

WORKING DRAFT

30.NOV.06

[revised to reflect input received at the Mayor's Allied Drive Staff Team meeting on 01.NOV.06]

Issue Statements & Proposed City Review Criteria Related to the City-Owned Properties on Allied Dr.

Category: Neighborhood Context Issues

A majority of the issues and criteria identified in the following category on Site Development Issues also apply to the larger neighborhood. To avoid repetition, they are not restated here, but should be considered present at a larger scale.

Issue Statement: ***Surrounding Area.*** There are other characteristics in the larger neighborhood that may have a detrimental effect on achieving the goals for the City-owned properties.

- 1: Improve the visibility and lighting of the bike path.
- 2: Continue enhanced police efforts to work with residents and property owners to reduce incidents of civic disorder, drug sales, and gang activity.
- 3: Coordinate efforts with surrounding property owners and municipalities and support surrounding property owner rehab. and/or redevelopment efforts to the extent feasible.

Issue Statement: ***Income/Employment opportunities.*** While there are a variety of residents within the area, there is also a large percentage of very low income or underemployed residents.

- 1: Create opportunities for residents to become more economically self-sufficient and to improve housing eligibility through linkages to education, training and employment.
- 2: Facilitate opportunities for the development of micro-businesses in the area, such as live-work units or incubation space in the broader commercial areas.
- 3: Help shape and facilitate the efforts of human service groups to focus more effectively on the linkage of selected residents to appropriate and effective employment or life enhancement resources, such as case management, day care, health and wellness services. (Note: This may involve some ongoing assessment of human service delivery models in the area, and continuing adjustments as families and the neighborhood transform.)

Category: Site Development Issues:

Issue Statement: ***Crime/Safety.*** Residents are concerned about personal safety.

- 1: Incorporate Crime Prevention Through Environmental Design (CPTED) and defensible space planning concepts.
- 2: Incorporate traffic calming measures to reduce speeding.

Issue Statement: ***Accessibility.*** The site is isolated and has limited access.

- 1: Create more street connections to and through the site.
- 2: Create shorter block lengths.
- 3: Provide pedestrian and bicycle connections where streets are not feasible.
- 4: Provide adequate transit service and related amenities to this site.

Issue Statement: ***Sense of Place***. The site lacks the physical makings which constitute a sustainable residential neighborhood.

- 1: Orient new development so that it relates better to the street.
- 2: Enhance the streetscape to provide a more attractive, safe, and pedestrian-friendly environment.
- 3: Create a positive site identity.
- 4: Provide attractive open spaces designed to provide opportunities for resident interactions, and opportunities for community gardens.

Issue Statement: ***Obsolete/Aging Multi-Family Buildings***. There is essentially one housing type—multi-family rental units in multi-story/common hallway buildings.

- 1: Provide a variety of housing types, including: single-family (attached and/or detached) and multi-family structures, owner- and renter-occupied units, new and rehabilitated units, differing styles and scale of buildings, and lower-income, affordable, and market rate units.
- 2: At least fifty percent, or a critical mass, of the housing units should be owner-occupied.
- 3: Provide opportunities for current site residents to remain in the neighborhood in affordable housing units and opportunities for moving from rental to owner-occupied housing over time.
- 4: New housing units should include: individual exterior entries to the extent feasible, “green development” features (building materials, landscaping, building systems), and adequate parking. They should also include marketability features such as: larger bedrooms, master baths, adequate closet space, and washers and dryers in each unit.
- 5: Provide opportunities for larger families, including 3-4 bedroom units.
- 6: Work with private development partners to devise a creative and fiscally-responsible implementation package.

Issue Statement: ***Resident Involvement***. Residents have a variety of skills and interests that can be beneficial to the City in its redevelopment efforts.

- 1: Provide opportunities for resident input in the planning phases of the project.
- 2: Provide opportunities for resident employment, sweat equity, or skill building activities during the implementation of the project to the extent feasible.

Please add any other ***Issue Statements*** or ***Criteria*** necessary to evaluate the three concept plans and any potential development proposals: