Neighborhood/Housing Task Force
October 20, 2022
Welcome!

Today's Agenda

- Introduce the Development Team
- Choice Neighborhoods Update
  - Submission of Draft Transformation Plan
  - Workshops #4 and #5
    - Early Action Activity - New Gathering Space
    - Housing Plan
- Next steps
Draft Summit Lake Transformation Plan submitted to HUD on June 16, 2022
Choice Neighborhoods Workshops

- Round 4 - May 31 + June 1
- Round 5 - September 13 + 14
Round 4 - Front Porch Fellowship on Miller Avenue on May 31
Round 4 - Reach Opportunity Center on June 1
Round 5 - Summit Lake Pavilion on September 13
Round 5 - Front Porch Fellowship on Miller Avenue on September 14
We presented ideas for neighborhood improvements and asked residents to tell us which ones were most important.
<table>
<thead>
<tr>
<th>Rank</th>
<th>Idea Description</th>
<th>Stickers</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Better gateways to bridge Summit Lake across the highway</td>
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<td>2</td>
<td>Lake Shore Boulevard as the front door to the neighborhood</td>
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<td>3</td>
<td>New sidewalks and bike-friendly routes to connect to Community Center and Reach Opportunity Center</td>
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<td>4</td>
<td>New lake front open space and nature trail</td>
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<td>5</td>
<td>Safer neighborhood streets for walking and biking</td>
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<td>6</td>
<td>Temporary uses on vacant lots such as greenways, pocket parks, gardens and native pollinator plantings</td>
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<td>7</td>
<td>Home improvements such as exterior renovations, window boxes, porch lights</td>
<td></td>
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<td>8</td>
<td>New housing with a range of affordability levels, tenure, and housing types</td>
<td></td>
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<td>9</td>
<td>More events for community socializing</td>
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**Top three choices:**
- Safe neighborhood streets
- More events
- Home improvements

[33 responses]
Early action activity - New gathering space

Anticipated pilot installation in late fall with permanent build in 2023

Proposed Site Materials

Landscape:
- Mulch - Premium Bark Natural
- Russian Sage
- Coneflower - Artisan Orange
- Stonecrop Sedum ‘John Creech’
- Butterfly Bush ‘Buzz Midnight’
- Verbena ‘Homestead Purple’
- Fountain Grass ‘Red Head’
- Switch Grass ‘Ruby Ribbons’

Furniture:
- Snack shed
- Picnic tables
- Adirondack chairs
- 6 ‘Palisades’ bench
- Concrete backless bench
- ‘Pasedo’ seat
- ‘Boone’ bike rack
- ‘Pasedo’ planters
- ‘Urban Long’ planters
- Natural play elements
  - Stepping stones
  - Balance beam
  - Climbing rocks
- Recycled plastic trash can with lid
Housing Plan - On-Site & Off-Site

Overall housing program goals

<table>
<thead>
<tr>
<th></th>
<th># of units</th>
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<tr>
<td>Existing public housing units @ Summit Lake Apartments</td>
<td>239</td>
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<tr>
<td>Total proposed new housing units</td>
<td>479</td>
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<tr>
<td>PH replacement 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>
</tr>
<tr>
<td>Non-public housing units - market-rate (unrestricted) units</td>
<td>96</td>
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</tbody>
</table>

- Maximizes the points available for unit count and income affordability mix under the Choice Neighborhoods Implementation Grant
- PH replacement and non-PH replacement units will be mixed together by location and within a building(s)
- Some new units will be built off-site in the neighborhood (not on current Summit Lake Apartments footprint)
Housing Plan - On-Site & Off-Site

On-site at the Summit Lake Apartments
approximately 314 units

Off-site in the neighborhood
approximately 165 units needed
Summit Lake Apartments Housing Plan - Building Type Options [Round 4]

Take a look at these two options and tell us which site plan best supports the community goals.

Option 1
- 372 units
- Continues neighborhood fabric along east-west streets
- Provides greater mix of housing types
- Provides higher rate of off-street parking for residents
- Non-street parking for visitors

Option 2
- 484 units
- More units in apartment buildings but no mix of housing types
- Provides better neighborhood pattern and east-west streets
- Provides lower rate of off-street parking for residents

Options chosen:
- Option 1: 23 votes
- Option 2: 10 votes

Reasons given for choosing Option 1:
- More housing options to choose from.
- Private spaces, overall layout and good quality of life
- More open space, trees and opportunities for trees, gardens and parks.
Summit Lake Apartment Housing Plan - Building Layout Options [Round 5]

How the designs are similar

**Concept 1**

**Concept 2**

- Keeps the street network that connects the site back to the community.

