



SUMMIT LAKE

CHOICE NEIGHBORHOODS

Neighborhood/Housing Task Force

October 20, 2022



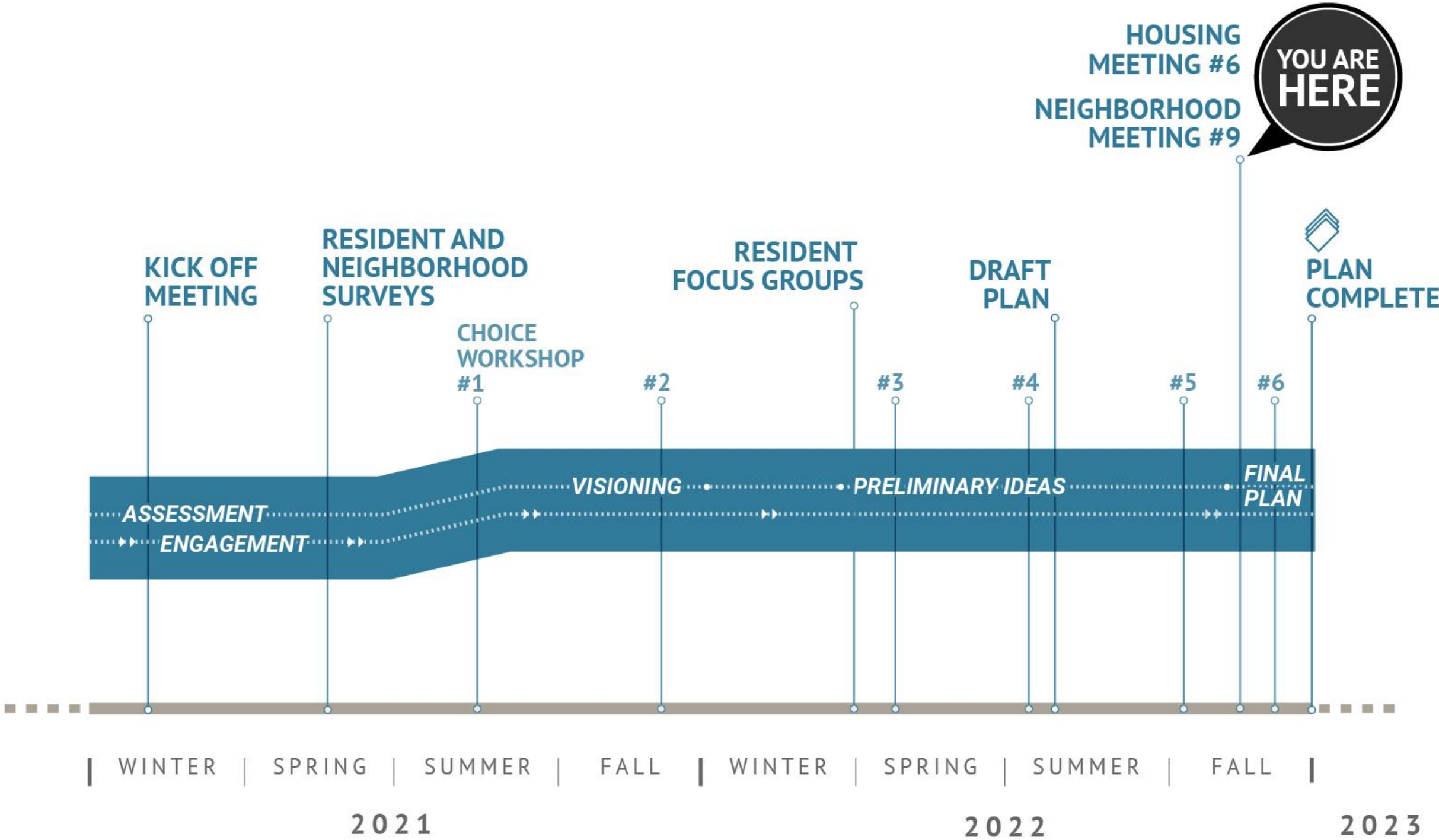
DANIEL HARRIGAN, MAYOR

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

