



Wilkes Villa

A Plan for the Future

LORAIN METROPOLITAN HOUSING AUTHORITY

LDA ARCHITECTS, INC
M. NEFF DESIGN GROUP
BEHNKE ASSOCIATES, INC
LENZ PLANNING & DEVELOPMENT SERVICES
ENTERPRISE COMMUNITY PARTNERS



LDA architects

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PROJECT DESCRIPTION:

The Lorain Metropolitan Housing Authority (LMHA) has been rated as a high-performing public housing authority by the U.S. Department of Housing and Urban Development (HUD), and directly owns and manages over 1600 units of public housing. LMHA recognizes that the existing 174-unit (previously 200-unit) Wilkes Villa has not been “housing of choice,” but rather of necessity, and that its reputation has adversely impacted occupancy. Wilkes Villa was constructed in 1971 and now represents obsolete thinking in terms of its site plan and housing units. LMHA has engaged LDA Architects and its team to prepare a new multi-phase master plan for the total redevelopment of the Wilkes property, including the community center, a new health clinic, and management and maintenance building.

ASPIRATIONS:

Great strides have been taken in improving Wilkes through property maintenance, community-oriented policing, and increased social and educational opportunities, but the historic stigma of the property remains. This Master Plan represents a design for a new, healthy, and sustainable community that provides a beautiful and green design for its residents and for the City of Elyria in which it is located. LDA will emphasize sustainability in the building design as well as in the healthy lifestyle of the residents.

PROJECT TIMING:

Phase I of the project will consist of site master planning and new design of prototype units (units that will replace an 8-unit building destroyed by fire), building the new maintenance building, and renovating the daycare space. LMHA will partner with Lorain County Health and Dentistry to provide a clinic space in the former maintenance building space as well. Funding is in hand for Phase I. Phase II will include demolishing all existing residential buildings and replacing them with a total of +/- 149 energy efficient, green, and safe new units.

