITY OUTREACH SUMMARY

November 1, 2011

Community Outreach: Overview

Community Outreach for the South Lincoln Redevelopment Phase II occurred between April and September 2011. Participation averaged 35-45 stakeholders for meetings #1-3 and then jumped to 69 participants for Community Meeting #4 in August. The total participants for Phase II was 257, topping the 150 participants in Phase I. Excluding questions or clarifications, 462 comments were received on a range of topics including building form, site plan, 10th Avenue, unit design, backyard public space and building design. The average participant was very informed about the goals and desired outcomes for the South Lincoln Redevelopment and was able to engage in discussions about sustainability, health and how the current phase related to future project phases. 'Mariposa' was well received as the future name redevelopment and it is beginning to take hold in community discussions.

The project stakeholder list, comprised of those who have attended a meeting and left contact information, increased from 124 in Phase I to 172 total stakeholders during Phase II. There was an increase in participation of the South Lincoln Homes residents at community meetings. Their inclusion created a larger number (27) of stakeholders who need or prefer to be contacted by mail or phone, rather than email. The next phase of outreach will need to consider another way to update and invite this growing number of stakeholders; perhaps by text or mail. South Lincoln Home residents received flyers on their front doors a few days prior to each community meeting. All meeting invitations were translated into Spanish, Vietnamese and Somali. Interpreters were needed more in Phase II with the increase in Somali participation and the consistent attendance of Spanish speakers. Input from these stakeholders ultimately helped to achieve a balance of diverse voices from South Lincoln residents. Vietnamese interpretation was needed at two meetings.

The Steering Committee once again served as an advisory and sounding board to the project design team and was responsible for serving as a conduit of information to other South Lincoln residents and neighbors. The Steering Committee grew to 37 members with the addition of five new members (2 residents, 1 DHA staff and 2 community residents). Steering Committee members were emailed digital invites for all meetings and agendas for Steering Committee meetings. Steering Committee members (4) without email received materials in the mail and were contacted by phone before each Steering Committee meeting. Participation of Steering Committee members ranged from 10-22, slightly lower than participation in Phase I.

In total, 4 Steering Committee and 4 Community Meetings were held. Key Issues for Phase II are summarized next, followed by 'Meeting Summaries' for each steering committee and community meeting. The design team (DHA, Architects, Planners and Builder) provided graphics and example images at each community meeting to explicitly communicate proposed design ideas to promote good dialogue and informed feedback from stakeholders. The design team was accessible at all community meetings and available to answer a range of questions. In addition, several small or focus group meetings were held to ensure Steering Committee members were engaged, or to focus on key issues that needed additional attention. These topics included public art, architectural style and design of outdoor space along 10th or in backyard areas.

Community outreach: timeline

April 19 Steering Committee Meeting 1 - Project Kick-off, questions/project facts (22 signed in)

April 19 Community Meeting #1 - Project Kick-off, questions/project facts (38 signed in)

April 26 - Steering Committee Meeting 2 - Form/Density/Parking (appx. 10 signed in)

May 2 - meeting at coffee shop for SC members who wanted to cover material from 4/26

May 3 Community Meeting #2 - Building Design/Street Design/Public Places (48 signed in)

May 10 - Steering Committee Meeting 3 - Street & Building Design Concepts (15 signed in)

May 17 Community Meeting #3 - Building & Site Design Concept Options (35 signed in)

June 23 - Work session on Landscape/Streetscape with team and project/neighborhood artists

July 8th - Mural unveiling (Phase 1, 1099 Osage) and Community Celebration

August 9 Community Meeting #4 - Building & Site Design Preferred Concepts (69 signed in)

September 13 - DHA provides update to District 9 City Council Office (Judy Montero)

September 22 - Steering Committee Meeting 4 - Final Design Review (16 signed in)

September 22 - Update and Final Design Review DHA Staff and DHA Board Members

October 5 - Work Session with team/neighborhood artists

DATE TBD Community Meeting #4 - Building & Site Design Preferred Concepts (69 signed in)

April-Aug - Two updates were provided to the La Alma Lincoln Park Neighborhood Association (LPNA)

April-Aug - Six updates were provided to the South Lincoln Resident Council Meetings (LRC)

Project Team

DHA - Kimball Crangle (Project Manager), Chris Spelke

Builder/Contractor - Deneuve Construction

Architects - Oz Architecture, Sandstrom Associates Architecture, Urbitecture

Landscape Architecture - Wenk Associates

Planning/Community Outreach - Perspective3

Engineering - Jansen Strawn Consulting, JF Sato & Associates, Enayat Schneider, MDP Engineering, AMI and LEI Engineering

Sustainability - Group 14 Engineering

Artists - Emanuel Martinez, David Griggs, David Ocelotl Garcia

Steering Committee

Gregorio Alcaro

Aurita Apodaca

Amanda Arteaga

Erika Baxter

Matt Brady

Kimball Crangle

William Dutton

Kathy Ewing

Karen Good

David Griggs

Peter Hines

Mark Jacobson

Dave Johnson

Kristin Krasnove (Fritz)

Kelly Lovato

Bob Luna

Kathy Luna

Larry Martinez

Patrick McLaughlin (Bill Sirois)

Michael Miera

Judy Montero (Nathan Batchelder)

Julie Moore

Shaina Olson

Chris Parr

Blake Pendergrass

Lynee Picard

Susan Powers

Charlene Ramirez-Mares

Tom Reed

Tim Skillern

Merritt Smith

Chris Spelke

Dave Stauffer

Alberto Torres

Juanita Vigil

Dennis Weber

Georgia Zamora

Community Input: Summary of Key Issues

Meeting agendas, graphics and a list of all community comments are listed in the 'Meeting Summaries' by date (see addendum). The summary below highlights the most frequently mentioned 'community generated' comments and themes; where applicable key issues are quantified and a description is included of the design team's response.

Meeting #1, Steering Committee and Community Meeting - April 19, 2011 - Project Facts and 'What can you Imagine?' break-out

The goals of Meeting #1 were to kick-off Phase II of the South Lincoln Redevelopment, describe the schedule, introduce the team, answer questions and identify opportunities for input and discussion.

Images were presented for the following topics "Architecture and Massing", "Architectural Influences", "Outdoor Space" and "Streetscape". The images covered a broad range of concepts and were designed to trigger ideas and reactions from stakeholders rather than to provide solutions or options. One-hundred and eighty comments were received in both the Steering Committee and the Community Open House. "Architectural Influences", a topic very similar to architectural style, was very popular amongst participants. "Architectural Influences" and "Streetscape" both had more images than the other topics, but Architectural Influences received more than two times the comments than Streetscape or any other topic. Top comments characterizing expectations for Phase II were:

Architecture and Massing:

- variation of facade horizontally and between the floors of buildings
- distinction between units
- scale of the building important; particularly at the ground floor where height and scale are very important to character
- support for balconies and indoor/outdoor space
- lots of daylight, and
- the need for the Mariposa development to have elements that tie buildings together, even though the architecture will be different

Architectural Influences/Style:

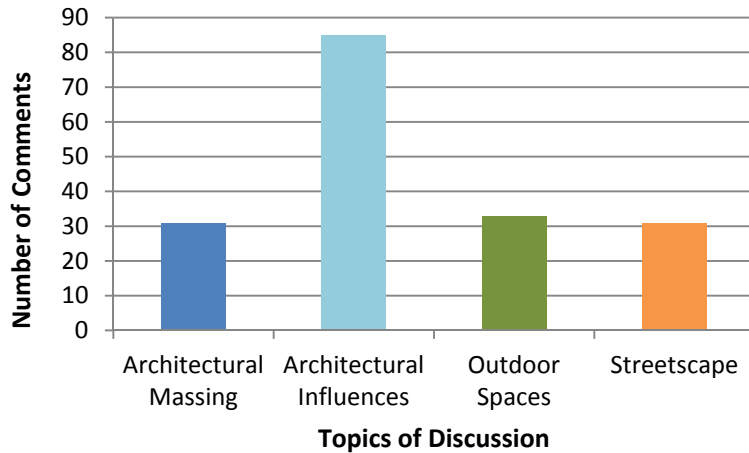
- residential looking, not too modern
- cultural influences good without one particular style dominating
- accent with color
- incorporate the heritage of craftsmanship

Outdoor Space:

- community gardens
- safe outdoor gathering space
- active outdoor space and
- important to incorporate public art

Streetscape or Ground floor:

- retail should flow into the street
- fresh food and food vendors were the most popular potential use
- wide sidewalks



The above table summarizes the number of comments received by topic on April 19th

Meeting #2, Steering Committee, April 26, 2011 and Community Meeting #3, May 3, 2011 - Building Form Options, Residential Unit Examples and break-out Discussions

A Steering Committee meeting was held on April 26th to get feedback and direction on how building form/massing and site plan options could create different outcomes for surface parking (opt1), structured parking (opt 2) and resulting backyard outdoor opportunities. Direction from the Steering Committee was used to refine the amount of detail and the graphics for the community meeting on May 3rd. The most prevalent issues surrounded architectural style, specifically calling out the use of local materials, elements from the 'craftsman' era of the neighborhood as well as influences and geometric forms from La Alma and Colorado architecture. Parking was a popular topic and was a factor that helped residents to compare site options.

