

Envision Edgehill Apartments

May 24, Public Town Hall



Agenda

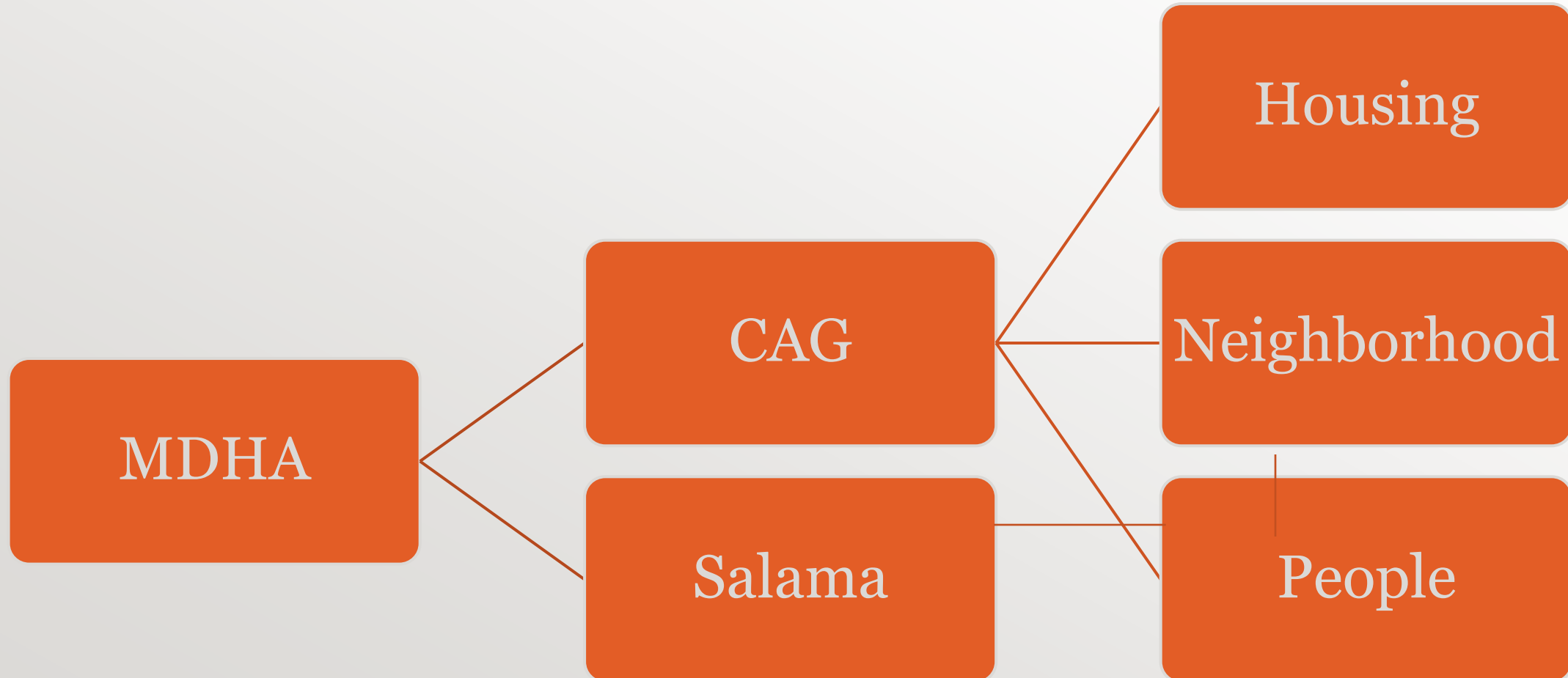
- Welcome and Introductions
- Executive Director Remarks
- Resident Needs Assessment Report
- Charrette Workshops Recap
- Upcoming Dates