- Every street will have sidewalks and trees.

- Every intersection will include safe pedestrian crossings.

- All buildings will have doors that face the street to make it safer for residents.

- There is a mix of housing types including townhouses, walk-up apartments and a building for seniors only.

- Each residential building will have front and back yards that clearly identify what is private versus public outdoor space.

- Residents will be able to park in off-street areas as well as on the street.

- A Community Center/event space for resident use is included.

- The site and buildings are designed to maximize accessibility for people with physical disabilities.
Summit Lake Apartment Housing Plan - Building Layout Options [Round 5]

How the designs differ

**Concept 1**
- Light pollution from sea of parking.
- Safe streets for kids
- More fishing access
- Currently block 1 has security issue
- Do not like bldg near lake, not safe for kids

**Concept 2**
- Need more bike lanes
- Safer lighting
- Green space is good in center with community building
- Do not like parking along new street, blocks ped. access to green space

**Concept 1**
- Walk-up apartments are located on Lake Shore Boulevard and townhomes are located on east-west streets, which mirrors the east-west streets in the neighborhood.
- The Community Center/event space for the development is located close to the lake.

**Concept 2**
- Townhomes are located on Lake Shore Boulevard, which mirrors the feel of the single-family homes across the street.
- The Community Center/event space for the development is located in the middle of the site.
- Middle block is split into two blocks creating smaller blocks and a new north-south connection through the site.
- Adds a 12-foot wide pedestrian and bike path along Lake Shore Boulevard.
Participants were mixed on whether they preferred apartments or townhouses on Lake Shore Boulevard, with a slight preference for townhouses.

Participants were mixed on whether they preferred a smaller block size or the larger block size; many who chose the larger block size were primarily concerned with on-site parking.

Participants preferred having the community center located by the lake.

Participants preferred having the a mix of different architectural styles.
Architectural Style Options - Initial Feedback [Round 4]

A. Townhomes
A2
“Has nice porches in each unit”
“Lower to the ground, colorful, easy access”
“These fit in the neighborhood”

B. Stacked Flats
B3
“Porches”
“Fits with other homes”
“Different style”

C. Multifamily/ Senior Apartments
C1
“Love the outdoor space”
“Outdoor balcony”
“More up to date”

A4
B6
C8

[32 responses]
Like front yard, Clear entry for each unit
Why not do all townhomes?
Would like convenience store in senior building; senior building needs drop off for medication including off hours
Laundry in units? Garages?
Want single family homes
Will the units have outdoor sheds/storage for toys and bikes?
Vending machines in laundry rooms
New open space

[Round 5]

The proposed redesign of the Summit Lake Apartments will create more open space along the Towpath Trail. This is in addition to the new gathering space (early action activity).

New open space ideas

The new open space would serve the residents of the new Summit Lake Apartments as well as the neighborhood. Based on your input, you want this open space to be a place where:

- you can relax and enjoy nature
- you can garden
- you can spend time with friends and family
- people of all ages can exercise
- children of all ages can play

Is there something else you'd like to do in the open space?
New open space
[Round 5]

[41 responses]

🌟 **Top three choices:**
- Attending an event
- Playing at the playground
- Enjoying Nature

Something else?
- Swimming Pool / splash pad
- Teach kids how to swim
- Dog park
- Paddle boats
- Tire swing park
- More handicapped parking
- More police presence
- Golf cart
- Skate park

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**What do you see yourself (or your family) doing in the new open space?**
Take a look at the options below and use a sticker to indicate what types of activities you would like to do.

![Sticker options](image)

- Socializing
- Relaxing
- Exercising / playing

- Having a picnic
- Taking a walk
- Playing with a dog
- Having a party / family gathering
- Gardening
- Flying a kite
- Playing a game
- Reading
- Exercising
- Attending an event
- Enjoying nature
- Playing at the playground
- Swimming Pool / splash pad
- Teach kids how to swim
- Dog park
- Paddle boats
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şık (Round 5)
Next Steps

- Final workshop/celebration November 15
- Final Transformation Plan - due December 16
  - Finalize Housing Plan - on-site + off-site
  - Identify lead partners for each Neighborhood Plan strategy
  - Pinpoint anchor partners for the People Plan
  - Decide on the implementation structure - how do we work together to make the plan a reality?
- Pursue implementation funding in 2023