

# Sun Valley

## Site & Housing Working Group



2/12/2020

# Sun Valley – Phasing

## Phase 1: Gateway North & South

- 187 units
- 70 replacement units

## Phase 2: Greenhaus, Thrive, 13<sup>th</sup> Ave

- 264 units
- 13<sup>th</sup> Ave realignment & Bryant St. connection

## Phase 3: Sol & Joli

- 271 units
- Bryant St. & 10<sup>th</sup> Ave

## Phase 4: Flo

- 82 units

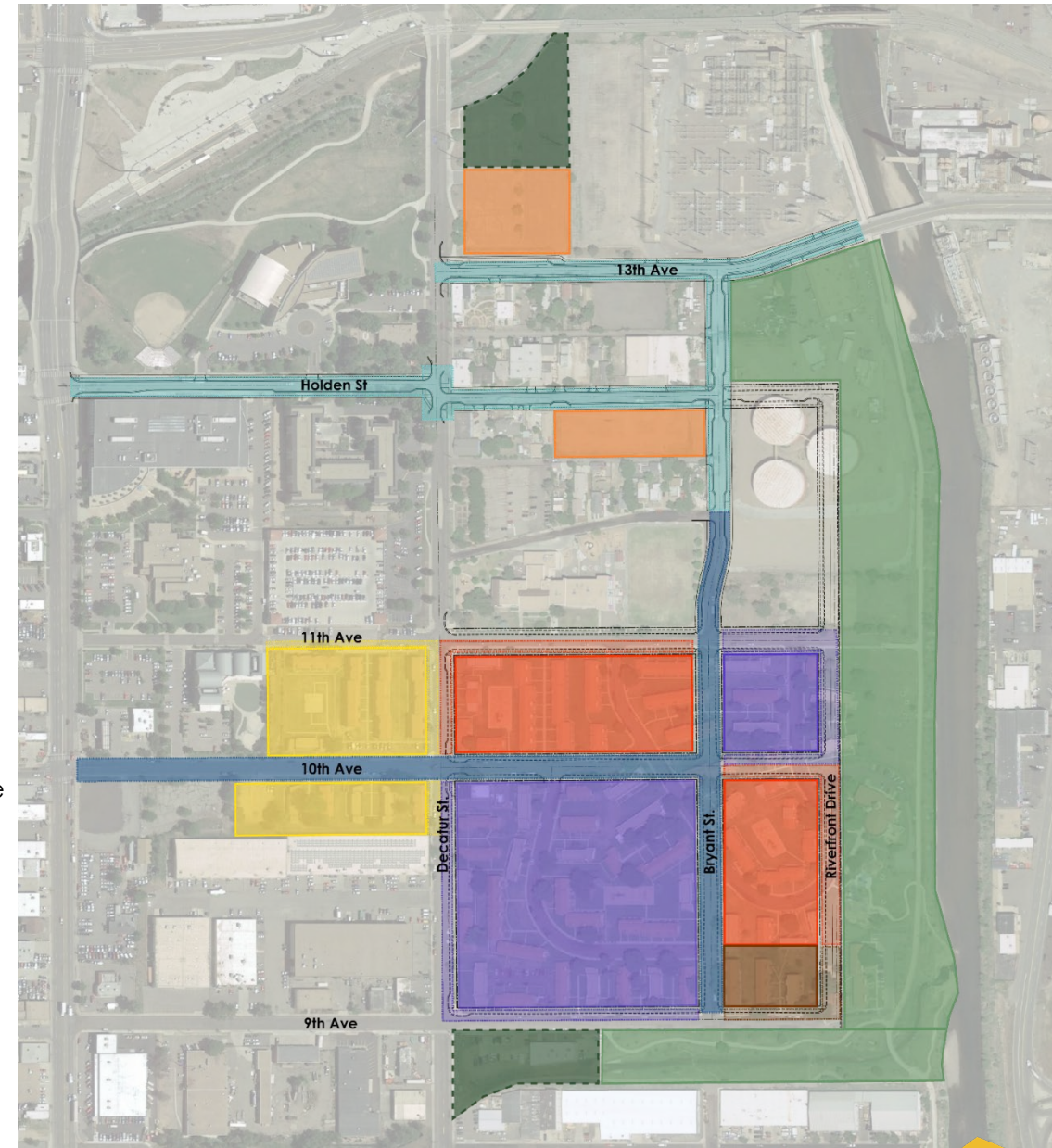
### Housing Phasing



### Infrastructure Phasing



### Parks and Open Space



# Sun Valley – Phasing

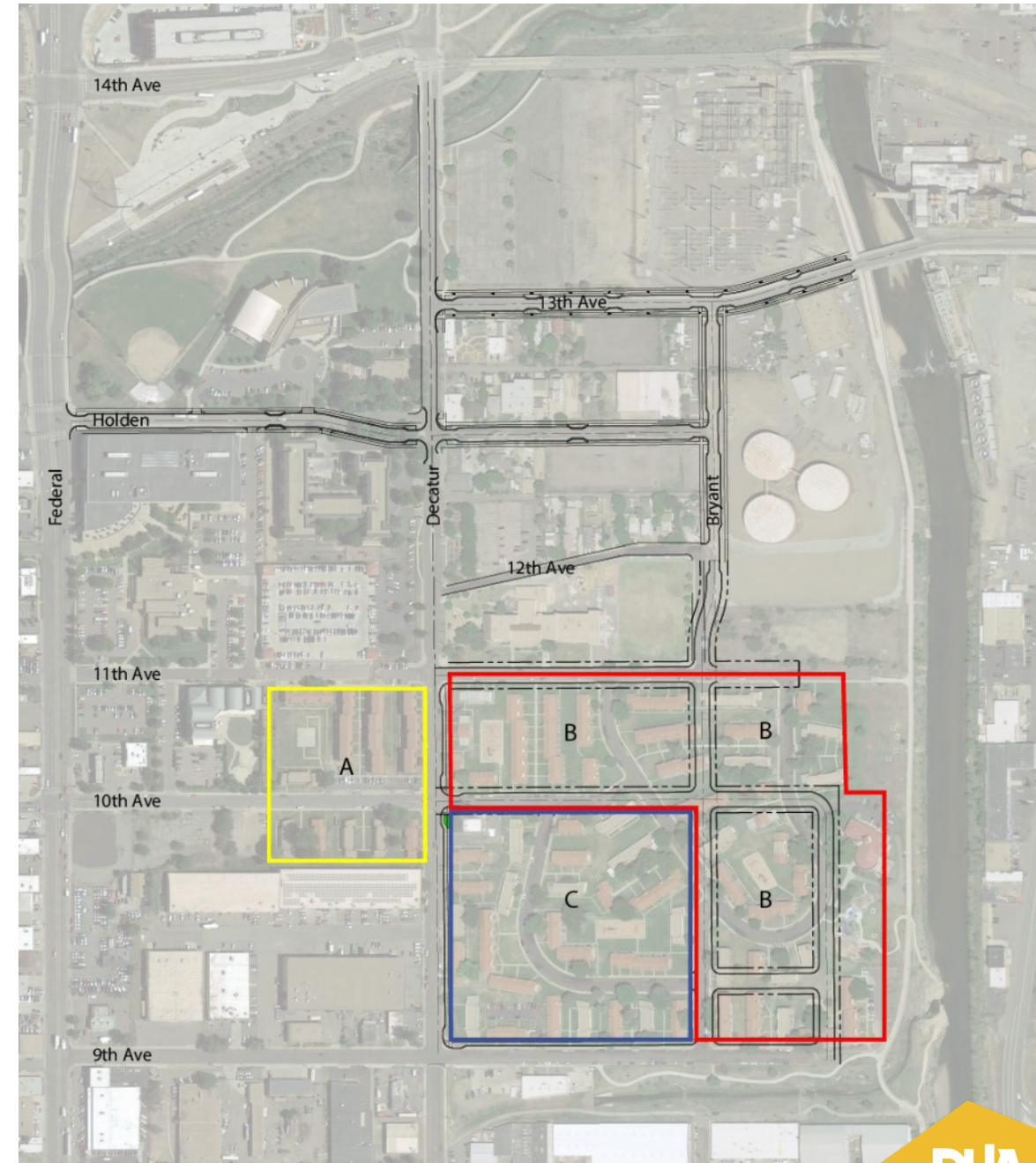
		Start	Completion	2018				2019				2020				2021				2022				2023				2024				2025			
		Date	Date	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4				
HOUSING																																			
	Phase 1																																		
	Gateway North																																		
	Construction	April 2019	October 2020																																
	Lease-Up	December 2020																																	
	Gateway South																																		
	Construction	April 2019	October 2020																																
	Lease-Up	December 2020																																	
	Phase 2																																		
	Thrive																																		
	Construction	October 2020	October 2022																																
	Lease-Up	December 2022																																	
	GreenHaus																																		
	Construction	October 2020	October 2022																																
	Lease-Up	December 2022																																	
	Phase 3																																		
	Sol																																		
Construction	November 2021	November 2023																																	
Lease-Up	December 2023																																		
Joli																																			
Construction	November 2021	November 2023																																	
Lease-Up	December 2023																																		
Phase 4																																			
Flo Senior																																			
Construction	April 2023	April 2025																																	
Lease-Up	June 2025																																		
RELOCATION				Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4				
	Zone A																																		
	Tenant Relocation	Feb 2018	Aug 2018																																
	Zone B																																		
	Tenant Relocation	May 2020	April 2021																																
Zone C																																			