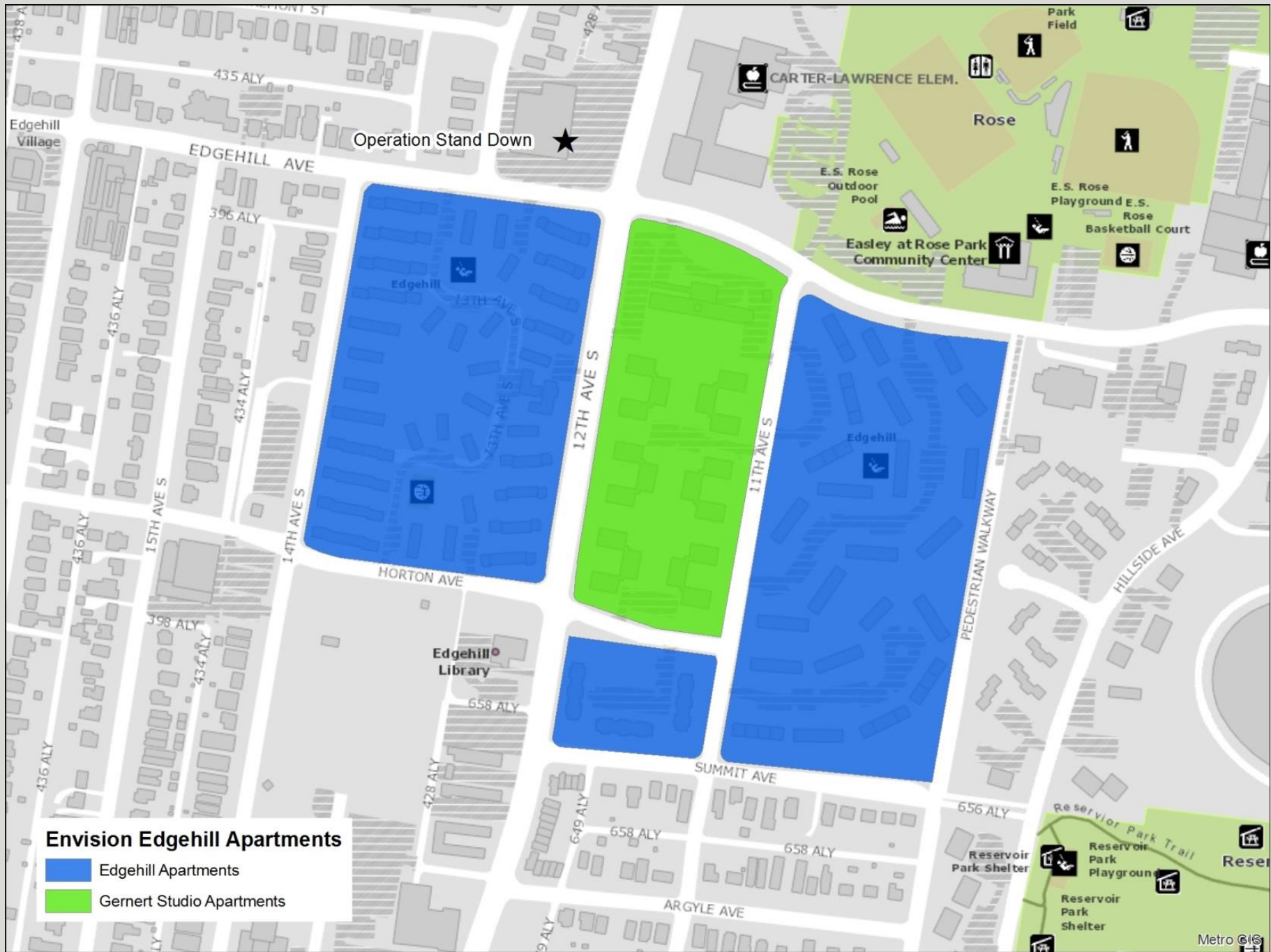
Purpose and Vision

Transform the target neighborhood into a mixed-income community while ensuring a strict one-for-one replacement of all existing units at Edgehill Apartments.

- Resident-led, community supported planning process
- Priority in minimizing the disruption to residents' lives
- Commitment to create a green, sustainable and financially feasible development
- Commitment to connecting with and leveraging local initiatives within the community