Additionally, a 'family flat' unit was introduced as a possibility to replace some of the townhome units with a one-story unit. The family flat was utilized in Option 2 to free up outdoor open space and to allow more interior space for 'storage'. Ultimately, there was a favorable response to the family flats as long as some of the townhomes remained. The site plan Option 2, with underground parking for both multifamily buildings, was a clear preference over Option 1 which had surface parking and more townhomes. A range of images were used to illustrate the types of spaces (both indoor and out) that were proposed in the two site plan options.



Option 2 shown above received 28 dots (method of showing which option stakeholders preferred);
 Option 1 received one dot.

Steering Committee, May 10, 2011 - Building Form/Massing Options, Residential Unit Examples and Break-out Discussions

With direction on building form/massing and feedback from the community on 'architectural style', the design team was able to begin studies of the patterns that would guide the design of the buildings in Phase II. Community preferred patterns (from 4/19) and La Alma neighborhood patterns were discussed and the first design studies for 10th Avenue were reviewed. Participants were divided into two break-out groups to separately visit and discuss architectural interpretations of the guiding patterns and initial streetscape studies. Input and direction from the Steering Committee (5/10) was used to refine the presentation to the larger community of stakeholders on 5/17/2011.

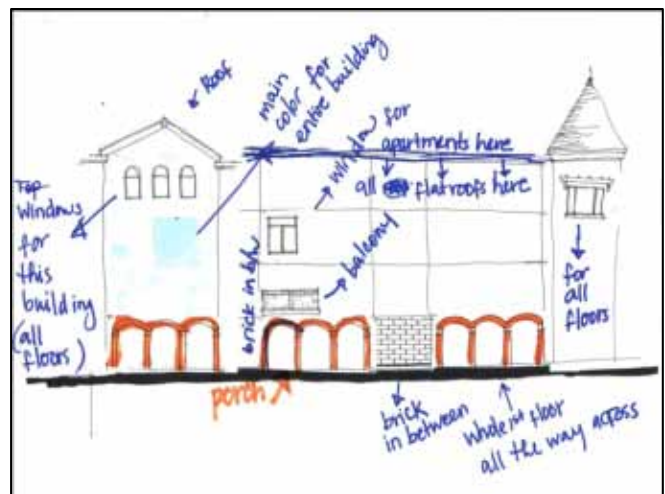
Architectural break-out discussions reviewed potential applications of the La Alma Neighborhood Patterns and the Community Preferences.

La Alma Neighborhood Patterns:

- Simple Forms with Unique Details
- Space Between Buildings
- Personalization – Making it your own
- Color to Identify Home
- Space Between Buildings
- Roof Variation
- Local Materials
- Neighborhood Murals

Community Preferences

- Identifiable Home
- Simple Materials
- Top Floor and Ground Floor Variation
- Unifying Vertical Elements
- Indoor/Outdoor Opportunities (all levels)
- Clear entrances



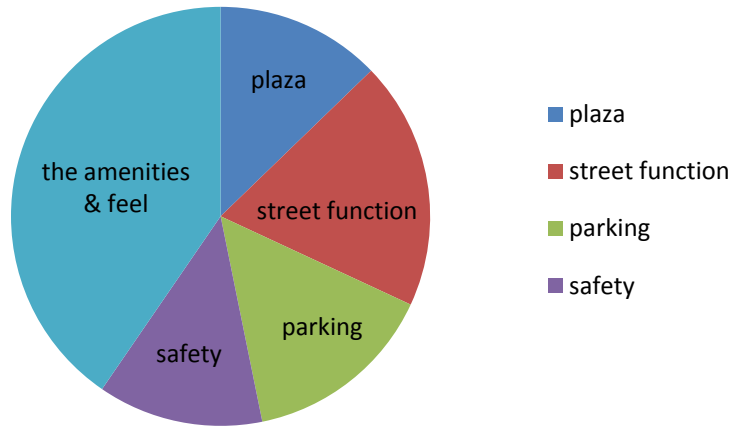
Graphic from 'Architecture patterns/preferences' break-out May 17, 2011

Meeting #3, Community Meeting, May 17, 2011 - Street and Building Design and the Patterns that Would Guide Design