Tenant Relocation	December 2023	June 2024																																	
INFRASTRUCTURE																																			
13th Ave Realignment																																			
	November 2020	December 2022																																	
Onsite Infrastructure																																			
	April 2021	December 2022																																	
DHA LAND SALES																																			
	December 2023																																		



# Sun Valley – Phasing

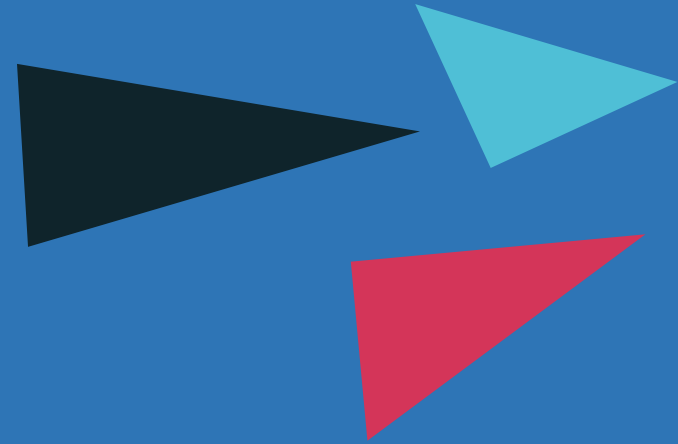
## Relocation Timeline

- Phase 1: A  
  - 56 units
  - Relocation began 2018
  - Demolition began Oct. 2018
- Phase 2: B  
  - 187 units
  - Relocation starts May, 2020
  - Demolition starts Sept., 2020
- Phase 3: C  
  - 90 units
  - Relocation starts Dec, 2023
  - Demolition starts June, 2024



# Sun Valley Healthy Living Initiative Design Guidelines –

Community Meeting Recap



# Sun Valley – Design Guidelines

## GENERAL THEMES

- Desire to preserve many of the **public space program ideas from the previous public meeting**, with the addition of greater interest in dog parks
- Desire for **improved accessibility** – both ADA site wide and general accessibility to facilities, including parking, building access, park access
- Desire for **safer/pedestrian focused streets** through enhanced intersection treatments, traffic calming devices, and protected bike facilities
- **Safety/Security of buildings** is very important to the community
- A healthy **balance of building height/density** is important to the community

SITE

BUILDING

PUBLIC SPACE

STREETS

# Sun Valley – Site

## Constraints

- Health Risks around Xcel Properties
- Accessibility during construction, snow and flooding
- ADA Accessibility
- Noise; recommend keeping gathering spaces as far from units as possible

## Opportunities

- Enhance Crosswalk at 10<sup>th</sup>/Decatur (suggested: push-button lights)
- On-Street Parking Permits to mitigate game day traffic

## Program

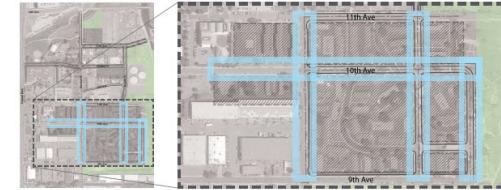
- Opportunity to move from 2-Bedroom to 3-Bedroom
- Place for pets
- Space for a small garden
- Keep price range affordable for existing residents
- “Age gap between same sex before upgrading to a unit with more rooms”?
- Would love to see a Meat Market

## SITE

DHA

### SITE FRAMEWORK

The following images reference the spaces and building frontages highlighted below.



### STREET LEVEL ACTIVE USES

What types of ground floor uses do you like?



