Welcome!

Today’s Agenda

- Choice Neighborhoods update
- Revised Vision Statement
- Early Action Activity
- Housing update
- Next steps
Choice Neighborhoods Update

- Round 3 Workshops
- Site Plan and Housing Types
- Summit Lake Community Clean Ups
- Next Steps
Round 3 Choice

Neighborhoods Workshops

- Final vision for Summit Lake
- Early Start Project - new proposed gathering space (AMHA Choice)
- Redesign of Summit Lake Apartments - roadway reconfiguration
- Preferences for unit features and on-site amenities
Summit Lake is a safe, welcoming and family-friendly community with quality housing and local businesses, where new and long-term residents, proud of their community, work side-by-side to improve the neighborhood.
New gathering space

Top 5 Choices:

1. Outdoor Lounge
2. Snack Shed
3. Public Grills
4. Porch Swings
5. Playable Seating
New gathering space ideas

- Existing Trees
- Outdoor Lounge
- Snack Shed
- Bike Rack
- Picnic Table Grove
- Welcome Sign
- Free Play Area
- Swings

Summer Pilot 2022
- Bike Cart
- Temp. Food Stand
- Snack Shed
- Outdoor Lounge
- Adirondack Chairs
- Swing Prototypes
- Swings
- Bench Seating
- Picnic Tables
- Free Play Area
- Picnic Table Grove
- Free Play Area
- Container Garden w/ Native Plantings
- Programming for Play
- Native Plantings
- Tree Groves
Redesign of Summit Lake Apartments

**Option 1:** Extending Miller and Lake, adding a new road next to the Towpath Trail

**Option 2:** Extending Miller and Lake, adding a new road next to the Towpath Trail from Miller to Ira
Redesign of Summit Lake Apartments

Site objectives

Based on community input, goals for the redeveloped site are to:

- Better connect the site with the neighborhood
- Better connect the neighborhood to the lake and towpath trail
- Maximize views of the lake when possible
- Create public open spaces that connect to the lake and trail
New lakefront open space and road
What amenities would you like in the housing units?

- Private outdoor spaces: 23
- Dishwashers: 22
- Carpeted floors: 17
- Wood floors: 16
- Eat-in kitchen: 15
- Linen closet: 12
- Ceiling fans: 11
- Pantry: 9
<table>
<thead>
<tr>
<th>Question</th>
<th>YES</th>
<th>NO</th>
<th>MORE</th>
<th>FEWER</th>
<th>SMALLER BEDROOM + LARGER LIVING AREA</th>
<th>LARGER BEDROOM + SMALLER LIVING AREA</th>
<th>STREET</th>
<th>COURT</th>
<th>WASHER/Dryer</th>
<th>WASHER/Dryer Hookup</th>
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</thead>
<tbody>
<tr>
<td>Would you like a bi-level unit?</td>
<td>19</td>
<td>11</td>
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<td>What type of windows would you like?</td>
<td>22</td>
<td>9</td>
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<td>Would you prefer larger living area /smaller bedrooms vs Larger bedrooms/Smaller living area?</td>
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<tr>
<td>Would you prefer windows facing a street or court?</td>
<td>15</td>
<td>16</td>
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<tr>
<td>Would you prefer Washer/Dryer or a Washer/Dryer hookup?</td>
<td>18</td>
<td>12</td>
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Common area amenities

Top 3 Choices:
1. Lighting
2. Playgrounds
3. Laundry Room
Redesign of Summit Lake Apartments

Overall housing program goals

<table>
<thead>
<tr>
<th></th>
<th># of units</th>
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<tbody>
<tr>
<td>Existing public housing units @ Summit Lake Apartments</td>
<td>239</td>
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<tr>
<td><strong>Total proposed new housing units</strong></td>
<td>479</td>
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<tr>
<td>Public housing units (one-for-one replacement requirement)</td>
<td>239</td>
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<tr>
<td>Non-public housing units - other affordable units</td>
<td>144</td>
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<tr>
<td>Non-public housing units - market-rate (unrestricted) units</td>
<td>96</td>
</tr>
</tbody>
</table>

- Maximizes the points available for unit count and income affordability mix under the Choice Neighborhoods Implementation Grant
- Public housing and non-public housing units will be mixed together by location and within a building(s)
- Potential to use Section 8 Project Based Vouchers for some of the required replacement housing within specific parameters (e.g. non-impacted area, mixed-income development, etc.)
Redesign of Summit Lake Apartments

Option 1

372 total units (~107 off-site units needed)

Unit breakdown:
- 173 - 1 bedroom units
- 153 - 2 bedroom units
- 46 - 3 bedroom units

Multi family buildings:
- 11 buildings @ 4 stories = 253 units
- 1 building @ 6 stories = 42 units

Stacked flats: 12 buildings = 24 units

Townhouses: 53 buildings = 53 units

Parking:
- 487 total parking spaces
  - 367 off-street + 120 on-street
- ~1.33 parking spaces per unit
Redesign of Summit Lake Apartments

Option 2

484 units (no off-site units needed)

Unit breakdown:
- 209 - 1 bedroom units
- 173 - 2 bedroom units
- 51 - 3 bedroom units

Multi family buildings:
- 17 buildings @ 4 stories = 391 units
- 3 buildings @ 3 stories = 51 units
- 1 building @ 6 stories = 42 units
- No stacked flats or townhouses

Parking:
477 total parking spaces
  357 off-street + 120 on-street
~ 0.99 parking spaces per unit
Other Housing Activities + Next Steps

- **Environmental** - Phase 2 Assessment results - all clear
- **On-Boarding Selected Developer** - working to get them under contract to support further housing plan development
- **Determining off-site opportunities** - continuing to discuss possible off-site options + Project Based Vouchers
- **Round 4 workshops May 31 and June 1 to review:**
  - Summit Lake Apartments redesign: site plan options and housing architectural typologies
  - Proposed neighborhood strategies
- **Draft Transformation Plan** - due June 16
- **Final Transformation Plan** - due December 16
- **Pursuit of implementation funding**