Planning Organization



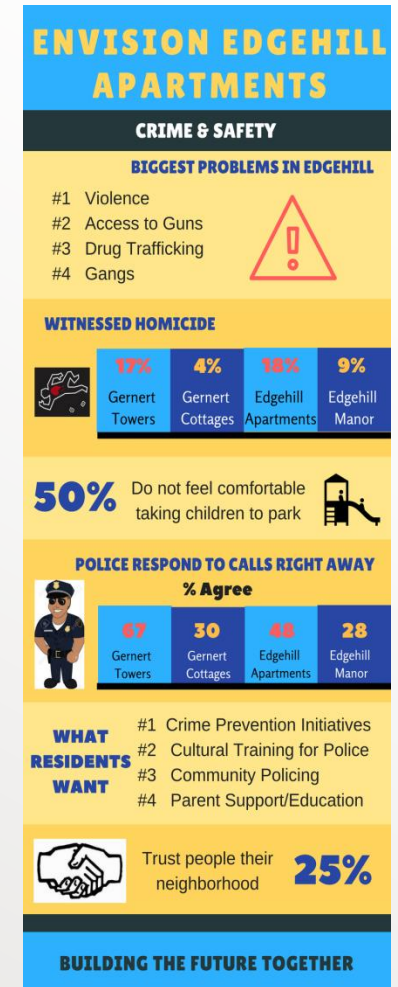
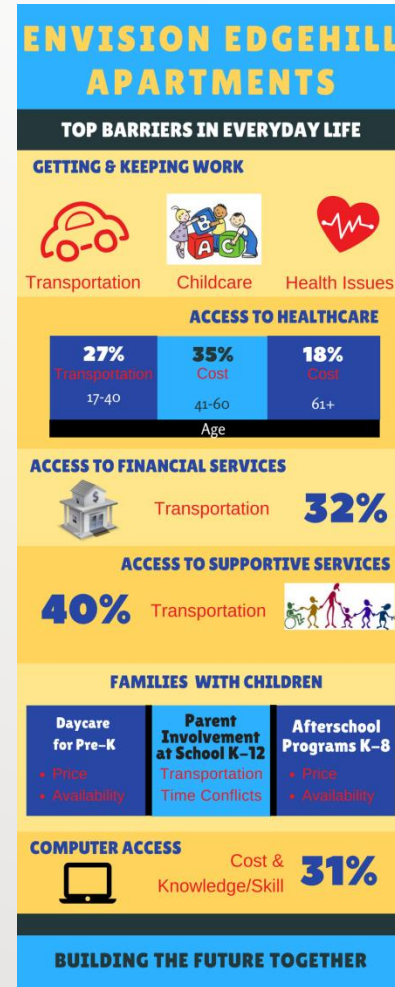


Envision Edgehill Apartments

- Edgehill Apartments
- Gernert Studio Apartments

Resident Survey Update/People Work Group

- Survey analysis completed by Dr. Kimberly Bess and her team
- People Work Group utilized the data infographics to begin identifying needs, gaps in services and barriers to services. Groups also identified any missing data points
- The June 6 People Work Group will continue this work in establish strategic goals and objectives to address areas of community safety, economic self-sufficiency, health and wellness, and education