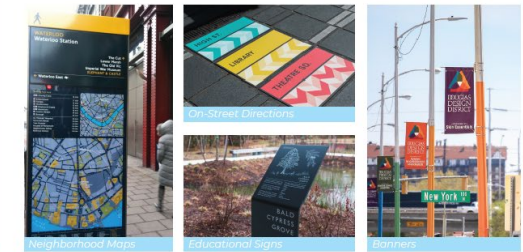
### HOME TYPES

What types of units do you want to see in the neighborhood?



### DISTRICT SIGNAGE

What types of signs would you like to see around the neighborhood?





# Sun Valley – Building

## Constraints

- Child safety; limit unwanted access to children play areas - “low access to kids”
- Higher Buildings (6+ Stories) are too dense – traffic and parking capacity would be difficult
- ADA Accessibility
- Skrim on Parking Garage is “Ugly” – This comment may be referring to something else?

## Opportunities

- Better Parking Options:
  - Covered parking is preferable
  - Planted parking lots/garages are good
  - Preventing theft is important
  - Easy/convenient access
  - “Density allows more options”
  - Skrim on Parking Garage is “Ugly” – This comment may be referring to something else?
- Building Mass/Scale:
  - Limit building height to <3 stories (?)
    - “I Like to be close to the ground”
    - “Not too high, not too small”
    - “I like taller buildings, but prefer a unit down below”
- Materials:
  - Brick is more energy efficient and warmer
    - “Brick is more comfortable inside (cooler in summer, warmer in winter)”
  - Exterior brick is preferable
  - Yellow brick color is not preferable
  - Industrial materials look good but preferably limited
- Landscape
  - Gardens/Planters in courtyards and entryways is preferable
- Entries
  - “Lobbies/Vestibule entries are more energy efficient”
  - Individual, ground floor entries are preferred – “...for access , ADA, single persons”

## Program

- Thicker interior walls – “I currently can hear my neighbors sneeze, cough, and laugh out loud”
- Building entries/lobbys should be staffed – “...more secure”

## BUILDING

DHA

### BUILDING FRAMEWORK

The following images reference the buildings and amenity spaces highlighted below.



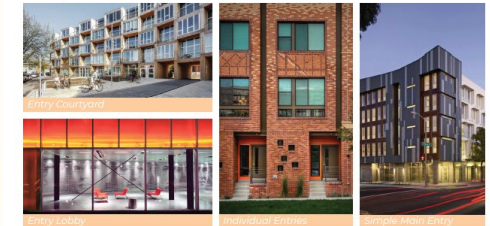
### BUILDING MASS & SCALE

What types of buildings do you prefer?



### ENTRIES

How do you want the building entrances designed?



## BUILDING

DHA

### PARKING

What types of parking do you prefer?



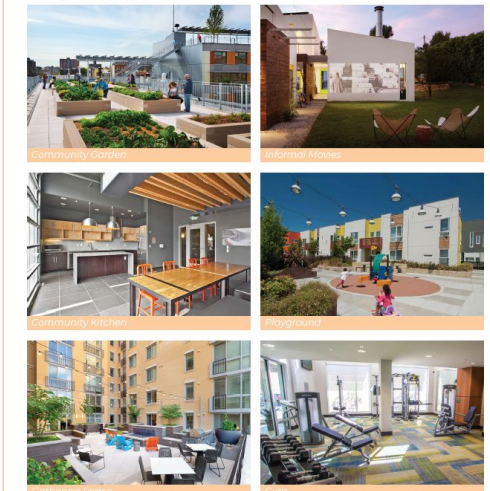
### MATERIALS

What building materials do you prefer?



### AMENITY SPACES

What types of amenity spaces do you prefer?





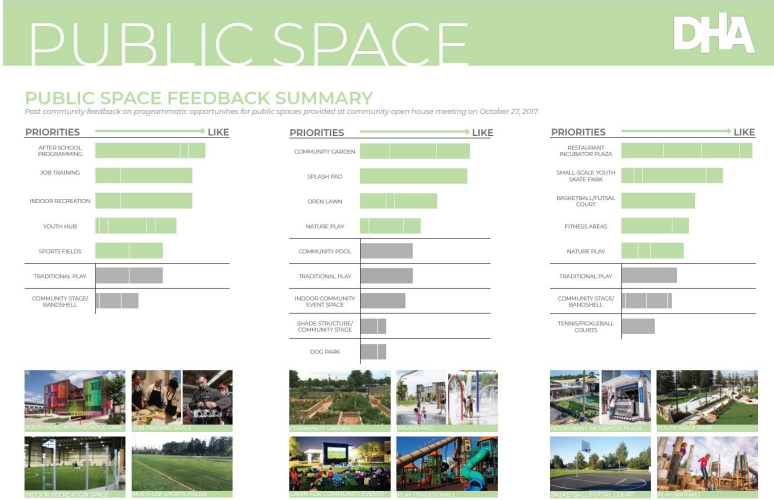
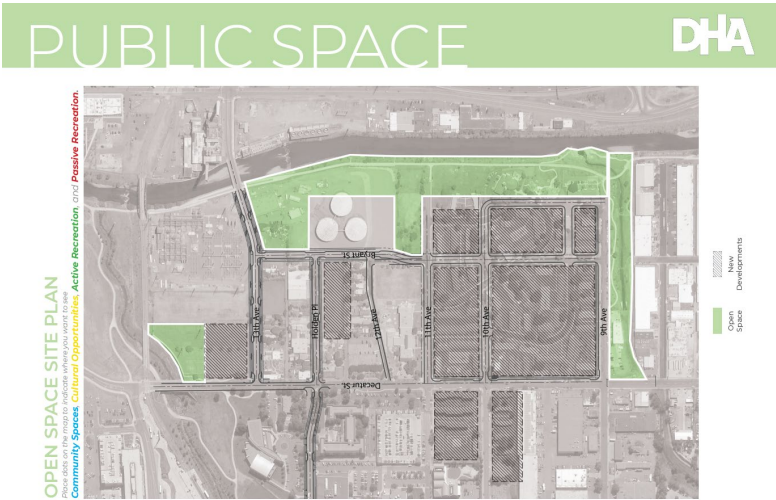
# Sun Valley – Public Space

## Opportunities

- Public Art is preferable
- Gardens are preferable
- Parklets are preferable
- Open Air market is preferable
- Skate park is Preferable
  - “Yes, Skate Park!”
- Large sports field is preferable
- Outdoor fitness stations are preferable
- Wetland trails are preferable
- Water play are preferable
  - “Splash pad”
  - “River Play Area”
- Dog Parks (x2)

## Program

- Add football field



# Sun Valley – Streets

## Constraints

- No Roundabouts – “not enough people know how to navigate”
  - “Roundabout wont allow pedestrians to cross”