Schedule



Choice Neighborhoods Update

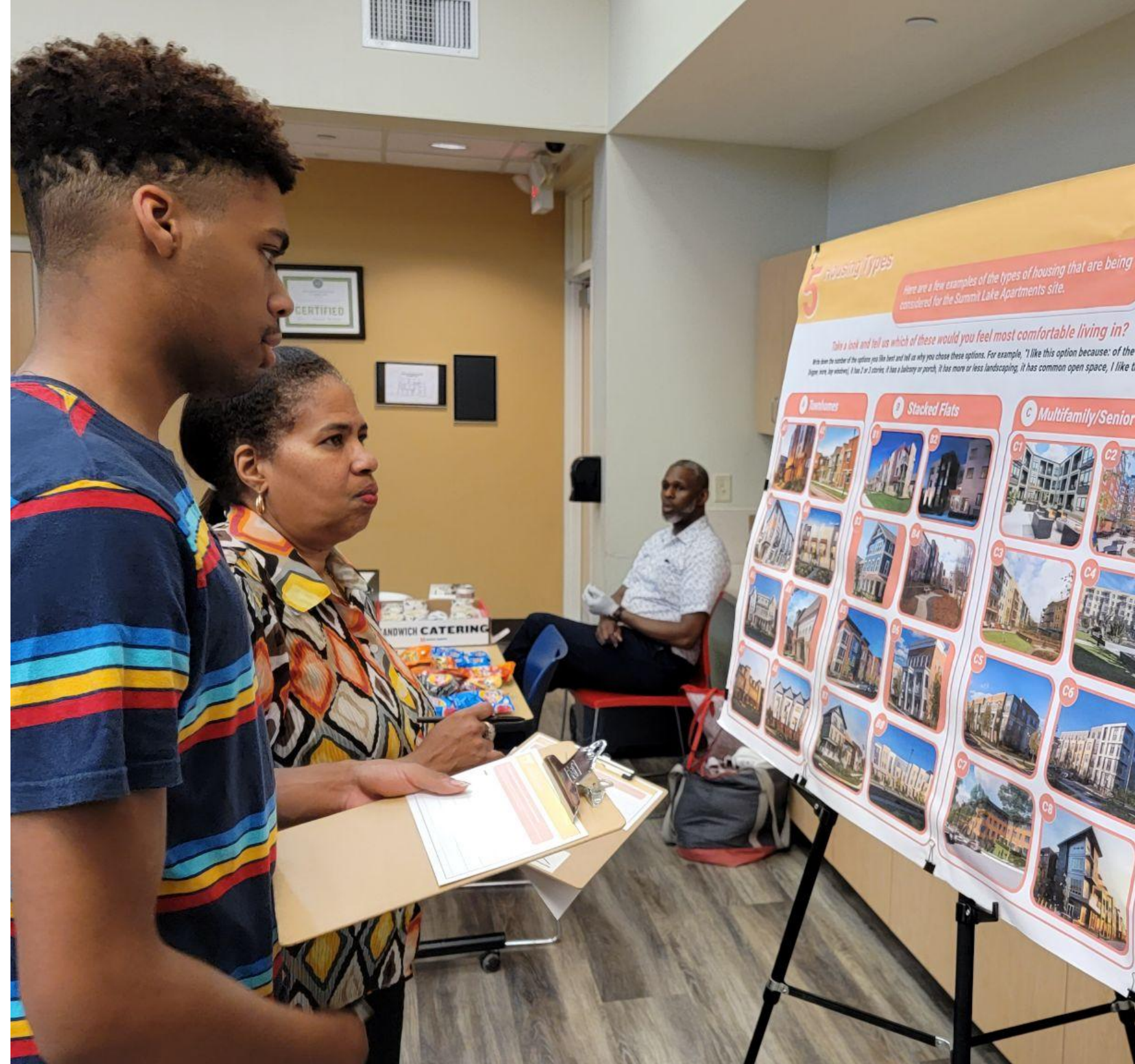
**Draft Summit Lake
Transformation Plan
submitted to HUD on
June 16, 2022**