Process Timeline

Winter
2018



Spring
2018



Summer
2018



Fall
2018



Winter
2019



Existing
Condition
Assessment



Market
Assessment
Analysis



Envisioning the
Future
Neighborhood



Concept
Development

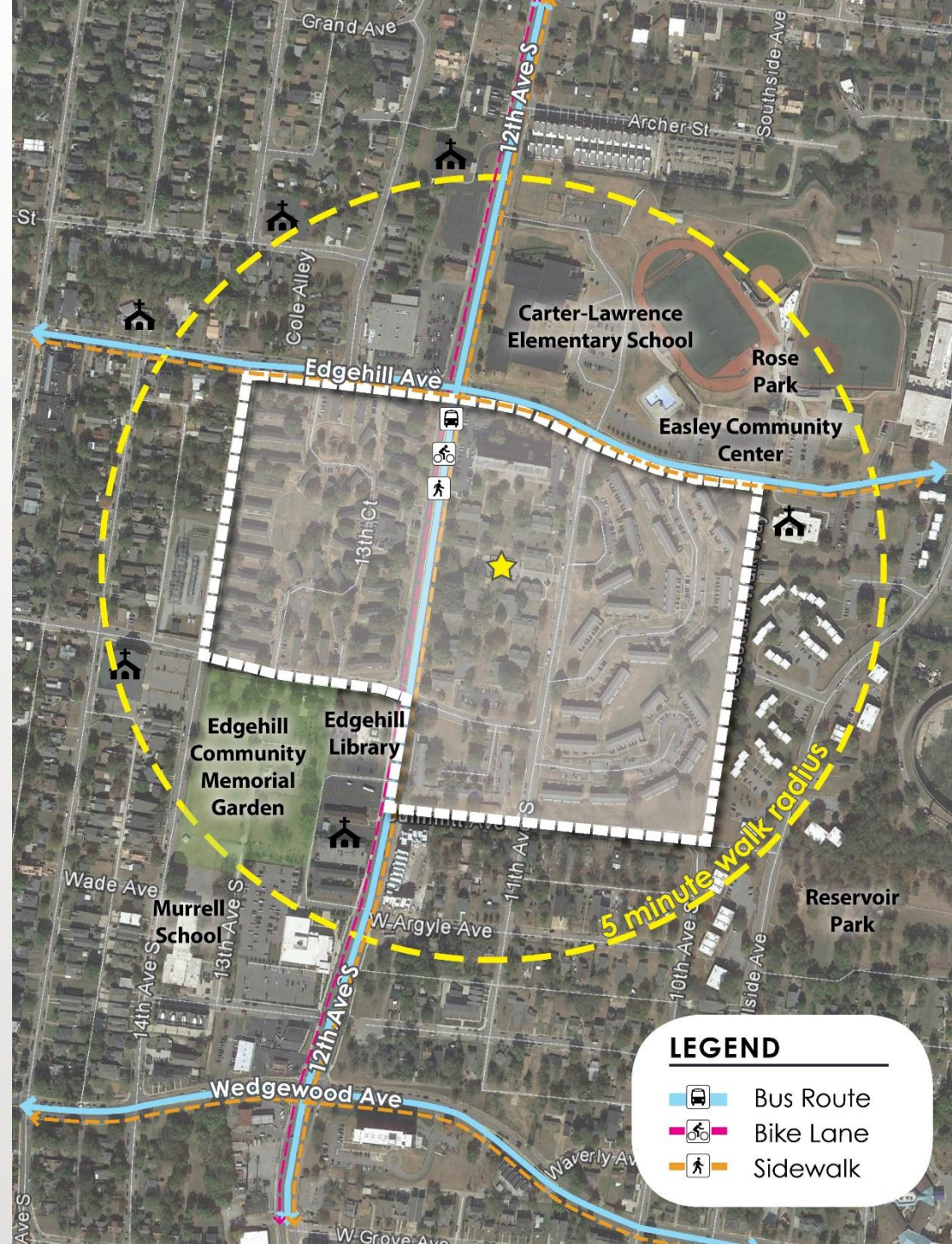


Final Concept
Development

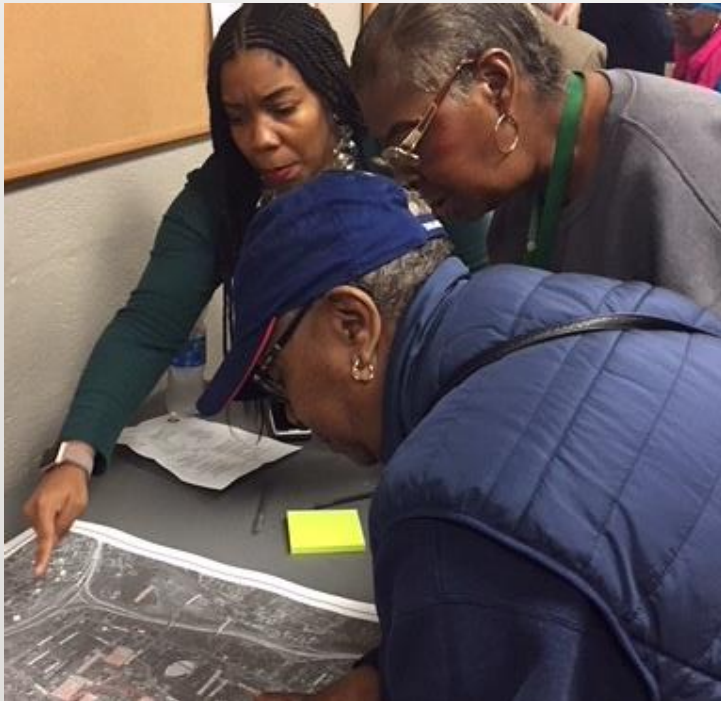


Creating
Adopting the
Final Plan

Existing Conditions

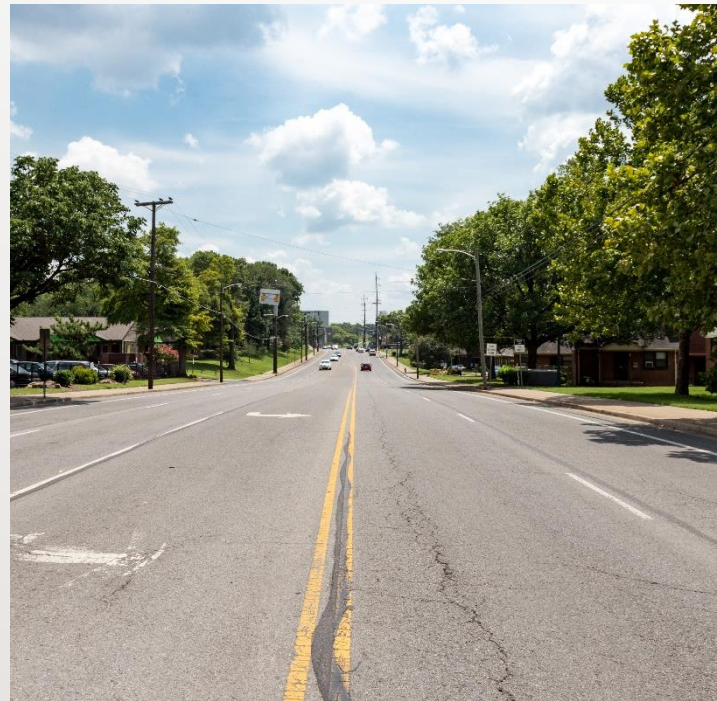


Past