## Opportunities

- Furnishings
  - Better lighting on streets for pedestrians and bikes
- Materials
  - Permeable pavers would help with water quality
- “Walkway bridges” (? – We think this means pedestrian bridges/boardwalks around the river)
- “Order of Preference” (? – We think these are intersection treatment ideas)
  - “Raised” (? – As in a raised pedestrian crossing)
  - “Roundabout” (?)
  - “Extended Corner” (? – Probably means bulb-out)

## Program

- Add more bus stops – (Decatur, between Holden and 13<sup>th</sup> + Holden, in front of Rec Center)
- Traffic Calming devices – “Speed bumps or lighted stop signs”

STREETS

DHA

STREET FRAMEWORK

The following images reference the streets and sidewalks highlighted below:

Open Space

New Developments

Streets / Sidewalks

Proposed Bikeways

Existing Bikeways

Main Focus Area

STREET FURNISHINGS

What kinds of benches, bus stops, and bike racks do you want around the neighborhood?

Basic Bench

Large Modern Bench

Basic Bike Rack

Playful Bike Rack

Basic Covered Bus Stop

Little Library Bus Stop

STREETS

DHA

BIKE LANES / FACILITIES

What would make riding around the neighborhood more comfortable?

Buffered Bike Lane

Separated Bike Lane

Off-Street Bike Lane

Multi-Use Path

SIDEWALKS & PEDESTRIAN ZONES

What would make walking around the neighborhood more comfortable?

Wide Sidewalks

Raised Median Crosswalk

Standard Separated Sidewalk

Water Quality Planter

TREES & PLANTS / WATER QUALITY

What kinds of trees and plants would you like to see around the neighborhood?

Trees in Planting

Planting along Sidewalk

Water Quality Painted Median

Water Quality Planter

# Sun Valley

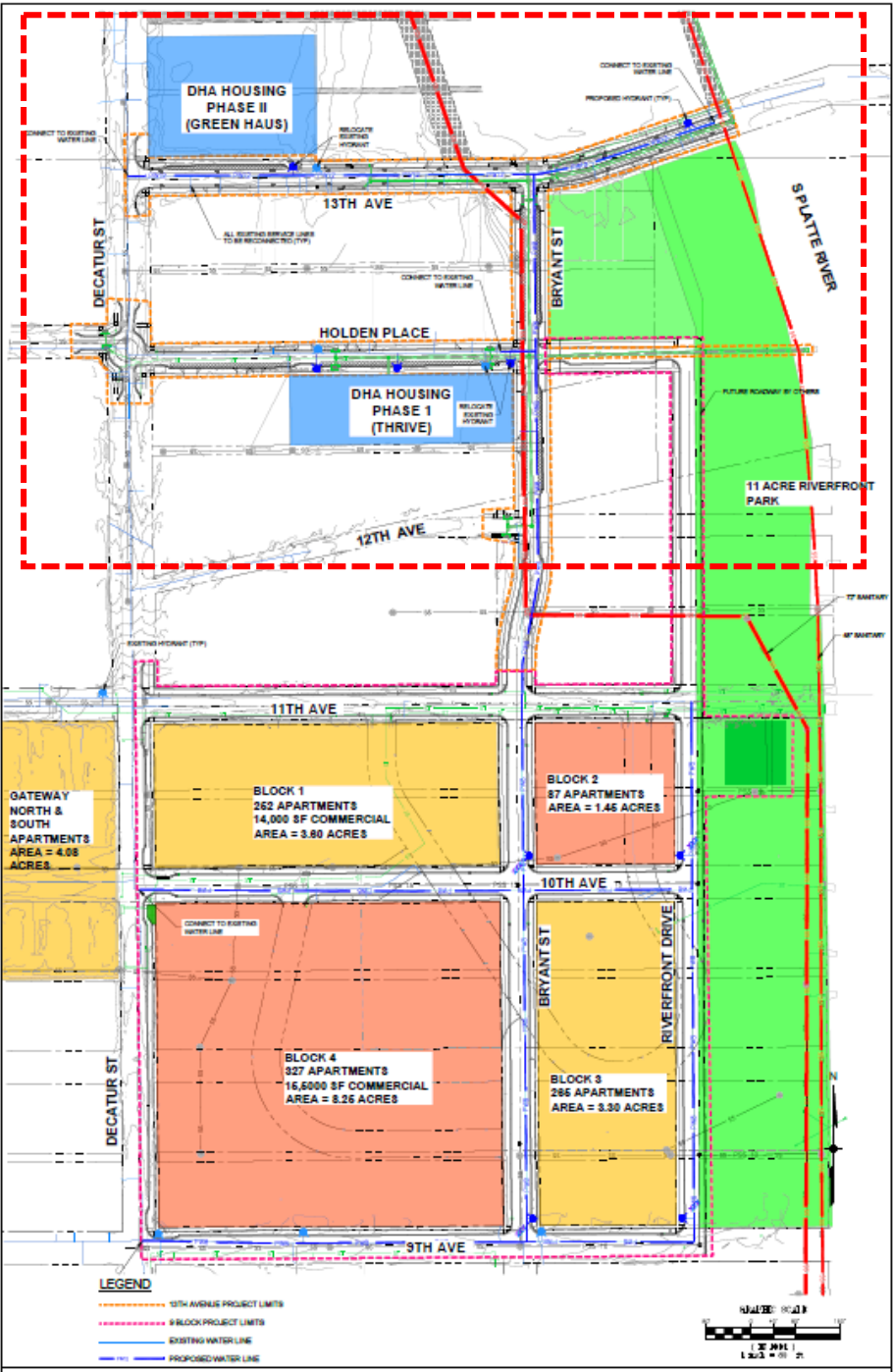
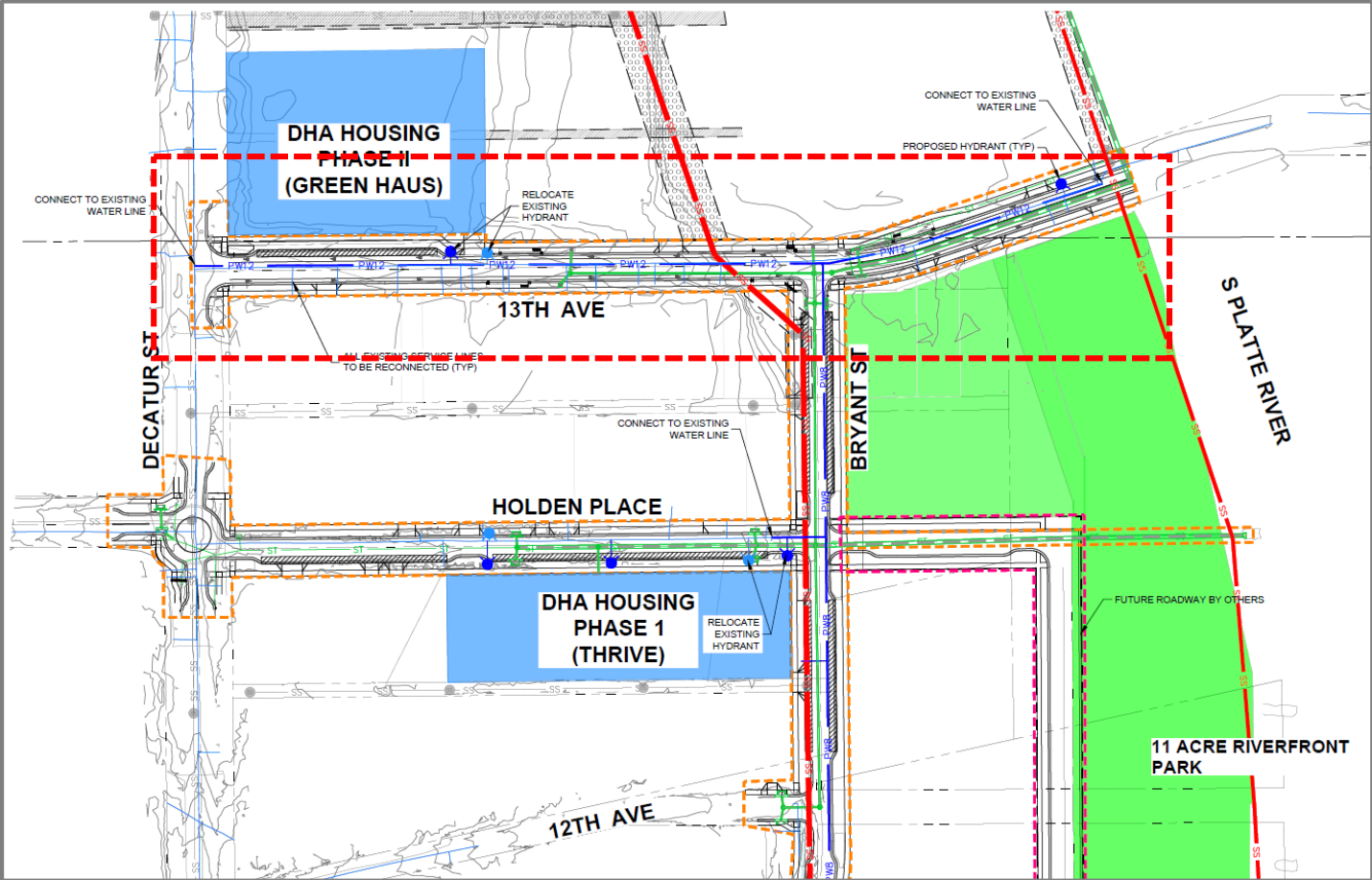
13<sup>th</sup> Ave Realignment