INTRODUCTION

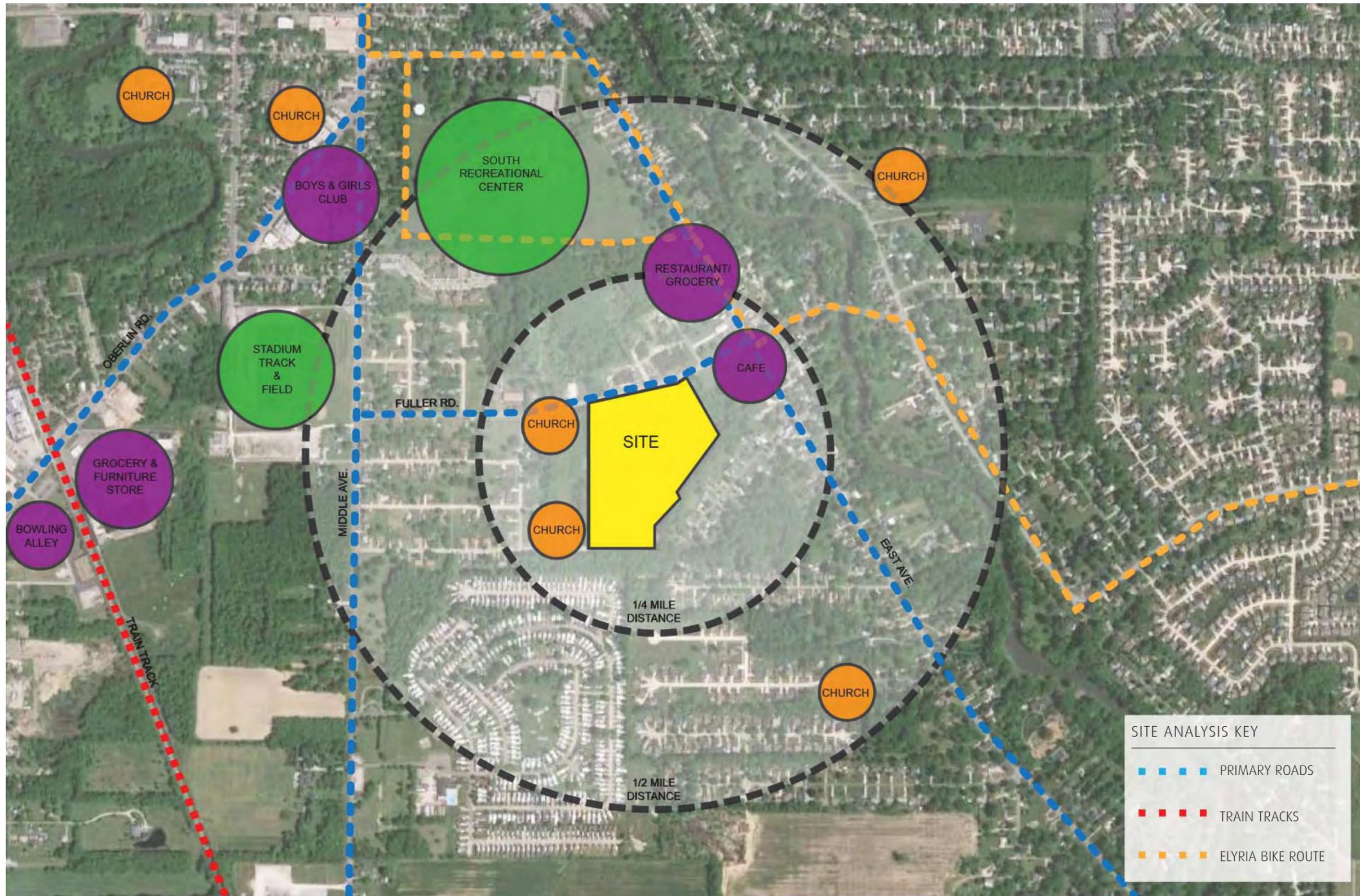


SITE CONNECTIVITY

Wilkes Villa is located on the south side of Elyria, Ohio, along Fuller Road between Middle Avenue and East Avenue. The site has excellent connectivity to the community, being centrally located to multiple amenities. Fuller Road connects to Middle Avenue and East Avenue. All three streets are serviced by the local bus transportation lines to allow easy access to Elyria and beyond. The site is also located within walking distance of recreation facilities and multiple places of worship, but is not within walking distance to other quality convenience shopping, banking or food service businesses. Although Wilkes Villa is in the City of Elyria, this location is very suburban and is surrounded by other residential subdivisions. Bus and/or automobile transportation is essential to provide access to everyday needs.

Elyria is currently in the process of providing a city-wide bike route. Community meetings with the city have revealed an interest in connecting the Wilkes Villa site to the new bike route. This would provide a safe connection to the surrounding community for the hundreds of children at Wilkes Villa while also encouraging the healthy lifestyle practices that LMHA is hoping to implement with the new master plan.

The master plan of the New Wilkes Development emphasizes connectivity, walkability, and visibility. New streets are designed to be continuous and connected without dead ends. All new and existing streets will be lined with trees, well-lit, and bordered by sidewalks. The apartments will be designed with porches to provide "eyes on the street" for added neighborhood watch. The sidewalks will provide safe and well-defined pathways and crosswalks for the hundreds of children who live here to move from their homes to the community buildings, park space, and other neighbors' homes. Law enforcement will be able to patrol all streets within the New Wilkes Development for added residence security.