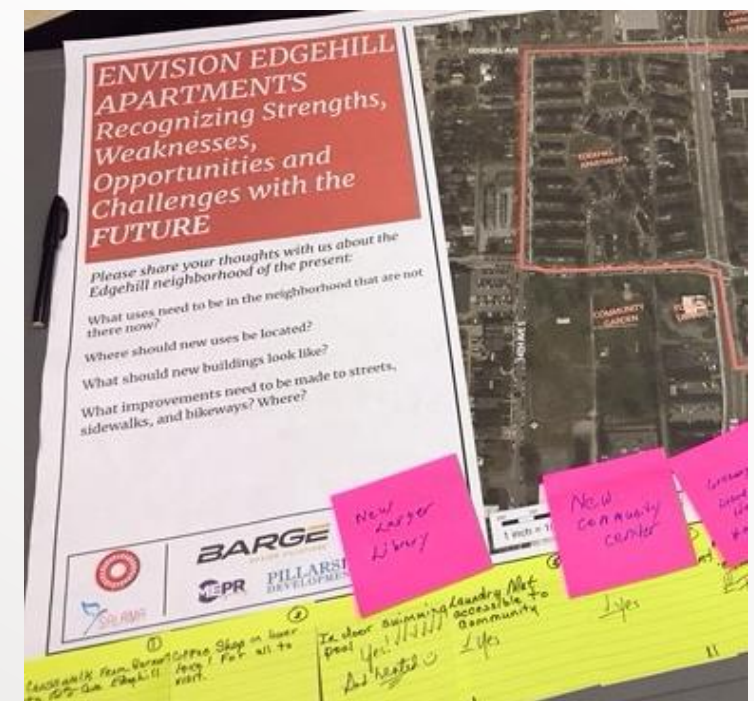
We could walk to grocery stores, hardware stores, bakery, pharmacies, and in later years White Way Laundry.

Present



12th Avenue is too wide, busy and unpleasant to enjoy walking or biking on. If it was slowed down and had many pedestrian crossings it would be more pleasant.

Future



Would like to see grocery stores, health services, restaurants, pharmacy, bank, clothing stores.

