

*Getting neighborhoods, future residents, community organizations, agencies and housing practitioners participating in community development and design from the get-go is the wave of the future.*

BECOMING COMMUNITY-  
MINDED AND CULTURALLY  
CREATIVE: BETTER DESIGN AND  
DEVELOPMENT FOR ALL



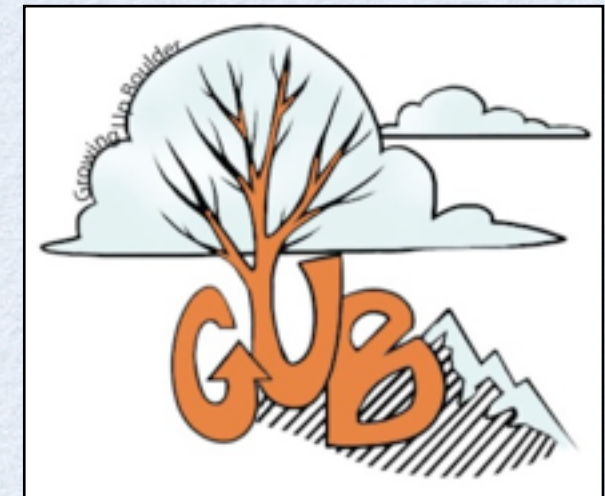
# WHO ARE WE?



Susanne van der Meer



Wendy Wiesner



Mara Mintzer

***Roger Lewis & Associates***

Roger Lewis



Eric Reinke

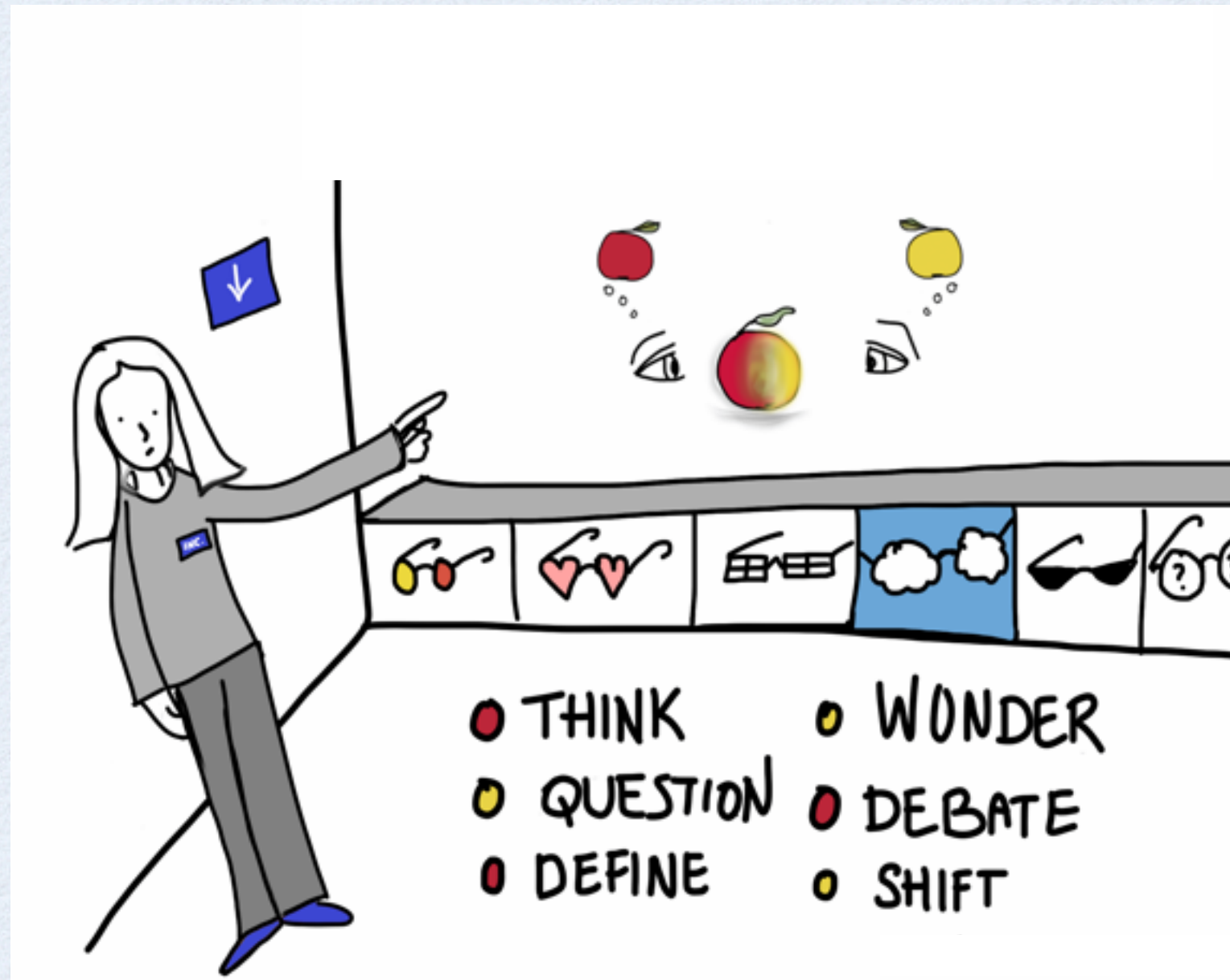


Jose Esparza



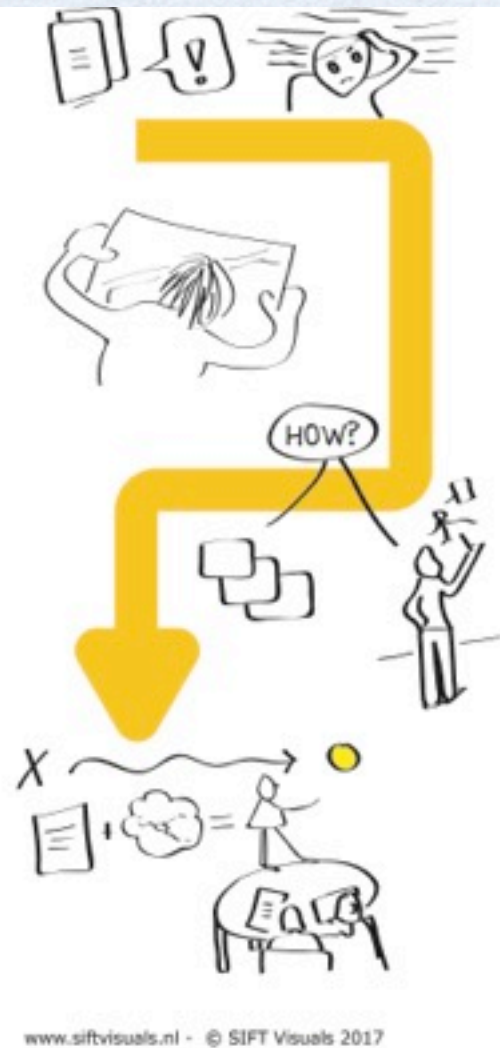
# VISUAL MEETINGS

## - SEE THE BIG PICTURE -





# VISUAL FACILITATION



- Future vision
- Stakeholders Voices
- Scenarios
- Problem solving
- Road Map





# COMMUNITY WEALTH BUILDING (CWB)





NOT PUBLIC RELATIONS  
BUT REAL ENGAGEMENT






**ZONE CHANGE REQUEST**

THIS PROPERTY NOW ZONED U-SU-A  
 PROPOSED ZONE CHANGE TO U-MS-2x

A public hearing will be held in the City Council Chambers, 4th floor, Denver City and County Building at 1437 Bannock Street on (Monday) Nov. 2, 2015. Council meetings begin at 5:30 p.m. and Public hearings begin no earlier than 6:00 p.m. Persons desiring to speak on this case must register with the council secretary that evening prior to the opening of the Public Hearing on this case. Legal protests must be filed with the City Council before noon on the 7th day prior to the public hearing date. (Contact Zoning for the Protest Forms)

Name of Applicant Neil Neudorff Application # 2014I-000  
 For more information, call Zoning 720.865.2932 Posted from 10/05/15 to 11/02/15



# EMMAUS LUTHERAN CHURCH

## WEST HIGHLANDS NEIGHBORHOOD, DENVER, CO





# THE GROVE

NEAR OLD DOWNTOWN LITTLETON, CO





# THE GROVE

NEAR OLD DOWNTOWN LITTLETON, CO





# SLOT HOUSE DEVELOPMENT PATTERN

## GREATER DENVER AREA





# UNIVERSITY STATION TOD PROJECT

DENVER, CO





# UNIVERSITY STATION TOD PROJECT

DENVER, CO





# BÄRENFELSERSTRASSE 34

BASEL, SWITZERLAND



# THIS SESSION

- Designs that inspire
- Stories where residents and the community have a stake
- Methods, tools, pieces of the puzzle





# SWAN'S MARKETPLACE--MIXED USE, AFFORDABLE, COHOUSING

OAKLAND, CA





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# MORRISON ROAD

WESTWOOD NEIGHBORHOOD, DENVER, CO





# THE KITCHEN NETWORK

WESTWOOD NEIGHBORHOOD, DENVER, CO





# URBAN FARMING, FOOD COOPERATIVE

WESTWOOD NEIGHBORHOOD, DENVER, CO



# A CHILD'S VIEW





# COMMON THEMES FOR CHILDREN

- Inclusive for All Ages
- Mixed-use buildings
- Nature
- Hanging out
- Art and design
- Independent mobility
- Affordable
- Safety
- Play and thrill-seeking
- Water features







## JAMAICA PLAIN COHOUSING

BOSTON, MA

details: 30 units; 10% of units affordable at 80% AMI

finance: Cooperative Fund of New England--land purchase, remediation, construction



# HOUSING & COMMUNITY

- 2-4 stories
- Multi-colored
- Variety of housing types

3<sup>rd</sup> grader: "so people don't get lost in a maze if there are identical homes"





# Petaluma Avenue Homes

Sebastopol, CA

specs: 30-50% AMI

partners: West County  
Community Services, SAHA

finance: City of Sebastopol,  
Sonoma County, Hudson Housing  
Capital, Silicon Valley Bank, 9%  
CTCAC Tax Credits, FHLBSF AHP