PLANNING PROCESS

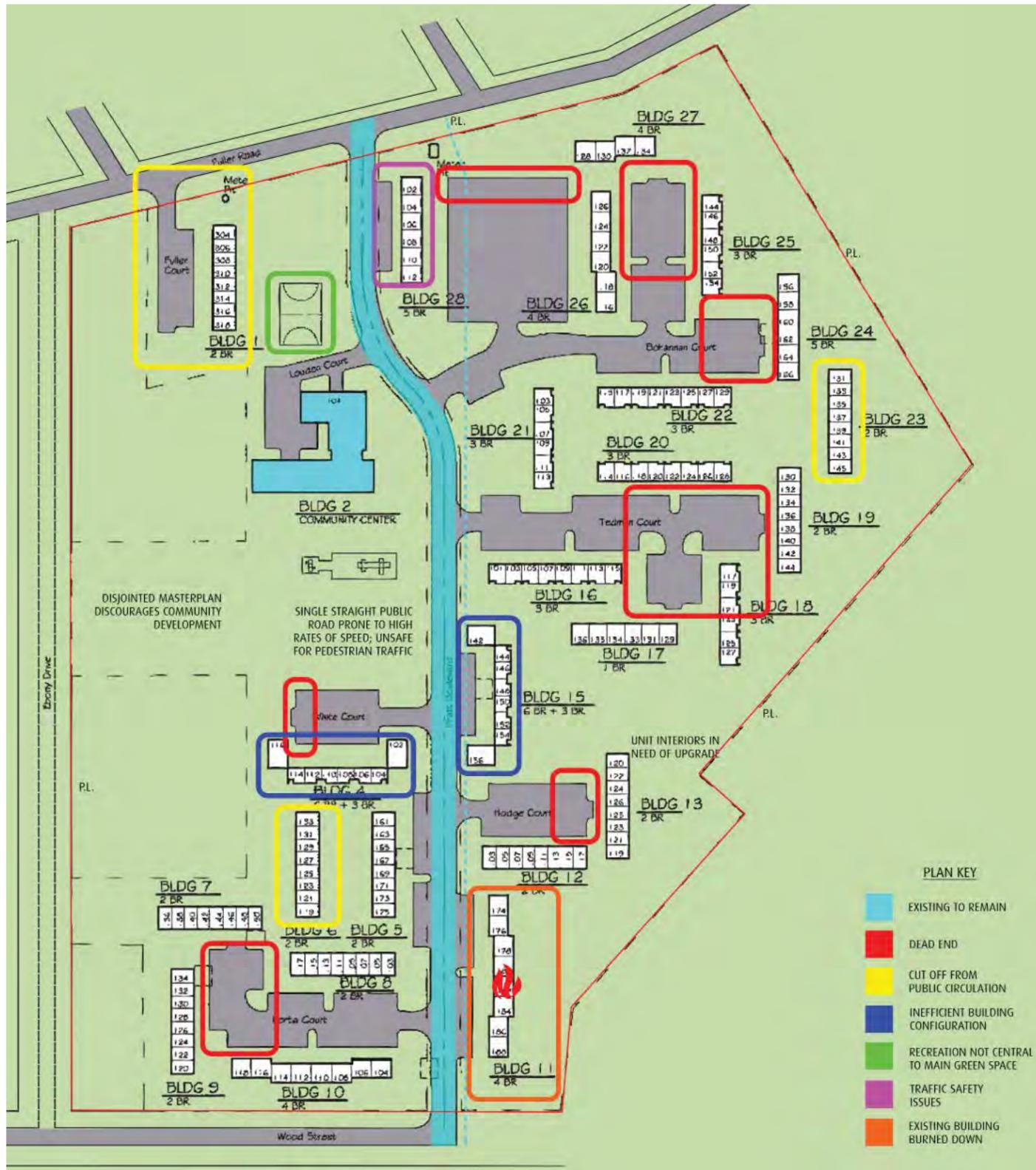
STATEMENT OF PROBLEM

Wilkes Villa is “not currently a public housing development of choice,” and its reputation has “adversely impacted occupancy.” The existing 174-unit Wilkes Villa Development is problematic in several ways:

- The physical building design is clearly dated and unattractive, and would be difficult to market under any circumstances.
- Public and private outdoor spaces are not well-defined and the existing apartments lack exterior patio or porch space.
- Parking distribution does not balance with the unit locations and there is not a clear definition of which space belongs to which apartment.
- The site layout, including street and building placements, emphasized fragmentation and separation rather than cohesiveness. Some buildings are completely cut off from street and parking access. There is a lack of sidewalks to connect and provide a safe pathway for the hundreds of children who live at Wilkes Villa.
- The buildings are too large, with most containing eight units.
- Problematic mail kiosk and trash pickup conditions exist.
- The neighboring property across from the Wilkes entrance is a public nuisance.
- The site is isolated in Southwestern Elyria, without convenient quality neighborhood retail, food market, or other shopping, schools, or religious institutions nearby.
- Moreover, the school district layout was fragmented; elementary students to the east of Pratt attend Elyria Public and those to the west attend Midview Schools in Grafton, Ohio, a 15-mile bus ride away through farmland. We are not clear on how the school situation arose, but it creates yet another dividing and isolating factor among Wilkes residents, adding to the other social and financial difficulties they face.

The Master Plan must keep Pratt Boulevard in place, including recent water utility improvements. The design will accommodate a Phase One Development of two new buildings and the renovation of an existing third building while maintaining the existing infrastructure and all of the existing 174 housing units. A future Community Center is also being planned adjacent to the community basketball court. The Phase One Work is scheduled for construction in 2014 and includes:

- A new Management/Maintenance Facility;
- A new 4-unit prototype housing building;
- The renovation of the existing Daycare and the Wilkes Villa Management & Maintenance Building as a Daycare and onsite Medical Clinic Facility.