**SUMMIT
LAKE**
CHOICE NEIGHBORHOODS
TRANSFORMATION PLAN

Draft June 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



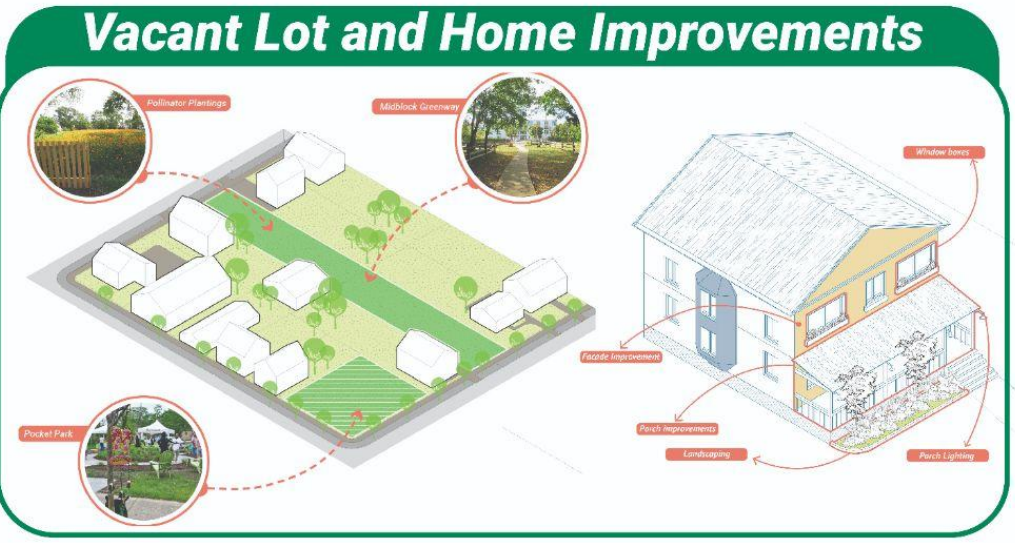
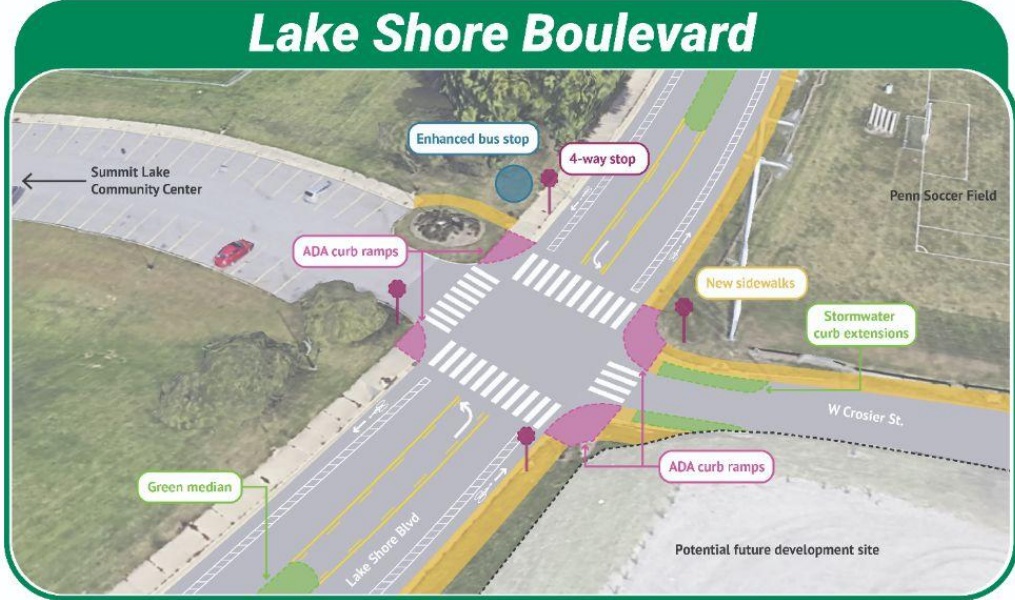
Round 5 - Front Porch Fellowship on Miller Avenue on September 14

What's Next for the Neighborhood? [Round 4]

2 What's next for the neighborhood?

Beyond what's happening right now, we are developing the following preliminary ideas to address main issues we've heard as the plan is implemented in the years to come!

We presented ideas for neighborhood improvements and asked residents to tell us which ones were most important.



What's Next for the Neighborhood? [Round 4]

[33 responses]

Tell us which of these ideas is most important to you.
Place a sticker next to your top 3.



