

# 48<sup>TH</sup> & RACE TOD

## *Community Engagement Sessions*

Morning and Evening Sessions

**OCTOBER 16, 2018**



Two sessions were held in the Clínica Tepeyac Community Room for the October Third Tuesday fall sessions, one at 9:30am and one at 5:30pm. The meetings were entitled “The Built Environment”, soliciting community member’s opinions about the buildings’ exteriors, open spaces around them, and the merchants who we may recruit. Around 35 community residents participated in the morning session, with a very small group of community residents in the evening session due to a neighborhood wake, in addition to other participants. Notable other attendees included representatives from GES Coalition, Community Wealth Building and the manager and a staff member of the Parks & Rec building adjacent to the site. Ad Verbum Productions provided translation services, while Comal prepared a delicious breakfast and dinner buffet.

Dillon Baynes of Columbia Ventures presented the history of the project and the community engagement sessions, noting that the next session, the third Tuesday in November, will be to review initial plans for the first phase of the site. Erin Clark of Urban Land Conservancy spoke briefly, as did Jim Garcia of Clínica Tepeyac.

Bonnie and Brad from Norris Design presented five image boards—Streetscape, Bedroom Preferences, Public Spaces, Architecture and Neighborhood Retail, and asked the group to put red stickers if the various images were negative in their point of view, and green if positive.

Norris Design principals Bonnie Niziolek and Brad Haigh described the site’s opportunities and challenges, and the design goals of the first phase, as well as the zoning of the property. They described the intent and continuation of the community meetings on the Third Tuesday of the month through November 2018, then resuming monthly or every other month in 2019, and also provided information on the website and email address, [info@48thrace.com](mailto:info@48thrace.com). The anticipated schedule of the project was also reviewed.

The community asked whether an update can occur on any potential plans for an Early Child Learning Center, as well as any updates from the City on the infrastructure plans.

Both meetings ended within the approximate 90 minute scheduled timeframe, though an aftersession occurred for approximately 50 minutes following the morning session, as requested by GES Coalition. In it, they presented a Community Benefits Agreement (CBA) framework proposal for the first phase of the project.

Comments logged during the session are tabulated below. The November sessions will focus on the current planning.



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### Comments on the Built Environment

Discussion Topic	9:30 AM Session	5:30 PM Session
Neighborhood Retail	- Can retail be locally owned?	- Want retail to be local

	<ul style="list-style-type: none"> <li>- Need produce and fresh food more than restaurants</li> <li>- Would like to see a beauty salon, carniceria, ice cream, shop de Josephine, gym for women</li> <li>- Have accessible prices for the community</li> <li>- Need small businesses for the community, not corporate chains</li> <li>- Would like a place for handmade items, arts and crafts, embroidered dresses</li> <li>- If restaurants, outdoor seating is nice if there's enough room</li> <li>- Do not want a bar</li> <li>- Maybe hamburger place, pizza place, bakery</li> <li>- Support nearby businesses</li> <li>- NWC will have restaurants, would like this area to support the local area more than tourists</li> <li>- Should feel appropriate to the neighborhood – families, hole in the wall restaurants, neighborhood stores</li> </ul>	<ul style="list-style-type: none"> <li>- Needs to be big enough (size, name) to be supported</li> <li>- Want to know you can trust the quality</li> <li>- Have everyday things – milk, bread, etc</li> <li>- Should be welcoming</li> <li>- There's confidence in a known name</li> <li>- Would like a variety of restaurants – not just one type</li> </ul>
Bedroom Preference	<ul style="list-style-type: none"> <li>- Include options for large families with 4-5 kids</li> <li>- Include more than 1 bathroom</li> <li>- Include multiple bedroom units at lowest rate of affordable (Laradon</li> </ul>	<ul style="list-style-type: none"> <li>- Mostly families</li> <li>- In the neighborhood there are a lot of 5 people / 2 bedroom – should accommodate that</li> </ul>

	<p>only has 1 3-bedroom at 30% AMI)</p> <ul style="list-style-type: none"> <li>- Are there ways to further reduce the costs? Talk to DHA about reduced costs.</li> <li>- How many people can be in a bedroom?</li> <li>- How much do these units cost?</li> </ul>	
Architecture	<ul style="list-style-type: none"> <li>- Where is the parking? Make sure there's enough.</li> <li>- Like porches and patios – great gathering spaces</li> <li>- Like the layering of elevations – not a flat elevation</li> </ul>	<ul style="list-style-type: none"> <li>- Should have a mix of materials</li> <li>- Tie to the industrial feel / heritage that exists in the neighborhood</li> <li>- Elevations should have layering, stepbacks, make sure they aren't too flat</li> <li>- Neighborhood is not uniform, it has a variety of styles, this development shouldn't stand out too much from the rest of the neighborhood, don't want it to be the only building of a specific design aesthetic in the neighborhood</li> </ul>
Public Spaces	<ul style="list-style-type: none"> <li>- A lot of the spaces look the same</li> <li>- Make sure there's a connection with the park and rec center</li> <li>- Can there be a space to work on cars (communal space)? A space for cooking communally or for businesses (commercial kitchen)?</li> <li>- Would like a space for dogs, family parties, kids</li> <li>- There's a 40% discount for</li> </ul>	<ul style="list-style-type: none"> <li>- Like wall art</li> <li>- Like that murals can change, be refreshed, fit with the neighborhood</li> <li>- Have concerns with the maintenance of play equipment</li> <li>- There's already a play area next door, don't repeat amenities they already have</li> <li>- Something different makes sense</li> </ul>

	<p>residents at rec center</p> <ul style="list-style-type: none"> <li>- Like the mural idea, there's a nice one at 46<sup>th</sup></li> <li>- Like the amphitheatre, lawn, make sure they connect to the park and rec center</li> <li>- Make the spaces warm and inviting (not closed off)</li> </ul>	
Streetscape	<ul style="list-style-type: none"> <li>- Make sure trees don't overhang sidewalks</li> <li>- Like cool sidewalk planters</li> <li>- How can the sidewalks outside this site be improved?</li> <li>- 2010 NWC Station Area Plan promised sidewalk on south side of 48<sup>th</sup>, how can we have get this done</li> <li>- Too many trees can be a safety issue</li> <li>- Like trees away from sidewalk</li> <li>- Talk to the city/county about the rest of the neighborhood, they are making some improvements, but what about the rest</li> <li>- What about schools, what are the plans to deal with the population growth?</li> <li>- Make sure there's enough green in the streetscape</li> </ul>	<ul style="list-style-type: none"> <li>- Should be stroller friendly</li> <li>- Don't show too many porches, can become unsightly if they are not well-maintained</li> <li>- Make sure there's a walkable path</li> </ul>