EXISTING SITE PLAN

EXECUTIVE SUMMARY



PHOTO OF EXISTING BUILDINGS



PHOTOS OF EXISTING BUILDING BURNING

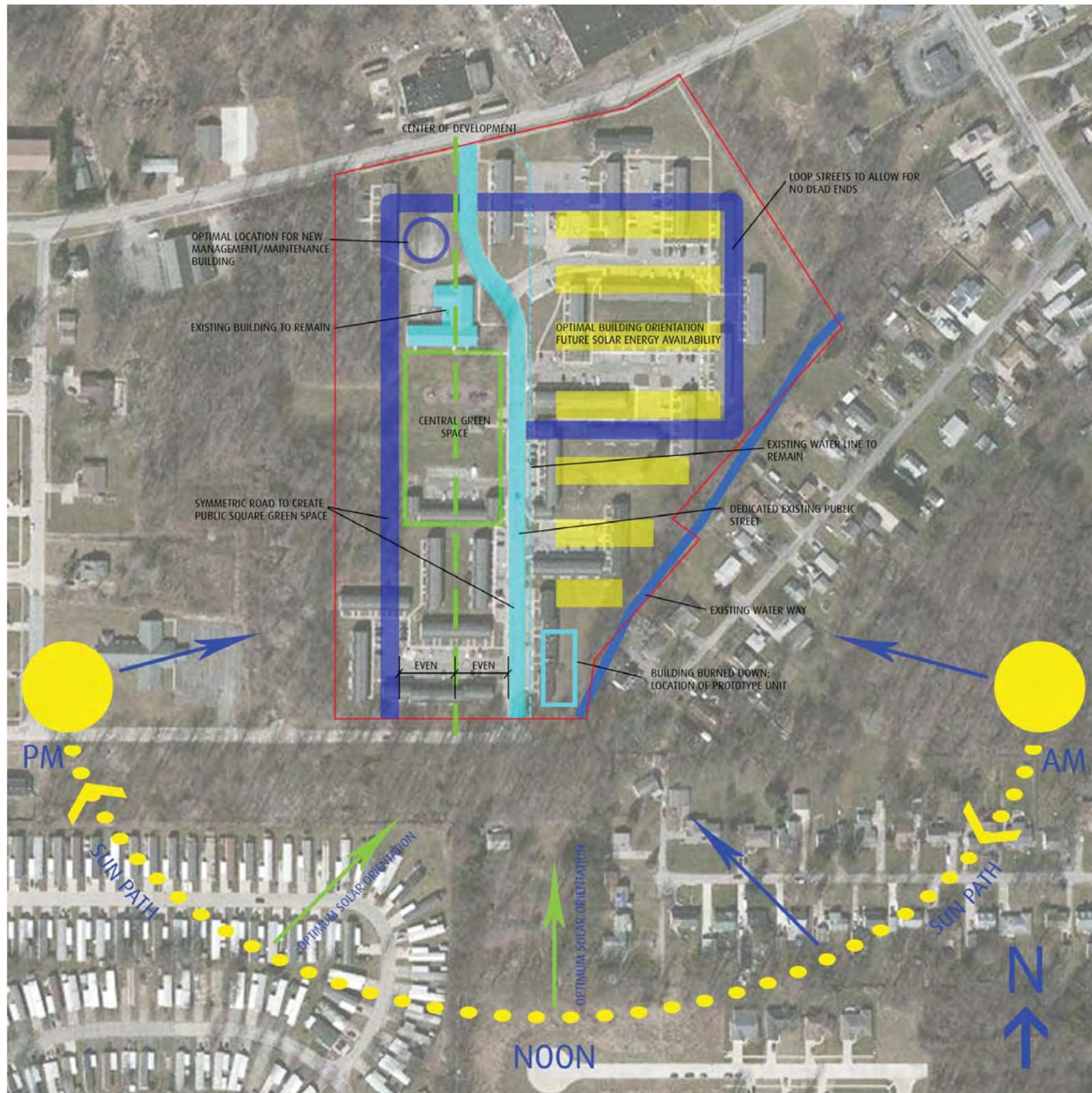


PHOTO OF POLICE ACTIVITY

ORIGINAL PROJECT INFORMATION

DEVELOPMENT AREA (1970)	+/- 16.11 ACRES
	+/- 701,751.60 GSF
ORIGINAL NUMBER OF UNITS	200 TOTAL UNITS
ORIGINAL NUMBER OF BEDROOMS	568 TOTAL BEDROOMS
1 - BEDROOM	12 - 6%
2 - BEDROOM	80 - 40%
3 - BEDROOM	60 - 30%
4 - BEDROOM	30 - 15%
5 - BEDROOM	12 - 6%
6 - BEDROOM	06 - 3%
27 BUILDINGS	
EXISTING TOTAL UNITS / ACRE	12.42 UNITS PER ACRE





DESIGN ISSUES

GREEN DEVELOPMENT

ENTERPRISE GREEN COMMUNITIES

STRATEGIES INDEX



1. Integrative Design: Universal Design - visitability - for all units, and full accessibility for 16 of 150 units.
2. Location and Neighborhood Fabric. New Urbanism style connectivity for residents and neighborhood. Preserve open space. Encourage access to fresh foods.
3. Operations and Maintenance - increase life of plumbing, HVAC.
4. Energy Efficiency: More efficient buildings decrease utility costs.
5. Water Conservation: Sinks, toilets, individual laundry hookups more efficient.
6. Materials Beneficial to the Environment: Energy use, construction waste management.
7. Healthy Living Environment: New health center, rear garden plots, bike path connection, resident council.
8. Site Improvements: Low impact design and development, surface runoff management.

CONCEPT:

The Master Plan proposes a new identity and image focusing on the development becoming a beautiful, green, sustainable community that is designed to encourage healthy lifestyles and provide a safe environment for residents. The result of such a re-creation will be a community that is marketable to a wider range of income groups. The Master Plan Team included Enterprise Community Partners, a national non-profit firm that specializes in Green development, as well as in creating financial services for public-purpose projects. Enterprise has worked on Green standards with a wide range of affordable housing providers for over 15 years, with the most current version being their Enterprise Green Communities Criteria.

CHARRETTE:

Enterprise also assists planning efforts designed to re-create communities such as Wilkes. Through Enterprise, New Ecology, Inc. of Boston, MA was engaged and held a "green design charrette" with Wilkes residents and neighborhoods on May 20, 2013 and with project professionals and Elyria officials on May 21. The collaborative results of the Charrette formed the final stages of the new Master Plan.

OUTCOMES:

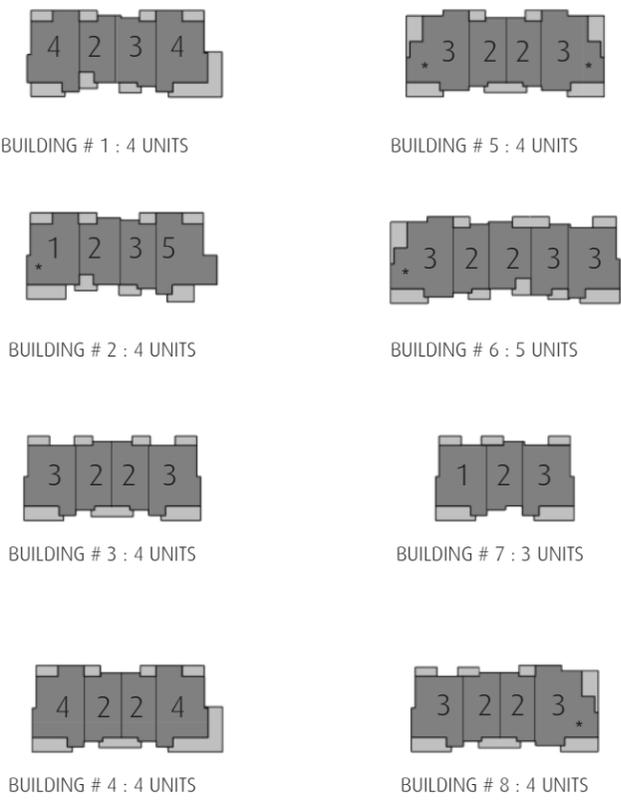
The Charrette process is reflected in the Master Plan, as Enterprise Green Communities Criteria are followed throughout the Plan and will be in the designs of the buildings. The overall design of the new community focuses on establishing a connection between residents through use of a more "residential" building type of no more than four units per building with front and rear porches, a decrease to 150 total units, and the elimination of dead-end streets. A "community green" will be created as the focus of interaction and services to be provided at the Bishop Wilkes Community Center. Healthy lifestyles will be encouraged at the new Health Center. A new healthy foods store will be proposed at the corner of Fuller and Grafton. A link will be established with the new proposed Elyria bike path which is to be developed at Fuller and Grafton.