Visioning Workshop

- Buildings
- Amenities
- Mobility
- Your Vision



Buildings

Style

Traditional

39

Transitional

14

Contemporary

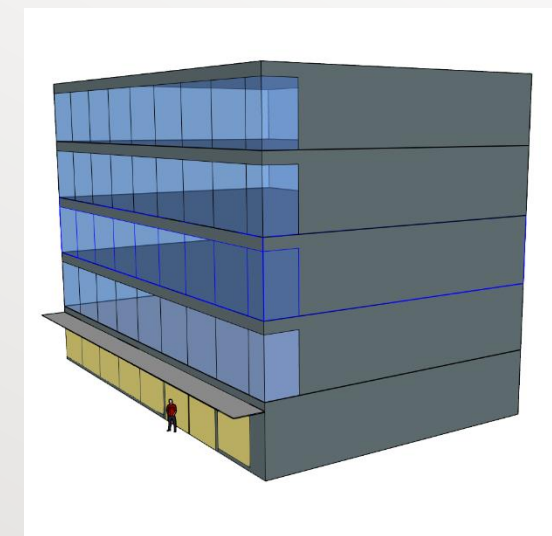
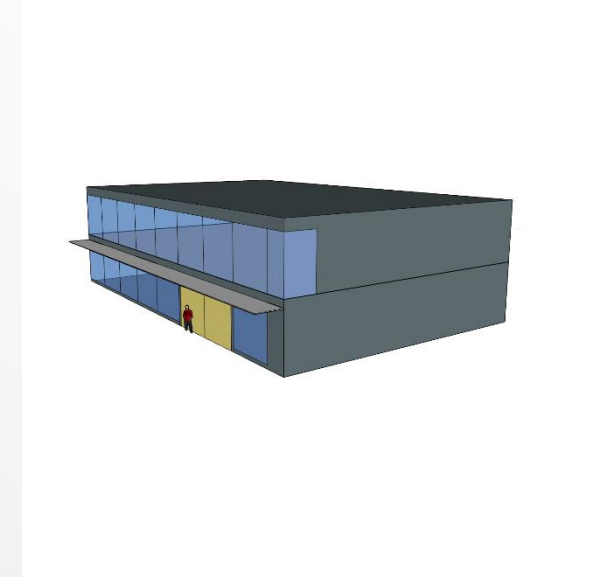
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Buildings

Scale & Typologies

2-3 Stories Residential	53
2-6 Stories Mixed-Use	36
3-6 Stories Residential	19
7+ Stories Mixed-Use	10



Top 5 Amenities – Overall

Grocery Store	37
Farmers Market	26
Playground – Toddler	20
Large Library	19
Restaurants	16



Top 5 Amenities

Land Use

Grocery Store

Farmers Market

Large Library

Restaurants

Day Care

Park Facility

Playground

Basketball

Community Gardens

Multi-purpose Field

Gym

Top 5 Mobility

Bus Shelter	26
Slower Automobile Speed	25
Midblock Crossing	23
Street Trees	21
Decorative Crosswalk	15



Making the Hard Decisions

LEGO Charrette



Neighborhood Models



Model Translations

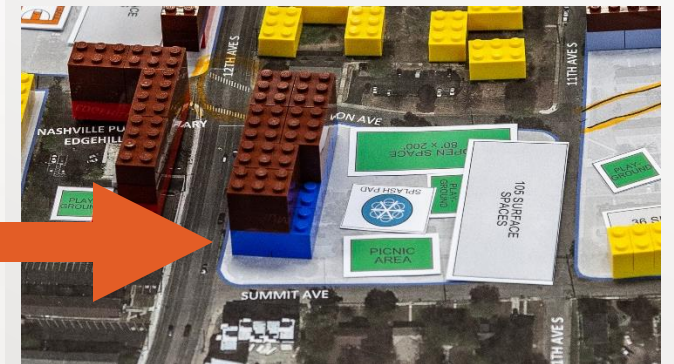
Analyzing for Common Themes around:

- Legacy
- Massing, Scale and Land use
- Edges
- Open Space and Amenities
- Connections



Common Themes

- The library needs to be included in the plan.
- Potential for the library to be reimaged as a mixed use building - with residential units on upper floors.
- Additional Civic Spaces should be added – job training, computer labs, social services and entrepreneurial center.