- 1 Better gateways** to bridge Summit Lake across the highway
- 2 Lake Shore Boulevard** as the front door to the neighborhood
- 3 New sidewalks and bike-friendly routes** to connect to Community Center and Reach Opportunity Center
- 4 New lake front open space and nature trail**
- 5 Safer neighborhood streets** for walking and biking
- 6 Temporary uses on vacant lots** such as greenways, pocket parks, gardens and native pollinator plantings
- 7 Home improvements** such as exterior renovations, window boxes, porch lights
- 8 New housing** with a range of affordability levels, tenure, and housing types
- 9 More events** for community socializing

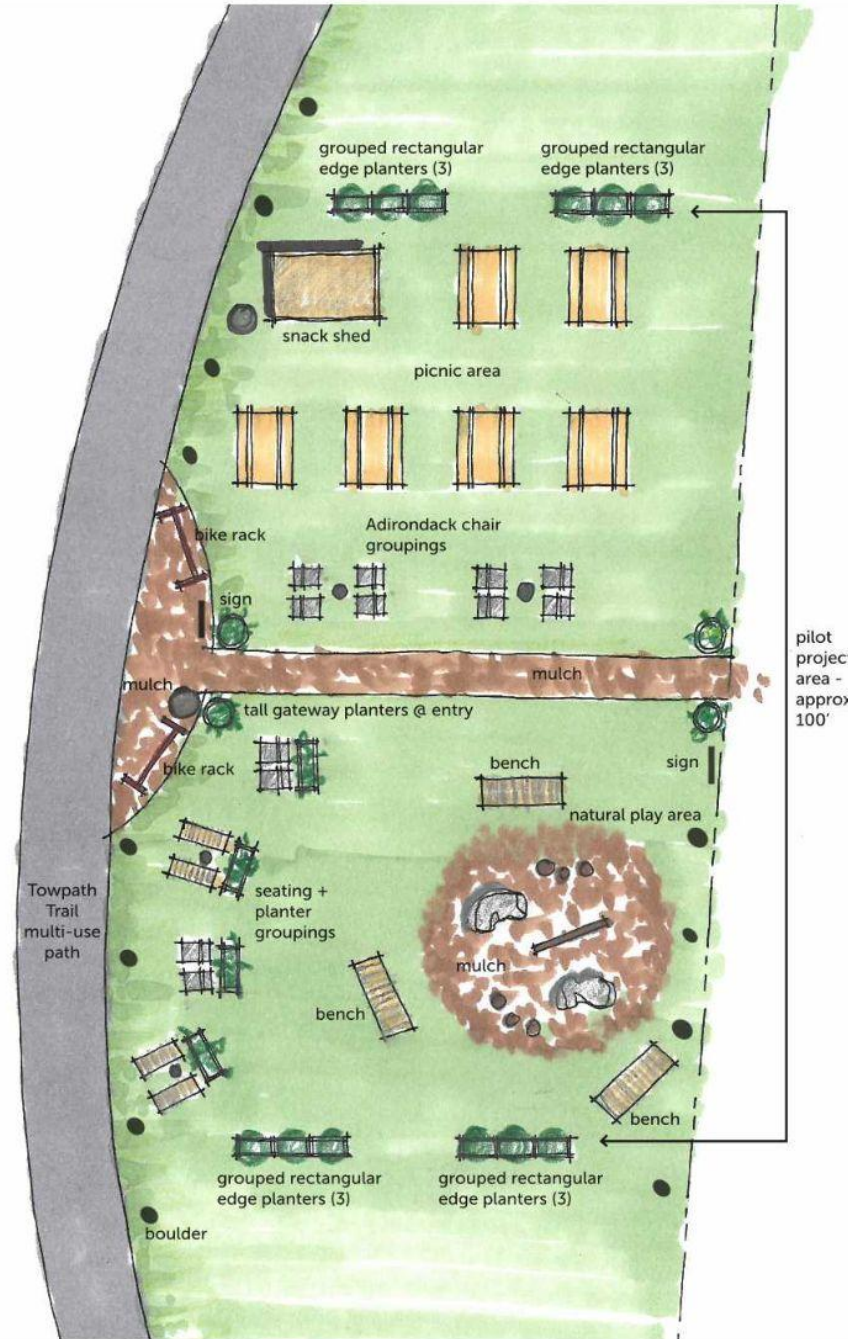


Top three choices:
Safe neighborhood streets
More events
Home improvements



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
- 'Paseo' seat
- 'Boone' bike rack
- 'Paseo' planters
- 'Urban Long' planters
- Natural play elements
 - Stepping stones
 - Balance beam
 - Climbing rocks
- Recycled plastic trash can with lid