The goal of Meeting #3 was to discuss architectural design patterns/preferences that were reviewed with the Steering Committee and to discuss streetscape concepts for 10th Avenue. The 'Architecture' break-out group included an exercise (see image above) aimed at preferred patterns of design and discussing architectural preferences. The 'Street Design' break-out group began to get feedback on streetscape concepts and issues impacting 10th Avenue. Comments from the community meeting were similar to feedback from the Steering Committee (5/10):

- Building design should with a connection to the past utilizing the historic La Alma forms such as archways, gable roofs and color to differentiate architectural elements
- Variety in building form
- Beautiful buildings
- A plaza designed to be active throughout the day as well as each day of the week
- The desire to have wide sunny sidewalks
- Attention to how parking is utilized
- Attention to service and delivery for non-residential uses

The discussions concerning Street Design for 10th Avenue raised much interest and feedback. In Phase 1, concerns about safety and security dominated conversations about the design of outdoor public spaces. In Phase II discussions, safety was a concern balanced with other key issues important to the design of 10th Avenue and the public backyard spaces.



Summary of '10th Avenue Streetscape' comments received May 17, 2011

Meeting #4, Community Meeting, August 9, 2011 - Building and Site Design Preferred Concepts

The goal of Community Meeting #4 was to review Building and Landscape Design (street and backyard public space), receive stakeholder feedback and community approval on the key design elements to incorporate into the final design and construction cost estimating. The design team had studied ways for the building design to 'tie to the past' and 'to incorporate neighborhood patterns', yet not have a singular cultural 'style'. The topics of break-out stations for one-on-one dialogue and feedback included: "Unit Floor Plans", "Building Design" (architectural style), "Landscape" (10th Avenue, plaza and backyard public open space) and "DHA questions". Stakeholders were asked to identify elements that they wanted to keep with a green dot and to redline and discuss with the design team the elements that needed revision or refinement.

Feedback from the community on units was very positive. Elements called out to keep in the final design were large closets, the open floor plan, balconies and the kitchen island.

Architectural style had a range of positive comments consistently targeted at: ground floor units, good to have elevator and stair access, the family stair in the backyard, the arches on the ground floor and the height variation of the building. A few highly critical comments about details and the overall 'character' led the team to further explore community preferences and design articulation of proposed details.

There was less feedback on the 10th Avenue streetscape and more on the quality of the interior open spaces. Design elements that garnered a range positive comments were: the gardens, adding shade to the gardens, play areas and for more opportunities for 'cultural' site elements. Integrated play opportunities for smaller children, who need to be closer to parents, were encouraged. Several stakeholders were unhappy about incorporating the existing play structure into the Phase II public spaces. Stakeholders emphasized the use of building site elements built to last. In the public spaces, 'sturdy, strong and timeless' were used to describe the needed furnishings and that effort should be

taken to make sure furnishings "don't walk away". The need to balance flexible seating concepts with security of those furnishings will need to be addressed.

The most prevalent comment regarding Architectural Style from the August 9 mtg #4 were:

- *“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”*
- *Be more BOLD in blending the design patterns into a unique style*

The project team also provided 'exit interviews' to ask a few questions about design ideas and reasons for involvement in the South Lincoln Redevelopment process. Most stakeholders were excited for the project and had been involved since the Master Planning of 2009.

Support for the Phase II unit designs was clear without exception. Units were described very positively and offered 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. This particular comment also included a recommendation to identify those not involved in the current Phase II community meetings (particularly for residents living in the phase 2 area).

Steering Committee - September 22, 2011 - Final Design Review

The goal of the Final Design Review with the steering committee was to review community input from Community Meeting #4 and to receive feedback and general approval ('thumbs up') of the refined building and site design solutions.

The design team's refinements to the Building designs were well received by the Steering Committee with no objections to incorporating the design concepts into the Phase II final design submittal.

Positive comments included:

- inclusion of ironwork ornamentation and the masonry details that are also rich in this area (neighborhood)
- the angled roofs of the townhomes creating a dynamic and vibrant feel
- an added boldness to the architecture that was NOT institutional
- a good blending of neighborhood details both Victorian and the 'Santa Fe'

Landscape comments emphasized the need for the final design to address lighting, visibility of the backyard public spaces from adjacent units and how to balance easy access with 'safety' within interior spaces.

The design options for the building and the site were given the 'thumbs up' to proceed into final design. DHA identified that the final meeting for Phase II would be scheduled sometime between September 2011 and December 2011 and would include 3d digital imagery to convey the final design of the buildings from all four sides.

For more details of Phase II community outreach, see:
Phase II all Community Meeting Notes
Phase II all Sign-in sheets