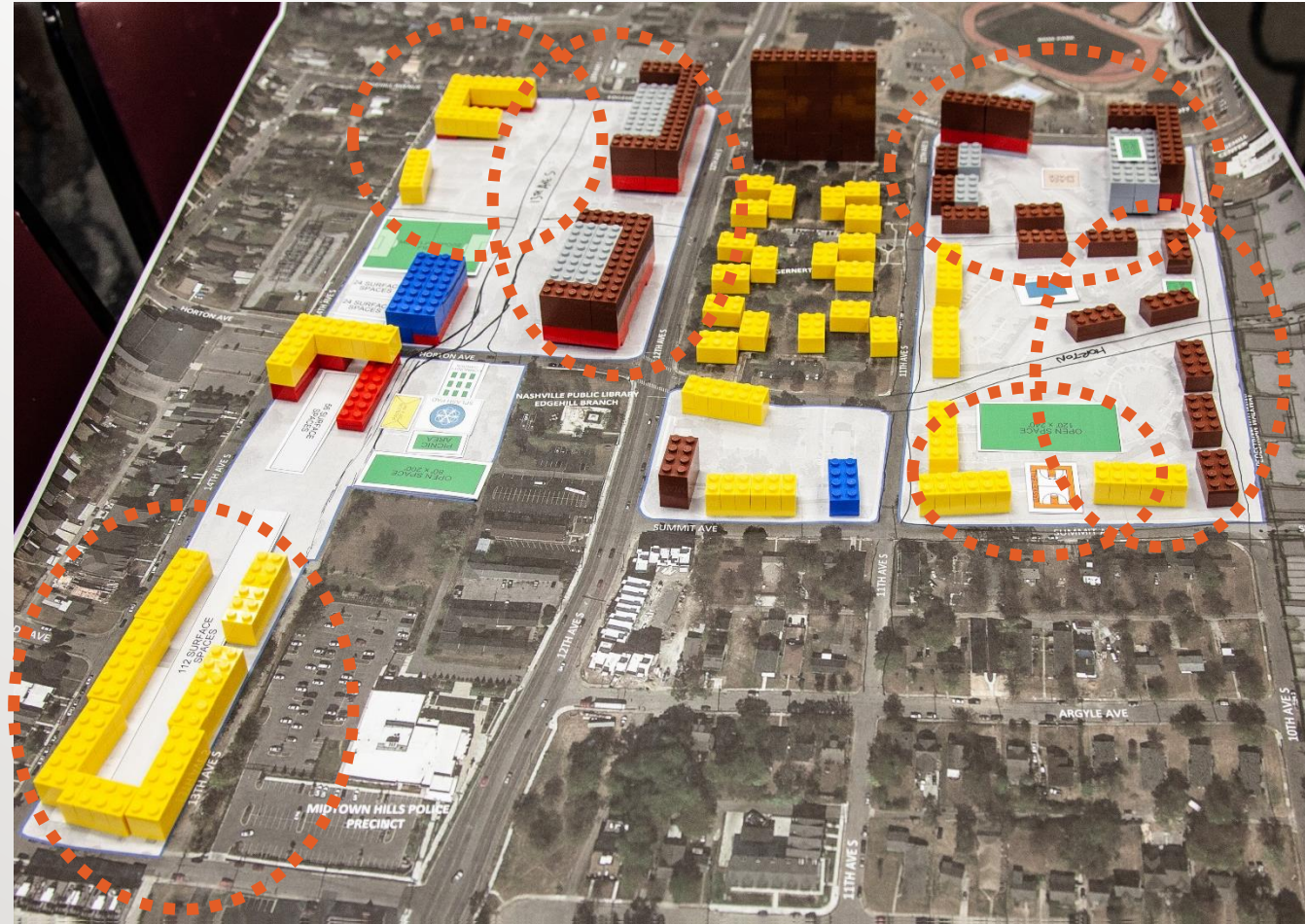
Model Translations

- Meaningful open space is equitably distributed across the site.
- Many groups located green space first, and then located buildings around it.
- A variety of open space & amenities were placed – large & small playgrounds, pools, splash pads, pavilions.



Common Themes

- Larger buildings & mixed use buildings are located at 12th Avenue and Edgehill Avenue.
- Opportunity for larger residential buildings to line the new 10th Street (adjacent to Park at Hillside).
- Most groups located smaller footprint buildings adjacent to the existing neighboring single family.



Common Themes

- Block Structure
 - Many ways to make blocks
 - Midblock Crossing/Intersection on 12th (location varies)
 - Horton Avenue extension to the new 10th Avenue



Next Steps

Community Design Charrette, Saturday, June 23, 2018, 10 to 1pm

Opportunity to grade/select preferred site plan options from the three options created from the Lego exercises, including

- Location and flow of housing types
- Location of potential commercial/retail
- Location of civic spaces (Library)
- Location of parks and green spaces
- Location of new street connections

Upcoming Dates

June

- People Work Group, June 6th, 2 to 3:30 p.m., Gernert
- Joint Housing and Neighborhood Work Group, June 11th, 2 to 3:30 p.m., Gernert
- Community Design Charrette, June 23th, 10 to 1 p.m.

July

- Resident Only Meeting, July 24th, 4 to 5:30 p.m., Gernert
- Community Advisory Group, July 26th, 8 to 9:30 a.m., Gernert
- Public Town Hall, July 26th, 6 to 7:00 p.m., Watson Grove

HAVE FOLLOW-UP QUESTIONS OR COMMENTS?

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