SUMMIT LAKE GATHERING SPACE

SITE CONCEPT PLAN - PILOT PHASE

JULY 29, 2022

Housing Plan - On-Site & Off-Site

Overall housing program goals

	# of units
Existing public housing units @ Summit Lake Apartments	239
Total proposed new housing units	479
PH replacement units (one-for-one replacement requirement)	239
Non-public housing units - other affordable units	144
Non-public housing units - market-rate (unrestricted) units	96

- 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)

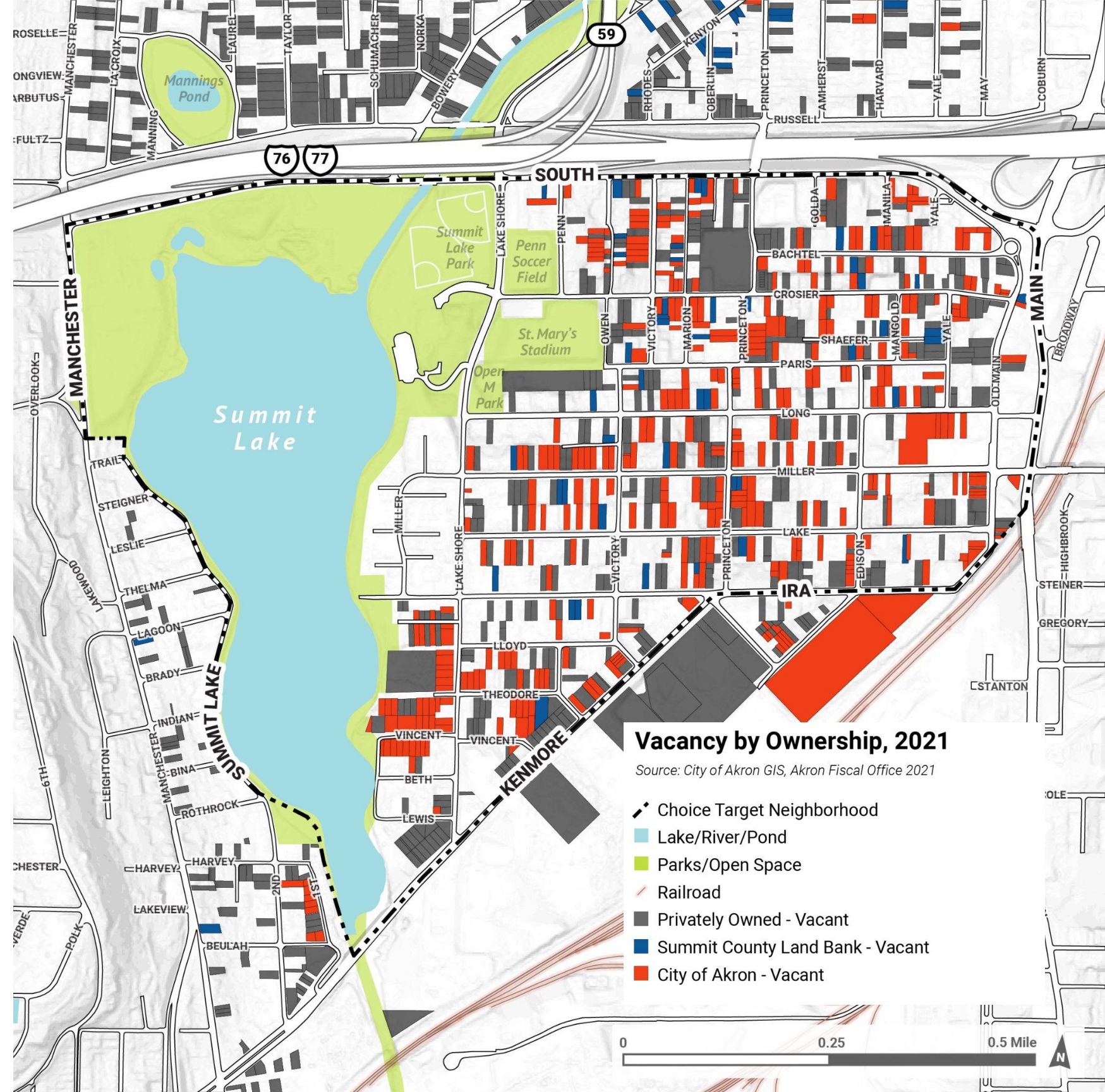
Housing Plan - On-Site & Off-Site

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]

[33 responses]

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



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

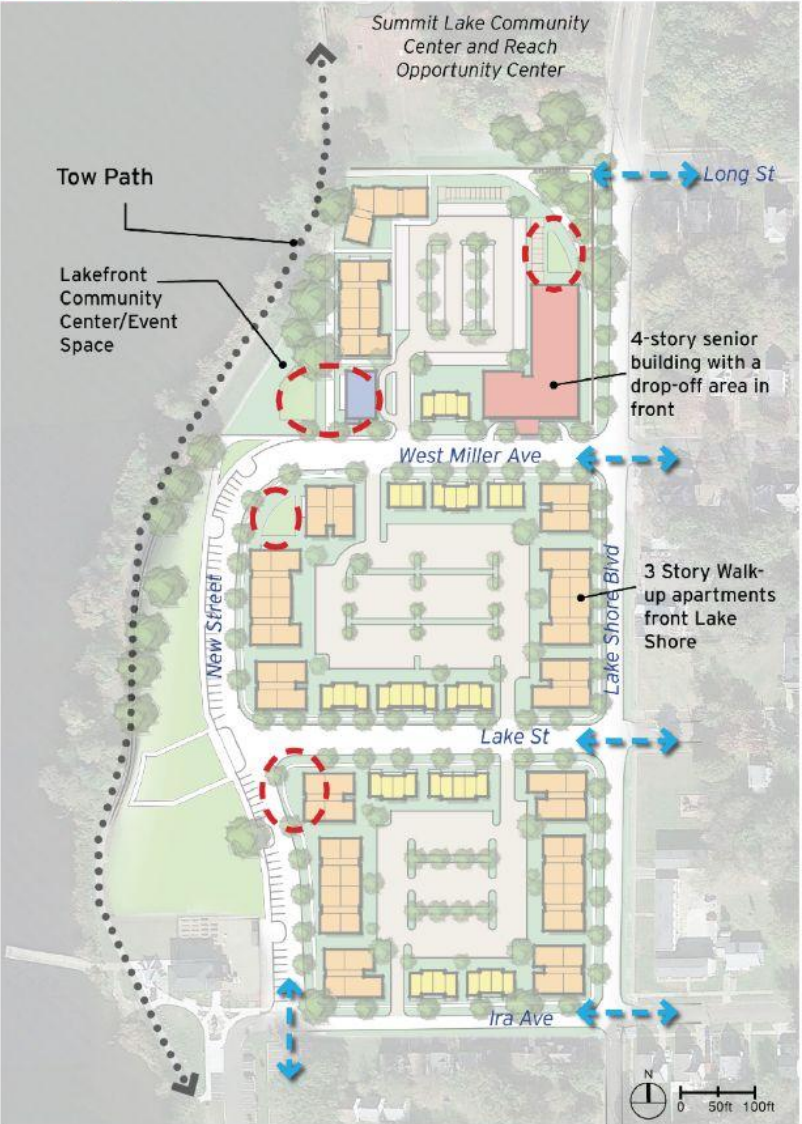


- Keeps the street network that connects the site back to the community.
- Every street will have sidewalks and trees.
- Every intersection will include safe pedestrian crossings.
- All buildings will have doors that face the street to make it safer for residents.
- There is a mix of housing types including 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



Concept 2



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.

Summit Lake Apartment Housing Plan - Building Layout Options [Round 5]

[41 responses]

Tell us what you think about these design concepts
 Use a sticker to tell us your choice.



located by the lake ★

Do you prefer having a Summit Lake Apartments community center and event space **located by the lake** or **more centrally located** in the development?

located by the lake: 20 stickers (all filled)

more centrally located: 20 stickers (10 filled, 10 empty)

Participants preferred having the **community center located by the lake**.

smaller block size

Do you prefer a **smaller block** with an additional path to the Summit Lake Community Center and Reach Opportunity Center as shown in Concept 2, or a **larger block** as shown in Concept 1?

smaller block size: 20 stickers (10 filled, 10 empty)

larger block size: 20 stickers (all filled)

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

3-story walk up apartments

Do you prefer **3-story walk up apartments** fronting Lake Shore Boulevard as shown in Concept 1 or **townhouses** fronting Lake Shore Boulevard as shown in Concept 2?