IMAGES FROM GREEN CHARETTE/COMMUNITY MEETING

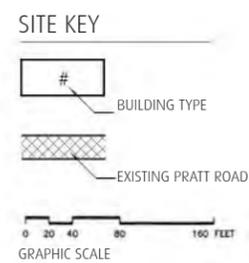


PROPOSED SITE PLAN



BUILDING TYPES

* INDICATES UNIT LOCATION CAPABLE OF ACCOMODATING 1,2,3, OR 4 BEDROOM UFAS UNIT



PROPOSED PROJECT INFORMATION

DEVELOPMENT AREA	+/- 19.4 ACRES
	+/- 485,561.83 GSF
PROPOSED NUMBER OF UNITS	149 TOTAL UNITS
PROPOSED NUMBER OF BEDROOMS	392 TOTAL BEDROOMS
1 - BEDROOM	06 (4 UFAS)
2 - BEDROOM	69 (4 UFAS)
3 - BEDROOM	54 (4 UFAS)
4 - BEDROOM	16 (4 UFAS)
5 - BEDROOM	04
PROPOSED TOTAL UNITS / ACRE	7.73 UNITS PER ACRE
37 RESIDENTIAL BUILDINGS	
3 PUBLIC BUILDINGS	
TOTAL PARKING SPACES	+/- 236 SPACES

PROPOSED SOLUTION

A "new, modern image" is to be generated, which will provide for a tremendously successful and transformative new development.

We believe it is necessary to go further than just identifying a new image, but rather a new identity and sense of life should be created for Wilkes Villa that will overcome the current social and market isolation. Without this new identity and sense of life, it will be impossible to meaningfully change the quality of life at Wilkes Villa for the current low-income residents, much less turn Wilkes into an attractive location for those with greater economic choice.

- Focus on the development becoming a beautiful, green, sustainable community that is designed to encourage healthy lifestyles and provide a safe environment for residents. The result of such a re-creation would be a community that is marketable to a wider range of income groups.