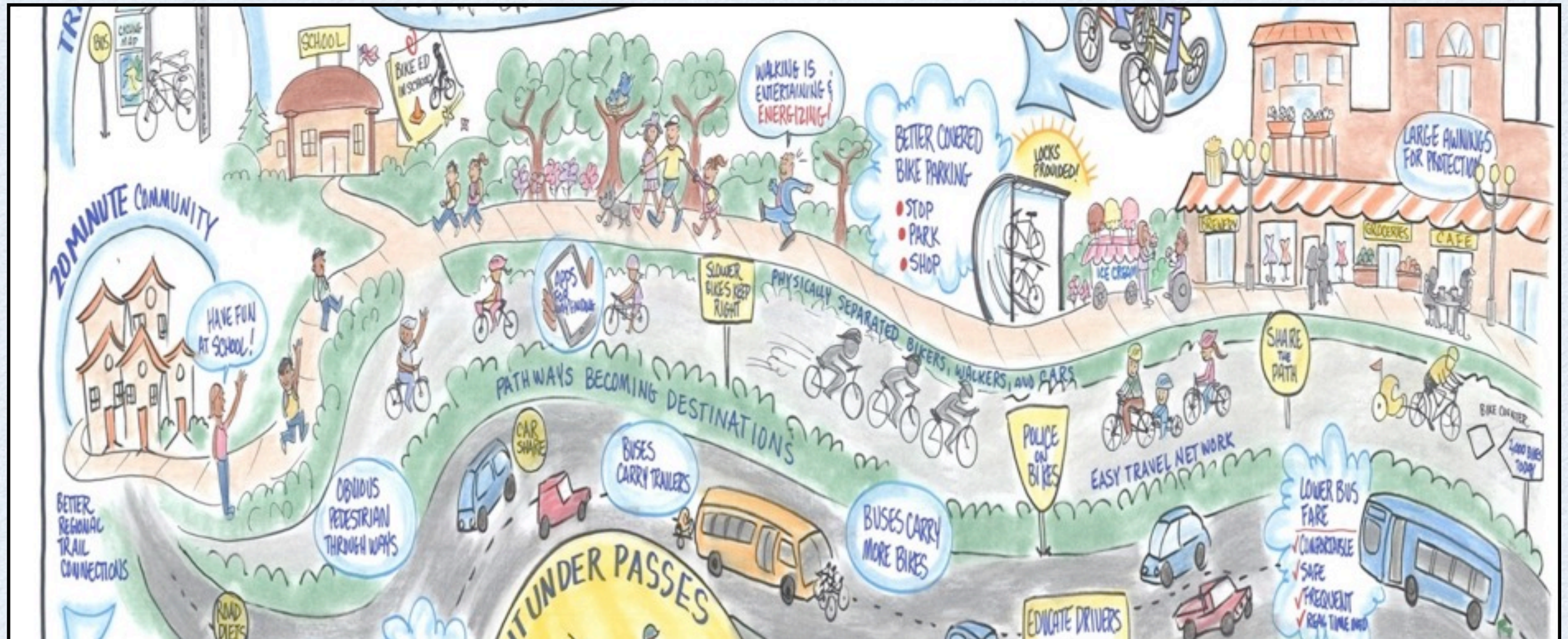
# PLAY



- All ages want a chance to play: spaces for climbing, zipping, swinging, and spinning
- Make diverse recreational and mixed-use spaces



# SAFETY



- “Keep cars away from where kids live and play”
- Fence around playground to “protect crawling babies” and to help with stranger danger





# Home Safe

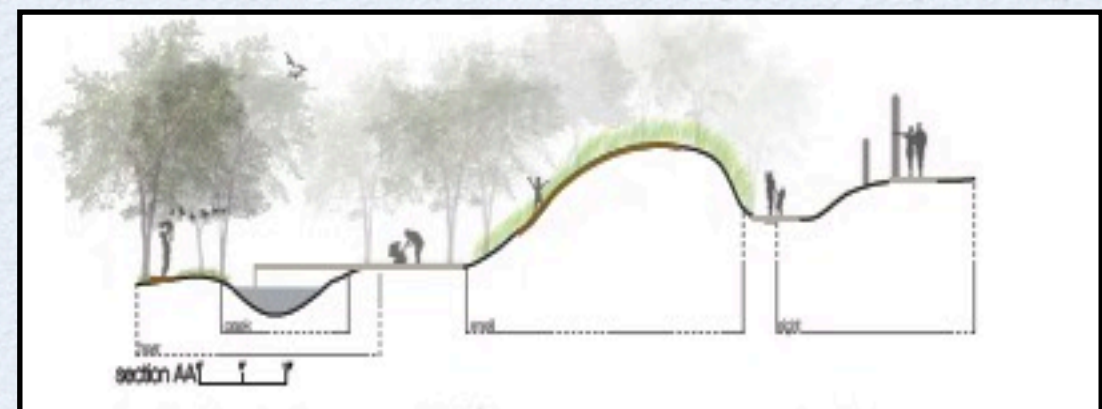
Santa Clara, CA

details: 6 shared houses, 24 suites; survivors of domestic abuse and their children  
collaborators: McCamant and Durrett; Eden Housing