3-story walk up apartments: 20 stickers (15 filled, 5 empty)

townhouses: 20 stickers (15 filled, 5 empty)

Participants were mixed on whether they preferred **apartments** or **townhouses on Lake Shore Boulevard**, with a slight preferences for townhouses.

similar in style

Do you prefer buildings in the new Summit Lake Apartments community to be **similar in style** or a **mix of different styles** ★

similar in style: 20 stickers (5 filled, 15 empty)

a mix of different styles: 20 stickers (all filled)

Participants preferred having the **a mix of different architectural styles**.

Architectural Style Options - Initial Feedback [Round 4]

[32 responses]

A Townhomes

A2



11

"Has nice porches in each unit"
"Lower to the ground, colorful, easy access"
"These fit in the neighborhood"

A4



08

B Stacked Flats

B3



07

B6



12

"Porches"
"Fits with other homes"
"Different style"

C Multifamily/ Senior Apartments

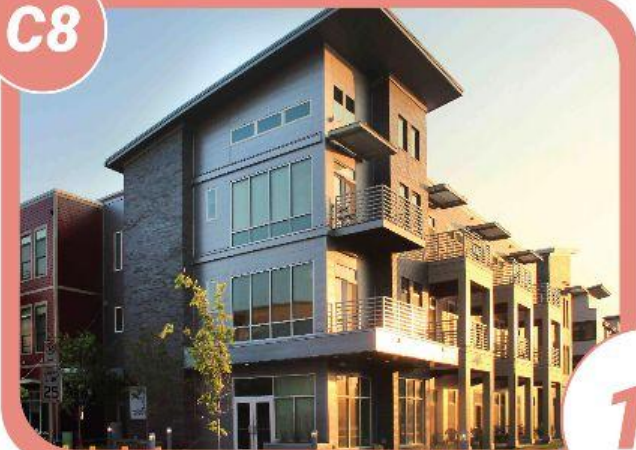
C1



12

"Love the outdoor space"
"Outdoor balcony"
"More up to date"

C8



12

"I like the big windows"
"Porch on the lake front to see the lake"
"Looks nice and safe"

Architectural Style Options [Round 5]

Housing Type Examples

Townhomes

- 2 to 3-story units
- Each apartment has a private entrance and porch
- Units can be designed to look like individual units with different fronts
- Can include no-step accessible units on the ground floor with a walk-up flat above



Walk-Up Apartments

- 3-story building
- Apartments are one-level with units located above one another
- The entrance for each apartment is located off a shared stairway in the middle of the building



Senior Apartments

- 3 to 4-story building
- Building will have a lobby plus elevator
- Residents of the building will share common spaces
- The entrance for each apartment is off a hallway accessed by the elevator



Comments

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]