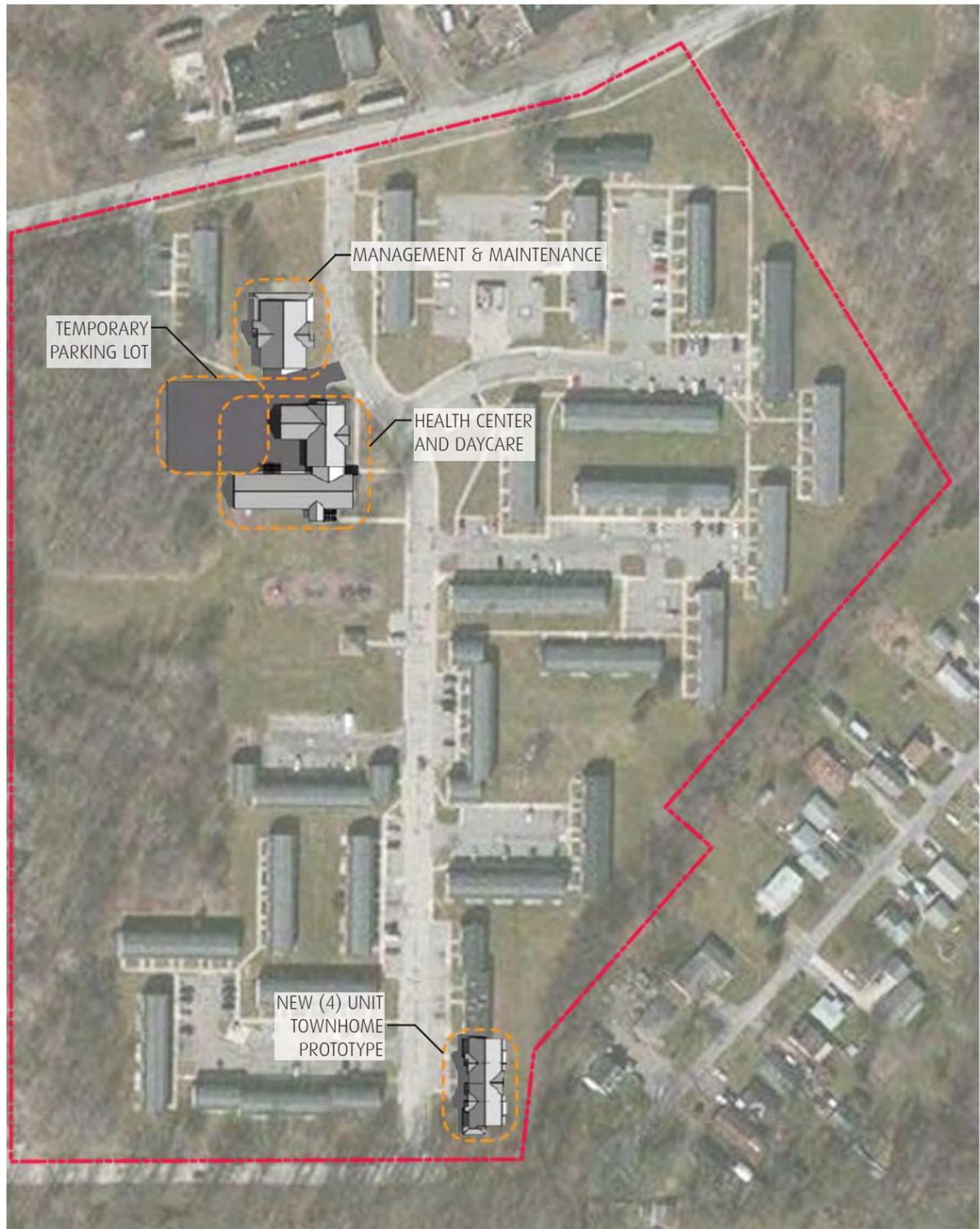
DESIGN POINTS | ISSUES

- Construction of the Phase One work will reduce the overall development density to 149 units on 19.4 acres and re-balance the unit mix, including the elimination of underutilized 6-bedroom units.
 - Each apartment will be designed for visitability and some hybrid units will have a bedroom and full bath on the first floor.
- Maintain the existing Pratt Boulevard and infrastructure.
- Place all of the community buildings within the Central Community Park Block.
- Create more flexible and meaningful community & private apartment green spaces & patios.
 - Enlarge and make more accessible the Central Wilkes Community Park green space for community events and active recreation, including a fenced-in basketball court and playground.
 - Provide private and public green space adjacent to each apartment with thoughtful placement of street front porches, decorative fencing, and rear patio privacy walls
- Provide a maximum of 1.5 parking spaces / unit without parking lots.
 - Position the Community Parking spaces along the edge of the Community Green much like the Elyria Square
 - Position 1 or 2 parking spaces in front of each of the apartment units to clearly define ownership and provide maximum visibility
- Sustainability
 - Apartment units are designed for maximum solar orientation for possible solar energy generation & passive solar gain. Envelope construction is designed to maximize energy conservation
 - Planting of deciduous trees to keep summer site temperature lower and shade unit windows
- Position Satellite Trash & Mail Kiosks
 - Place at strategic locations near each neighborhood block

NEXT STEPS

The project site will keep the existing zoning in place, which will offer more flexibility than a Planned Unit Development (PUD) or Cluster Development. The Health Center will require a use variance and the proposed off-street parking of 1 ½ spaces per unit will require a zoning variance. The current site includes 11 parcels owned by LMHA and 1 parcel owned by the City of Elyria which will be consolidated into a single property. The existing Pratt Boulevard will remain, however the entrance off of Fuller Road will be reconfigured and need to be rededicated. The remaining proposed new streets will be constructed by LMHA as part of the redevelopment project and may be dedicated city streets after completion.