Holden & Decatur Intersection



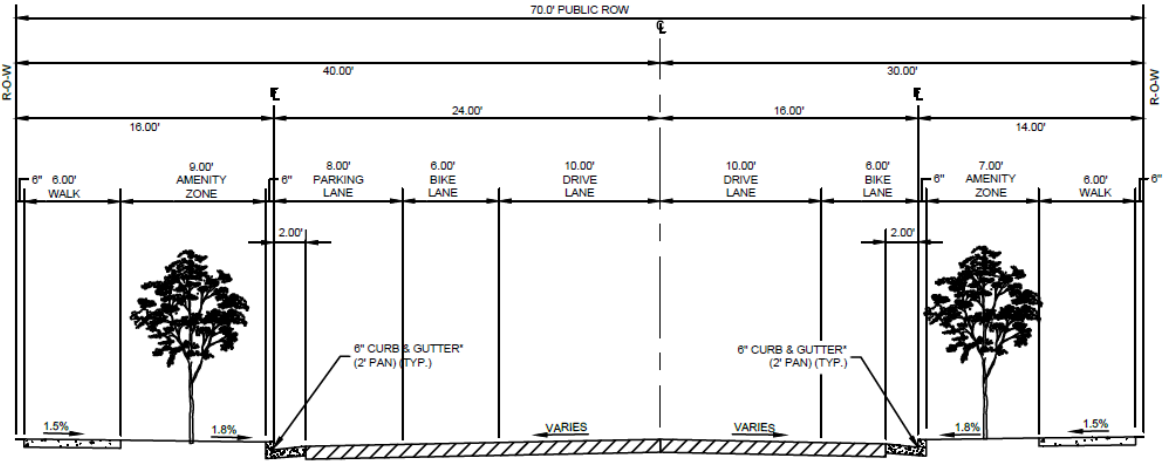


# Sun Valley – Infrastructure

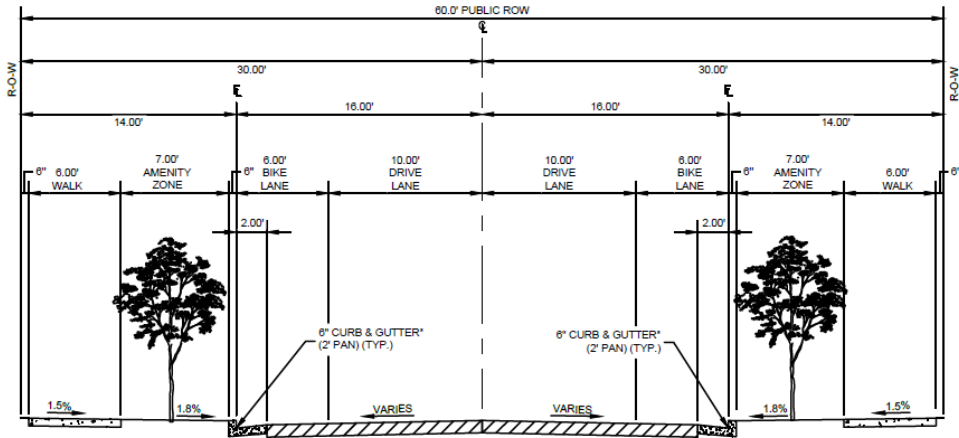




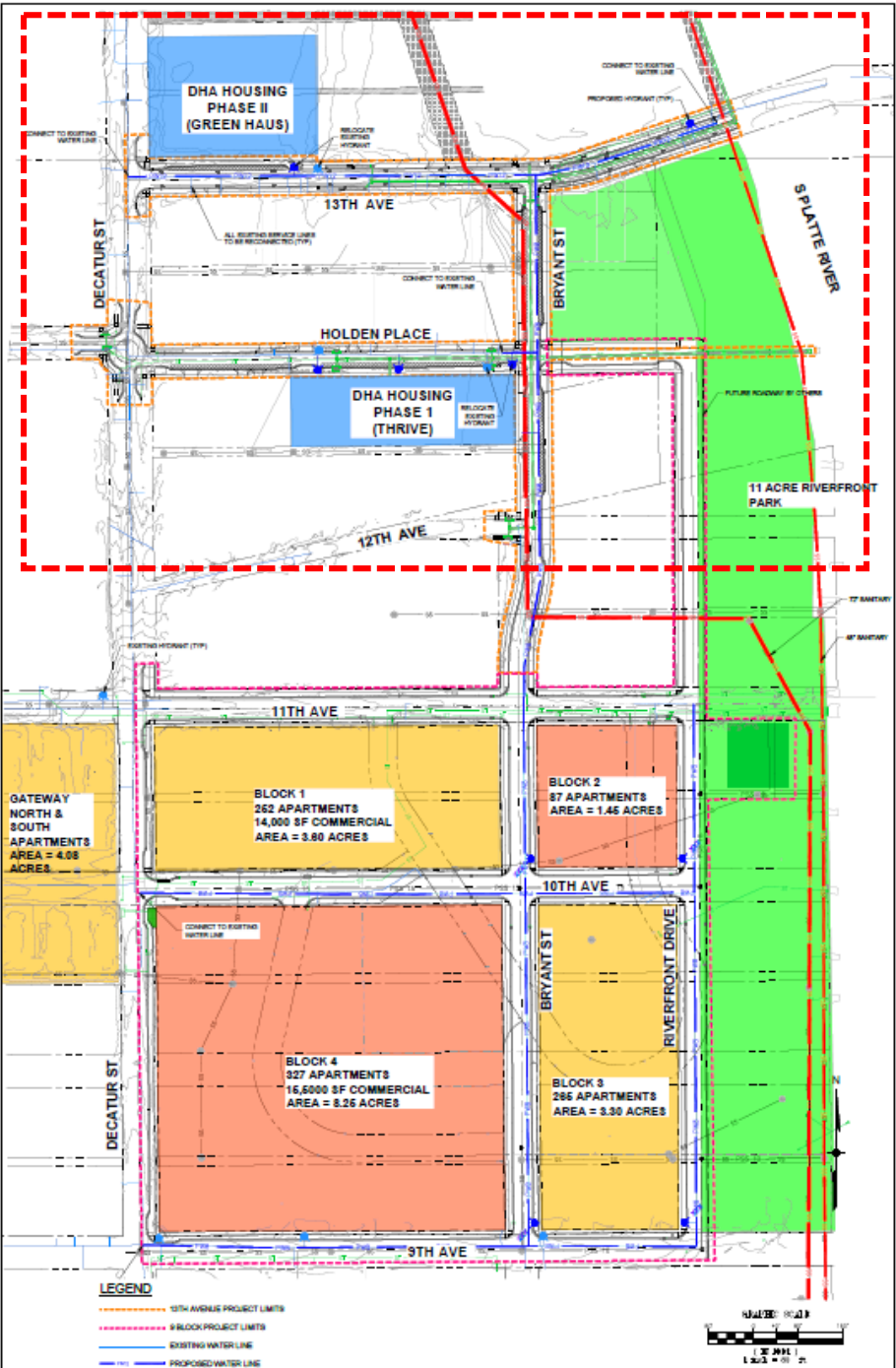
# Sun Valley – Infrastructure



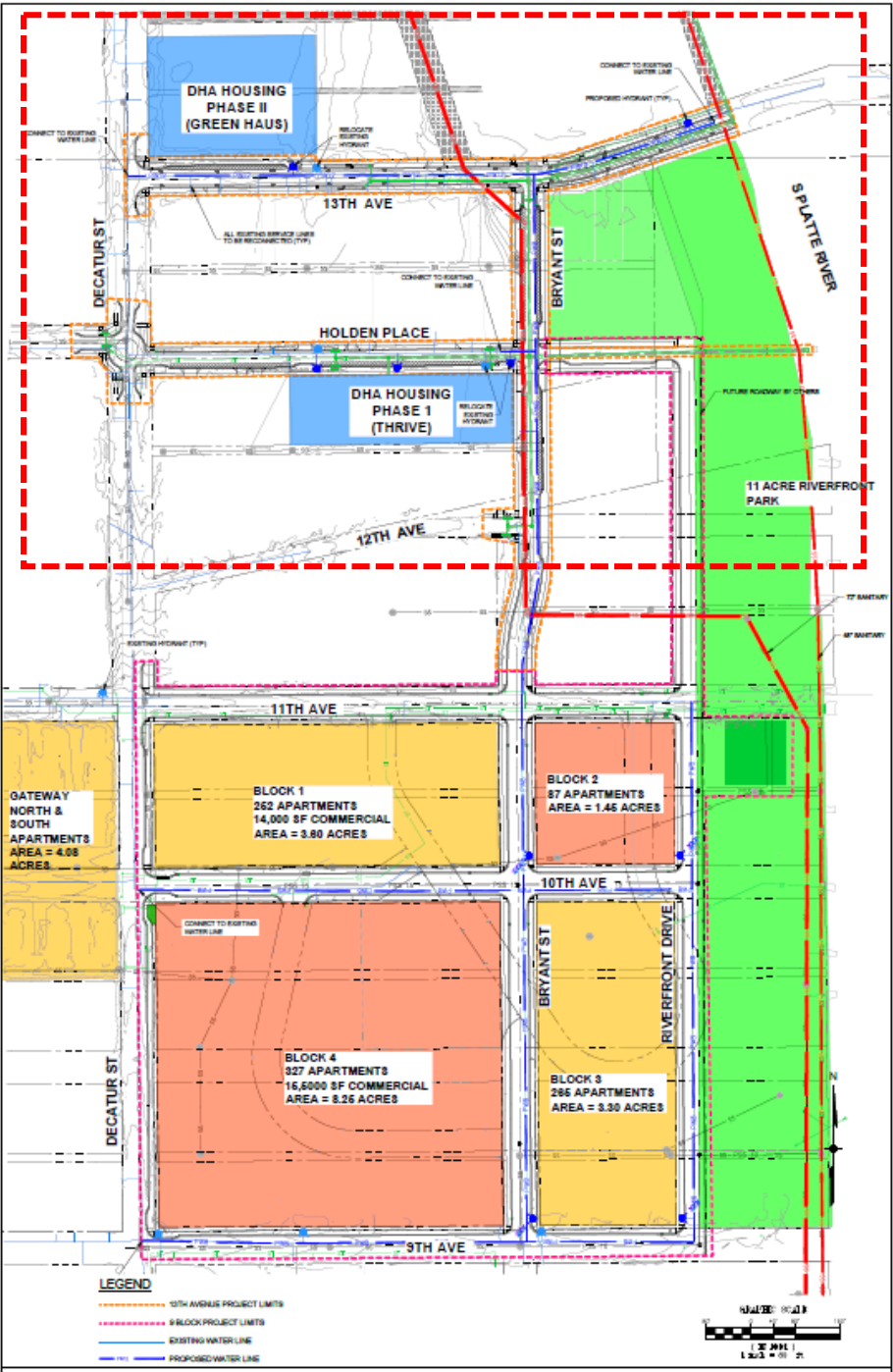
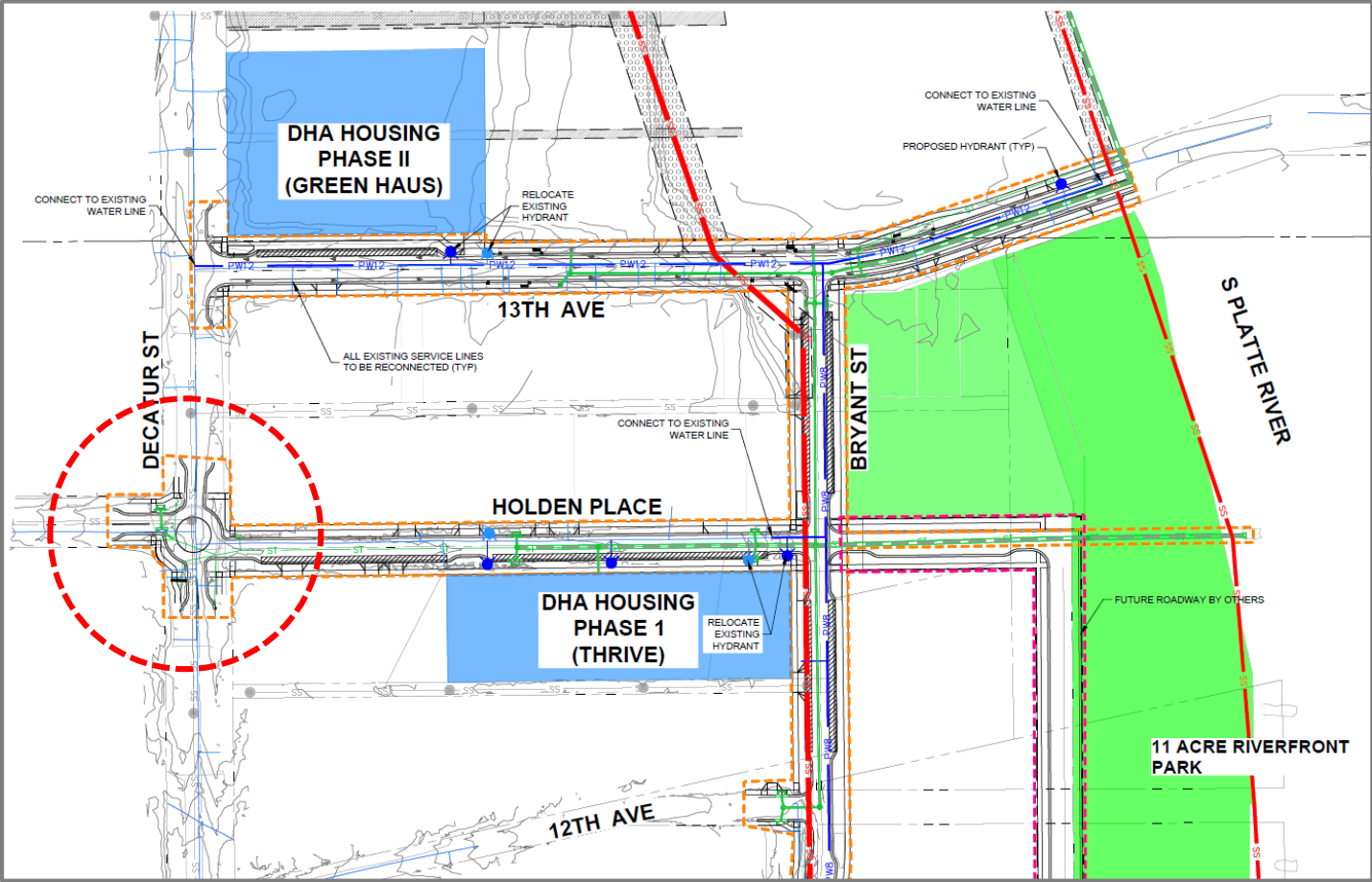
13TH AVENUE: DECATUR STREET TO XCEL PARKING  
SECTION A-A



13TH AVENUE: XCEL PARKING TO BRIDGE  
SECTION B-B

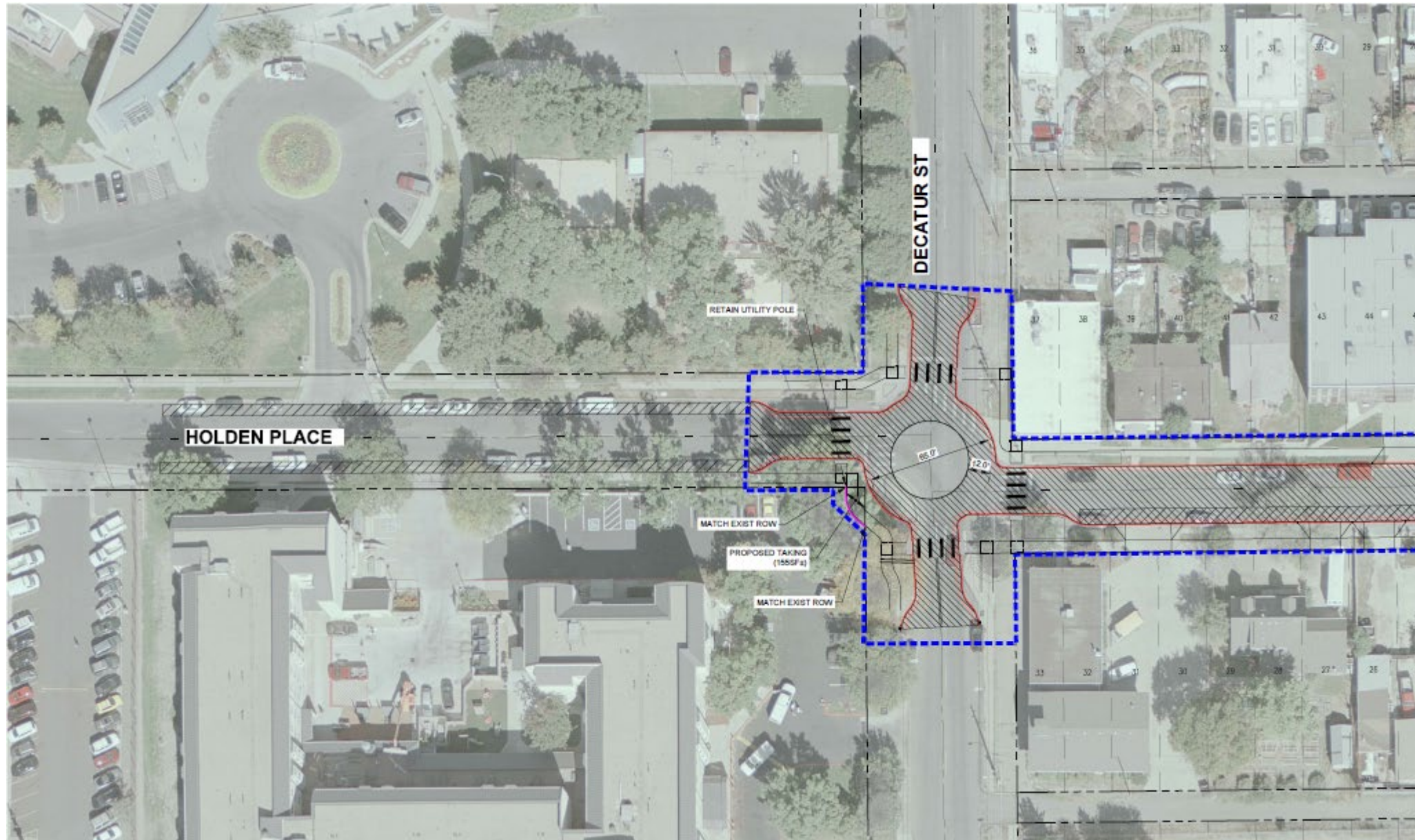


# Sun Valley – Infrastructure



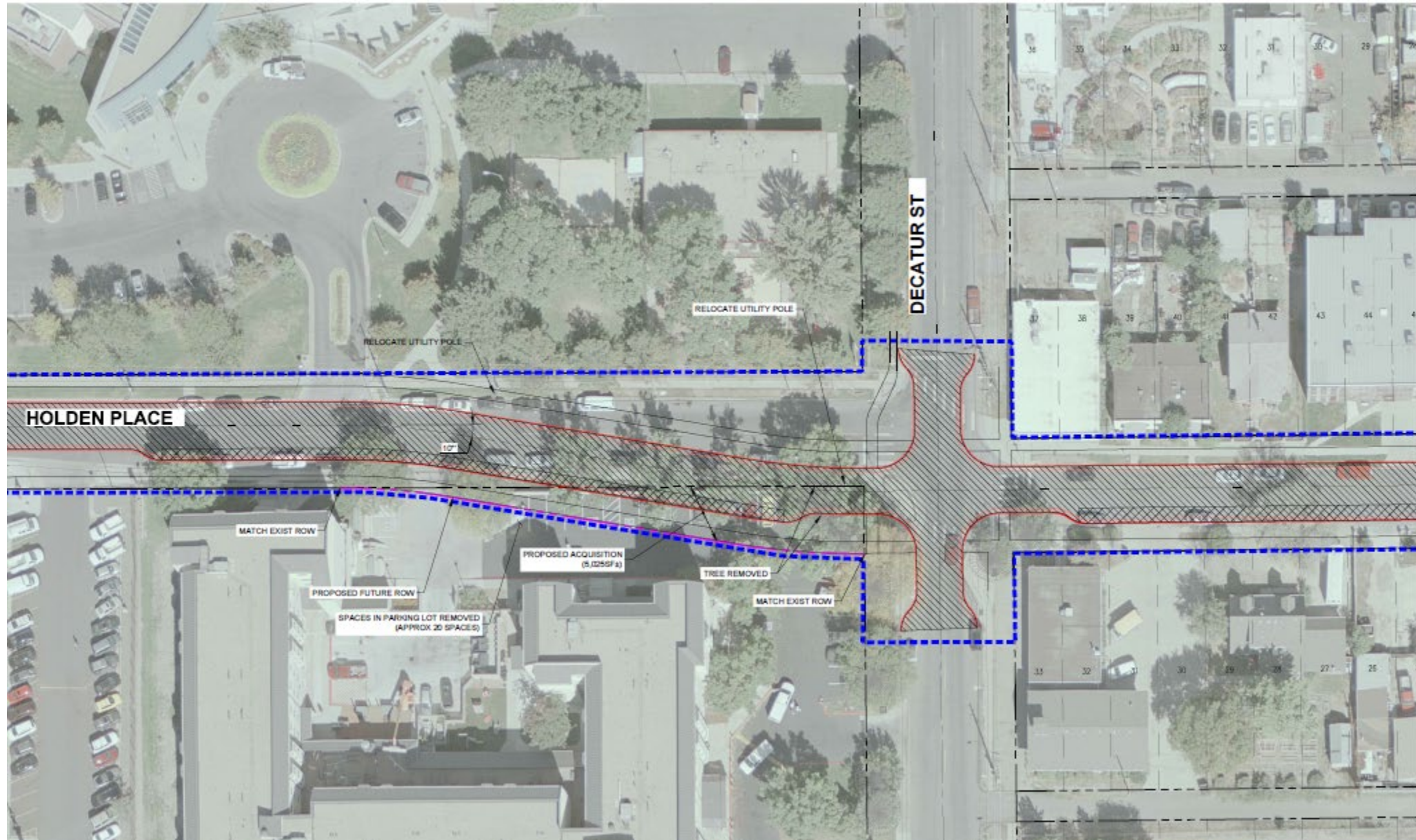


# Sun Valley – Mini Roundabout





# Sun Valley – Bulb-outs and Realignment





# Sun Valley – Raised Intersection



# Sun Valley – Holden & Decatur Priorities

1. Property acquisitions
2. Pedestrian safety and crossings
3. Traffic calming measures
4. Parking
5. Merchant truck and bus accessibility
6. Timing and logistics
  - Temporary impacts for construction purposes
7. Existing curb cuts