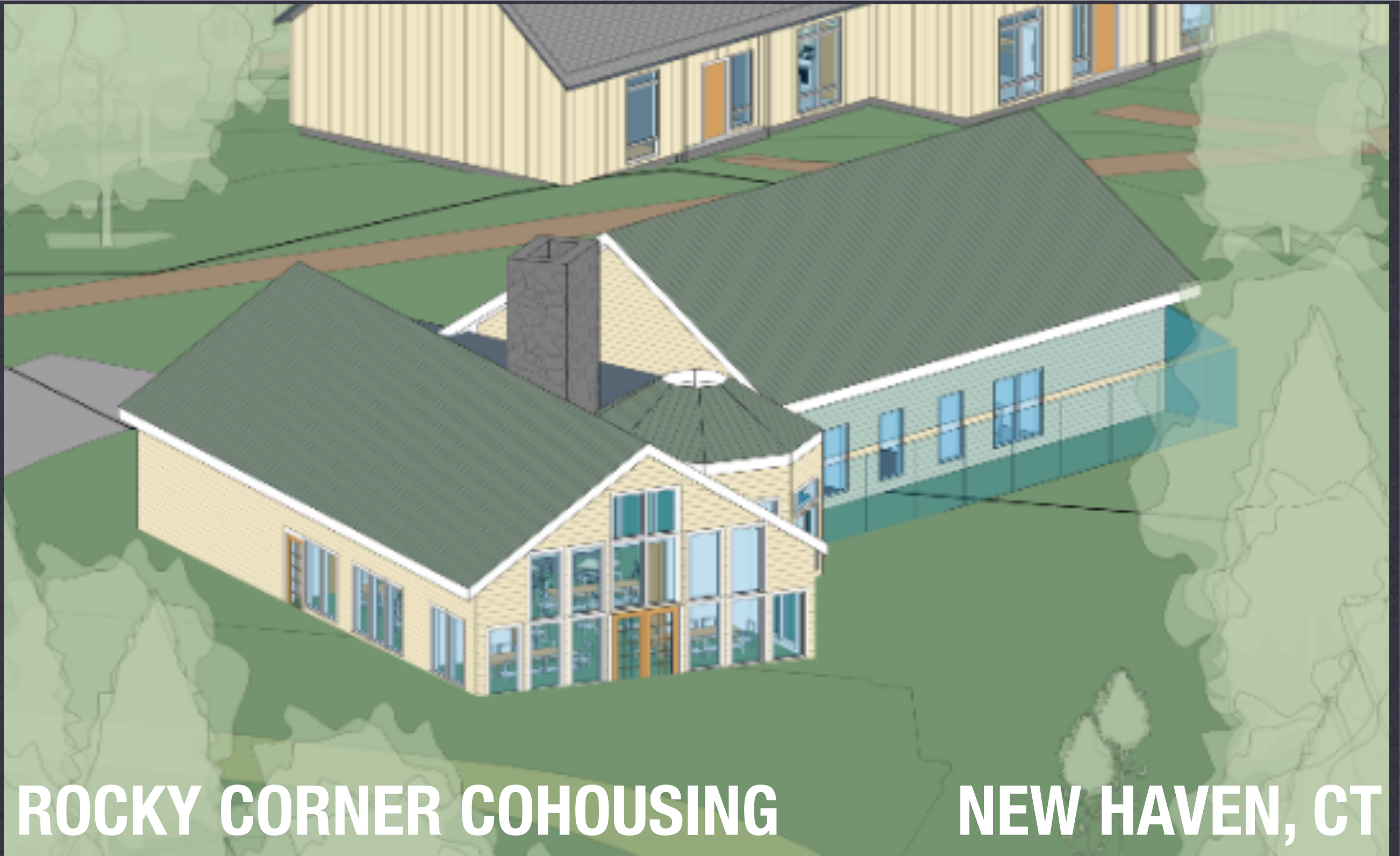


# NATURE

- Natural and diverse spaces integrated throughout the neighborhood
- Diverse types of nature
- Use of hills and berms for flood mitigation and PLAY







# ROCKY CORNER COHOUSING

# NEW HAVEN, CT

**details:** 30 units; 9 units low/moderate income; preservation of farmland

**finance:** Greater New Haven Community Loan Fund (GNHCLF), CT Dept. of Housing--land acquisition and predevelopment; Equity Trust--takeout of GNHCLD/CTDOH, long-term ag