PLANNING PROCESS



PHASE ONE SITE PLAN

PLANNING PROCESS



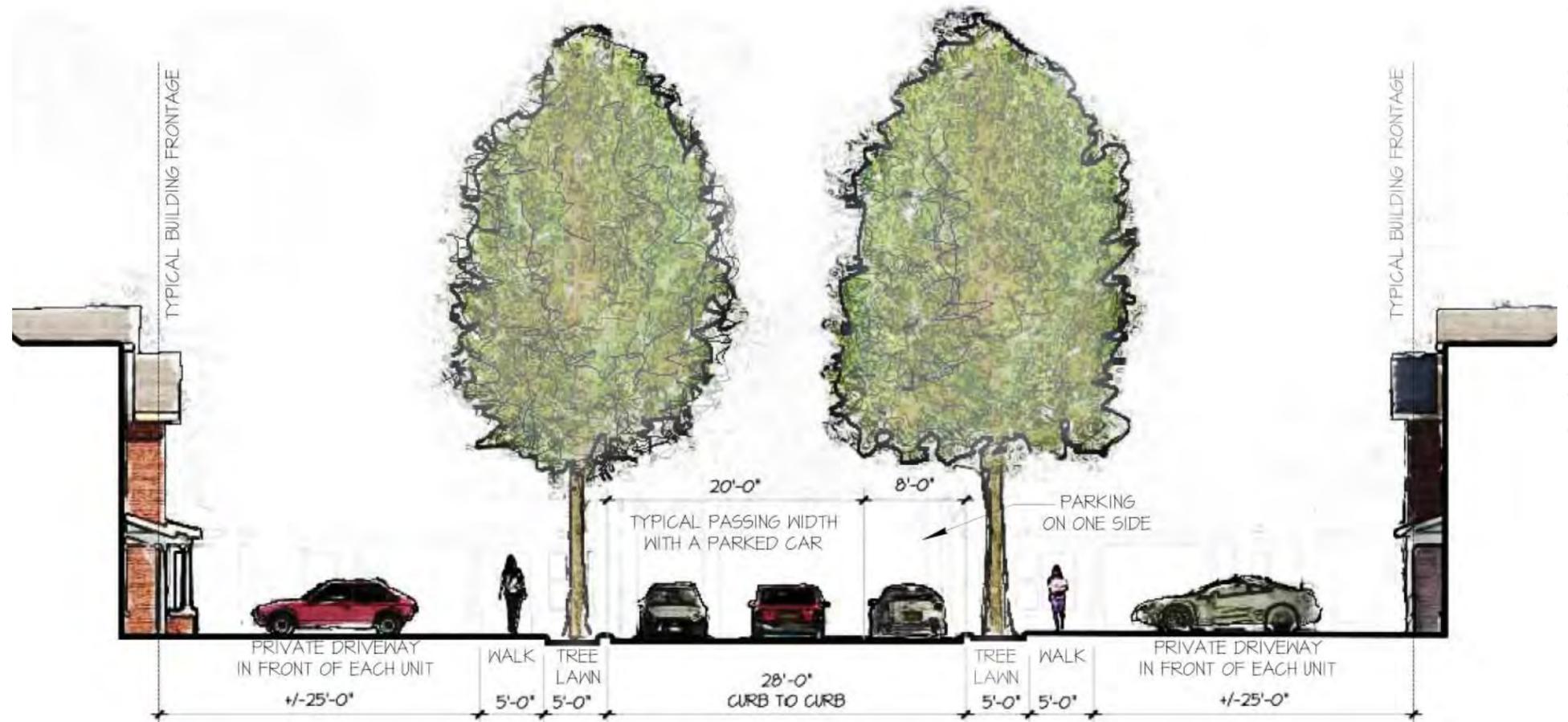
AXONOMETRIC SITE - BEFORE



AXONOMETRIC SITE - AFTER



SITE ACCESSIBILITY



STREET SECTION



TYPICAL STREETScape ELEVATION

STREETSCAPES & ACCESSIBILITY



PUBLIC COURTYARD VIEW

LANDSCAPING APPROACH & SUSTAINABILITY

The most successful planting strategy for developments similar to Wilkes Villa is one which incorporates shade trees, strategically-placed planting beds, and grass. The intent is to keep maintenance at a reasonable level and provide the most green for the dollar. Our proposed approach does not include any high-maintenance landscaping. We do include a few flowering trees – crabapples and pears. These are relatively clean and reliable plants for confined areas and add color to the spring landscape.

Lawns areas consist of typical fescue seed mixes for areas adjacent to living units and ‘low mow’ seed mixes for more remote areas. ‘Low mow’ areas can get up to 6” to 8” high between mowing. This can help reduce the maintenance burden.

The storm water management strategies will have an impact on the final planting plan. If required, bio-retention areas, for example, will need special plantings. Such plantings usually consist of shrubs and grasses and will add to the maintenance burden. It is our intent to try to keep those areas to a minimum and locate them out of view, if possible.

The tree species proposed are all native to the area and are

hardy. Oak trees will be located in areas away from roads and walks so the acorns do not become a problem.

Large deciduous trees also will help with energy efficiency. Summer shade reduces the need for air conditioning and in the winter these trees allow the sun to help reduce heat demand. In addition, they will reduce the summer ‘heat island’ effect in urban areas and help with CO2 absorption.

As noted above, the foundation of the landscape plan is sustainability. The plan is consistent with the maintenance capacity of LMHA. It incorporates indigenous species. The recommended plantings will make a positive contribution to more efficient energy consumption and climate change, as well as to the residents’ quality of life.

The project will incorporate integrated management practices to minimize the impact of the quantity and quality of storm water run-off, consistent with all applicable regulatory requirements and best management practices. The proposed master plan makes a concerted effort to minimize the amount of impervious surface.



PHOTOGRAPHS OF EXAMPLE COURTYARD LANDSCAPES



TYPICAL COURTYARD VIEW

COURTYARDS & LANDSCAPE

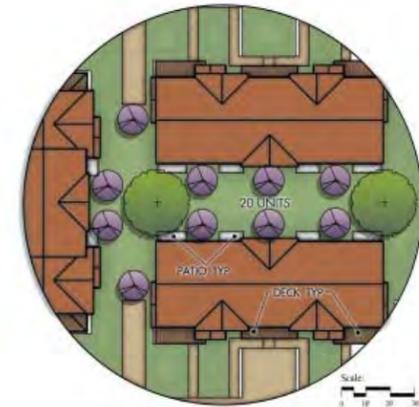
CONCEPTUAL PLANTING PLAN

LEGEND:

-  DECIDUOUS CANOPY TREE
-  EVERGREEN TREE
-  FLOWERING TREE



ENLARGEMENT - TYPICAL COURTYARD



STORMWATER MANAGEMENT

The redevelopment of the Wilkes Villa community will require the installation of storm water management and water quality facilities. The storm water management and water quality facilities will have to be designed and built per the requirements of the City of Elyria, Lorain Soil & Water Conservation District, and the Ohio EPA.

The storm water management facility will be sized pursuant to the critical storm method. The storm water will be stored in a detention basin or in oversized underground piping. The detention basin is more economical, but will require a significant amount of land. Oversized piping may be installed but would be more costly. The system will most likely be a combination of both a basin and oversized piping.