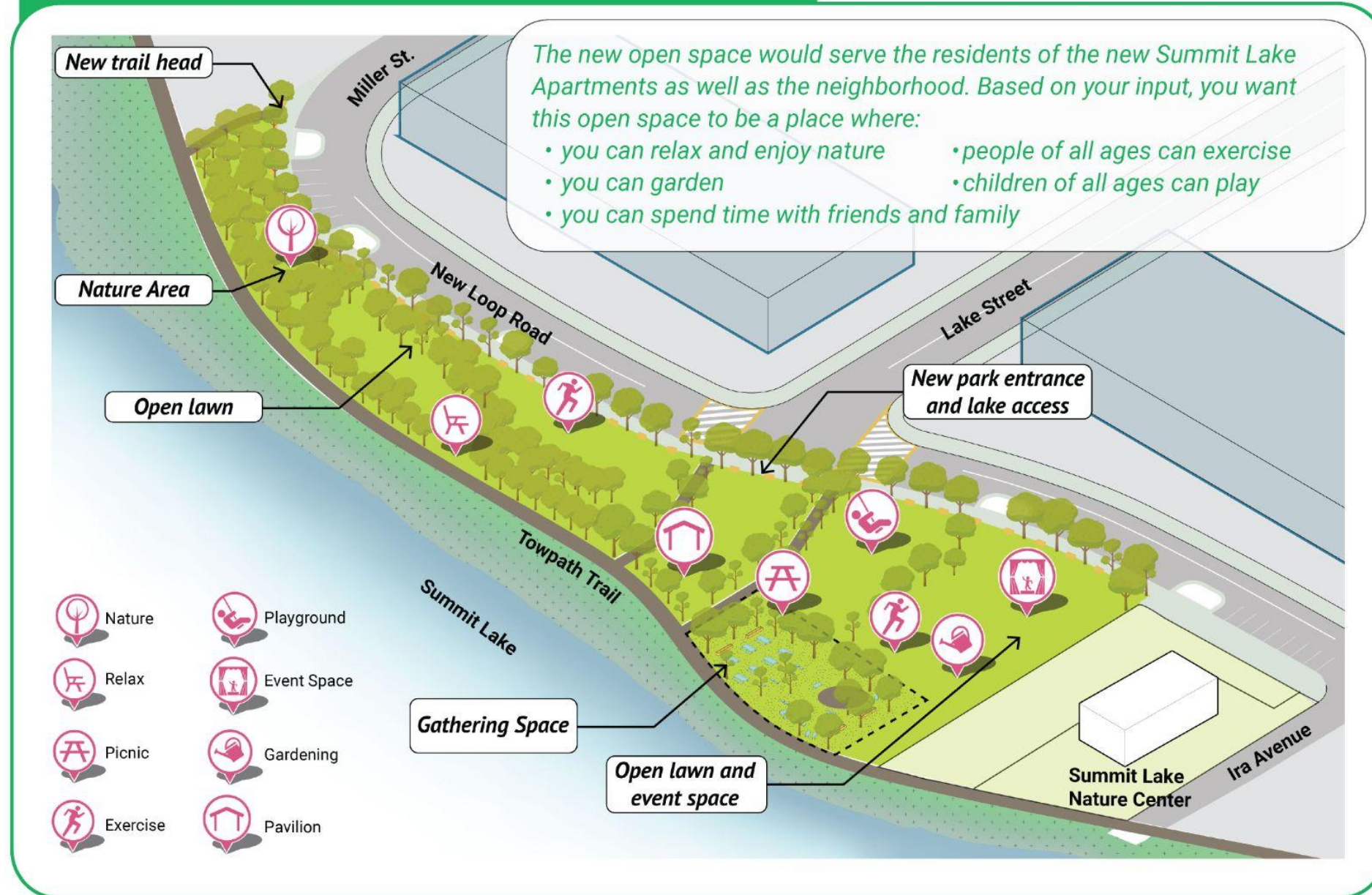
The proposed redesign of the Summit Lake Apartments will create **more open space** along the Towpath Trail.

This is in addition to the new gathering space (early action activity).

2 New open space

The proposed redesign of the Summit Lake Apartments will create **more open space** along the Towpath Trail.

New open space ideas



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

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.

Socializing

Having a picnic




Having a party / family gathering




Playing a game




★ Attending an event




Relaxing

Taking a walk




Gardening




Reading


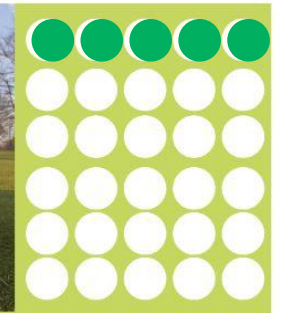



★ Enjoying nature

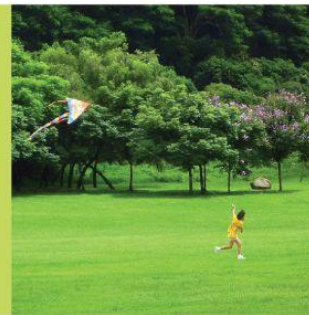
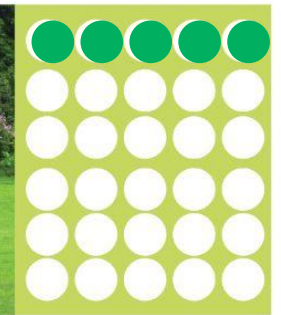



Exercising / playing

Playing with my dog

Flying a kite

Exercising




★ Playing at the playground




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**