# ISLAND COHOUSING      MARTHA'S VINEYARD, MA

details: 16 units--4 no more than 80% AML, monitored by HA; 12 affordable market rate

finance: Martha's Vineyard Coop Bank; Cape Cod Five Cents Savings Bank; 40B statute w/  
25% affordable=variances on permitting and zoning

collaborators: Self-developed; South Mountain Company, Coldham Architects

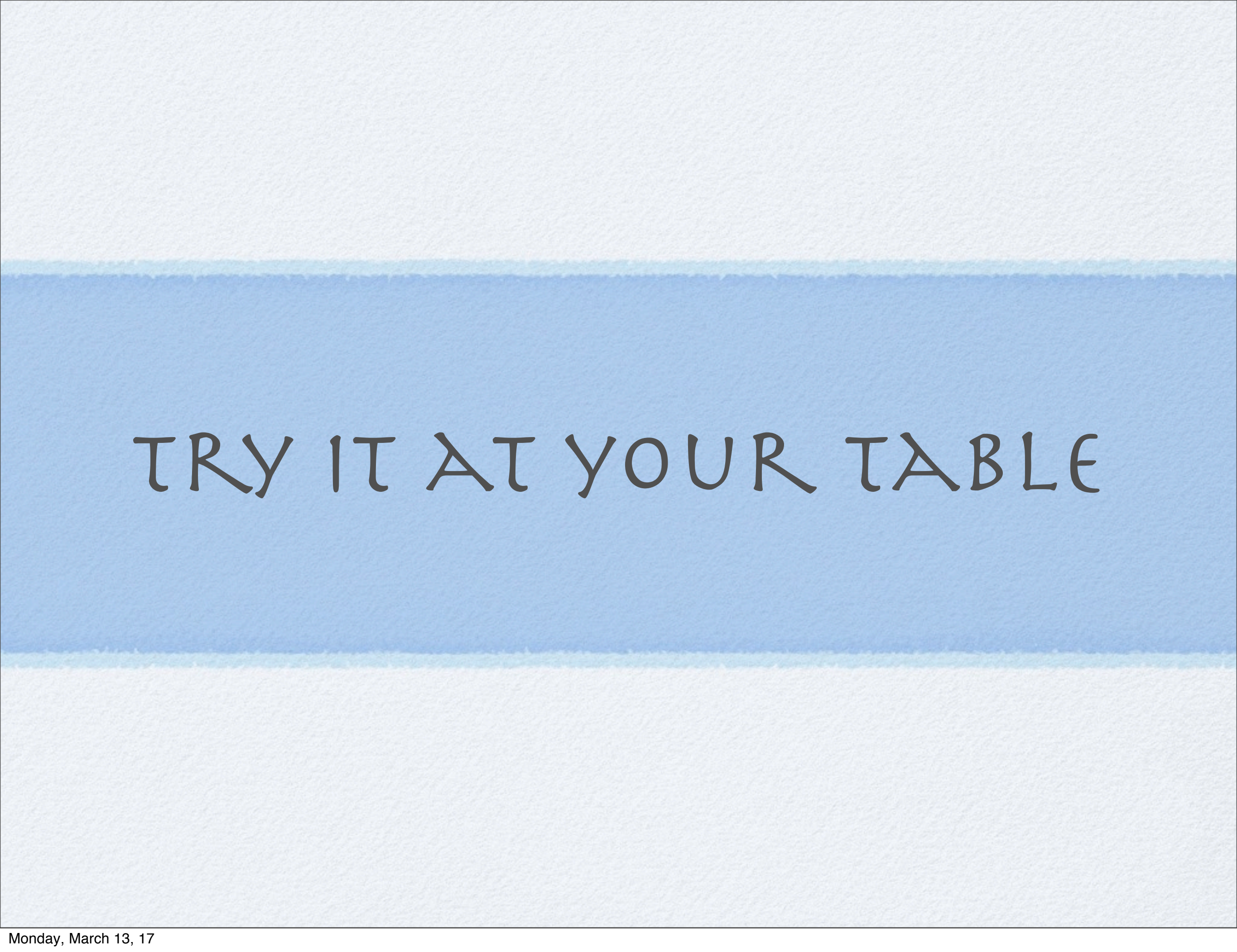




# MAPLETON MOBILE HOME PARK

BOULDER, CO





TRY IT AT YOUR TABLE





# KALKBREITE

ZURICH, SWITZERLAND