Water quality measures are required to filter the storm water before it is discharged to the local creeks and waterways. The water quality measures that are installed would depend upon the type of soil characteristics that exist on site. The proposed measures that could be implemented would include rain gardens, bio-swales, infiltration berms, infiltration strips, and/or pervious pavers.



PLANT LIST

BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD
ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	50'-75'	30'-40'
GINKGO BILOBA 'AUTUMN GOLD' (MALE)	AUTUMN GOLD GINKGO	45'	35'
GLEDITSIA T.F.I. 'SKYLINE'	SKYLINE HONEY LOCUST	45'-50'	35'-45'
MALUS SENTINEL	SENTINEL CRABAPPLE	20'	12'
PINUS NIGRA	BLACK PINE	50'	20'-40'
PYRUS CALLERYANA 'CLEVELAND SELECT'	CLEVELAND SELECT PEAR	30'-35'	15'
QUERCUS IMBRICARIA	SHINGLE OAK	50'-60'	50'-60'
QUERCUS MACROCARPA	BUR OAK	70'	80'-90'
QUERCUS RUBRA	RED OAK	65'-75'	35'-45'
ULMUS A. 'VALLEY FORGE'	VALLEY FORGE ELM	70'	60'
ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	50'-60'	40'-50'



Sentinel Crabapple
Malus 'Sentinel'



European Black Pine
Pinus nigra



Cleveland Select Pear
Pyrus caleryana 'Cleveland Select'



Shingle Oak
Quercus imbricaria



Bur Oak
Quercus macrocarpa

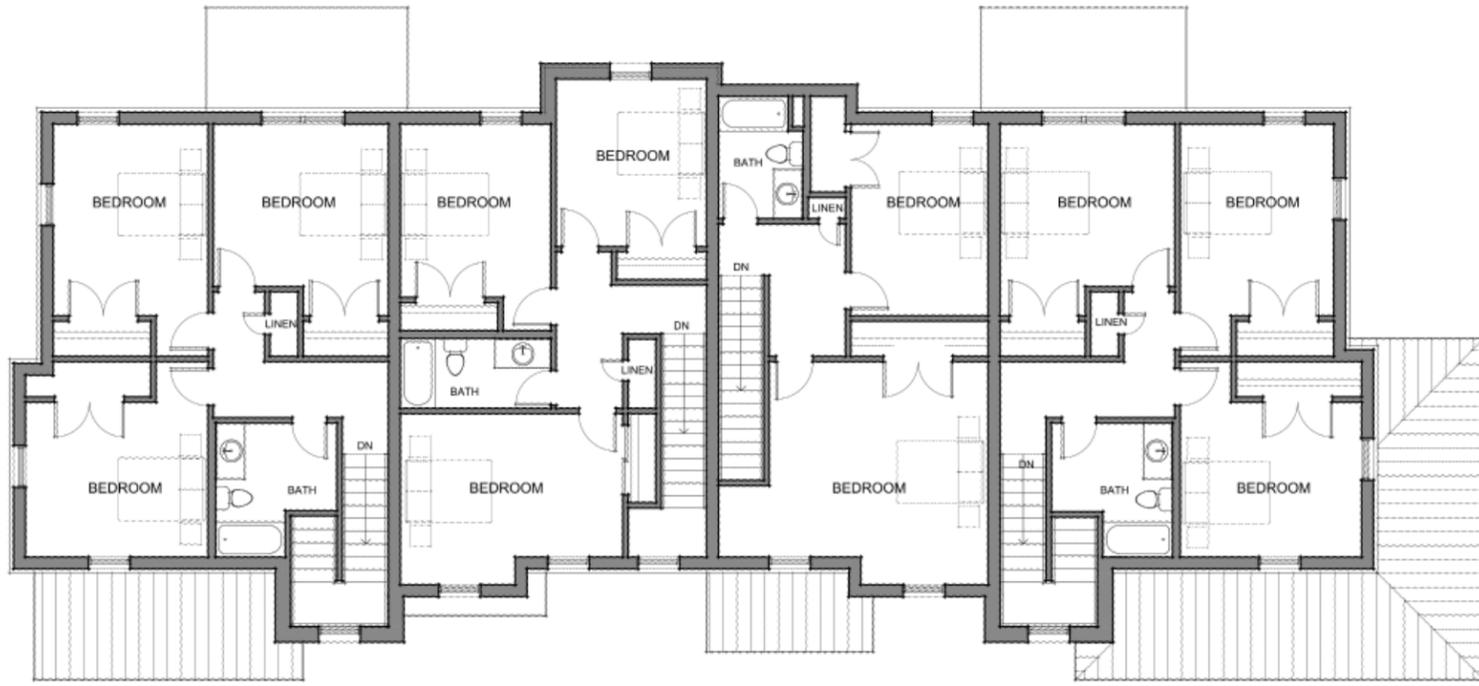


Red Oak
Quercus rubra



Valley Forge Elm
Ulmus a. 'Valley Forge'

LANDSCAPING & STORM WATER MANAGEMENT



SECOND FLOOR PLAN



FIRST FLOOR PLAN



PERSPECTIVE VIEW FROM CORNER



PERSPECTIVE VIEW FROM FUTURE NEIGHBOR'S FRONT PORCH

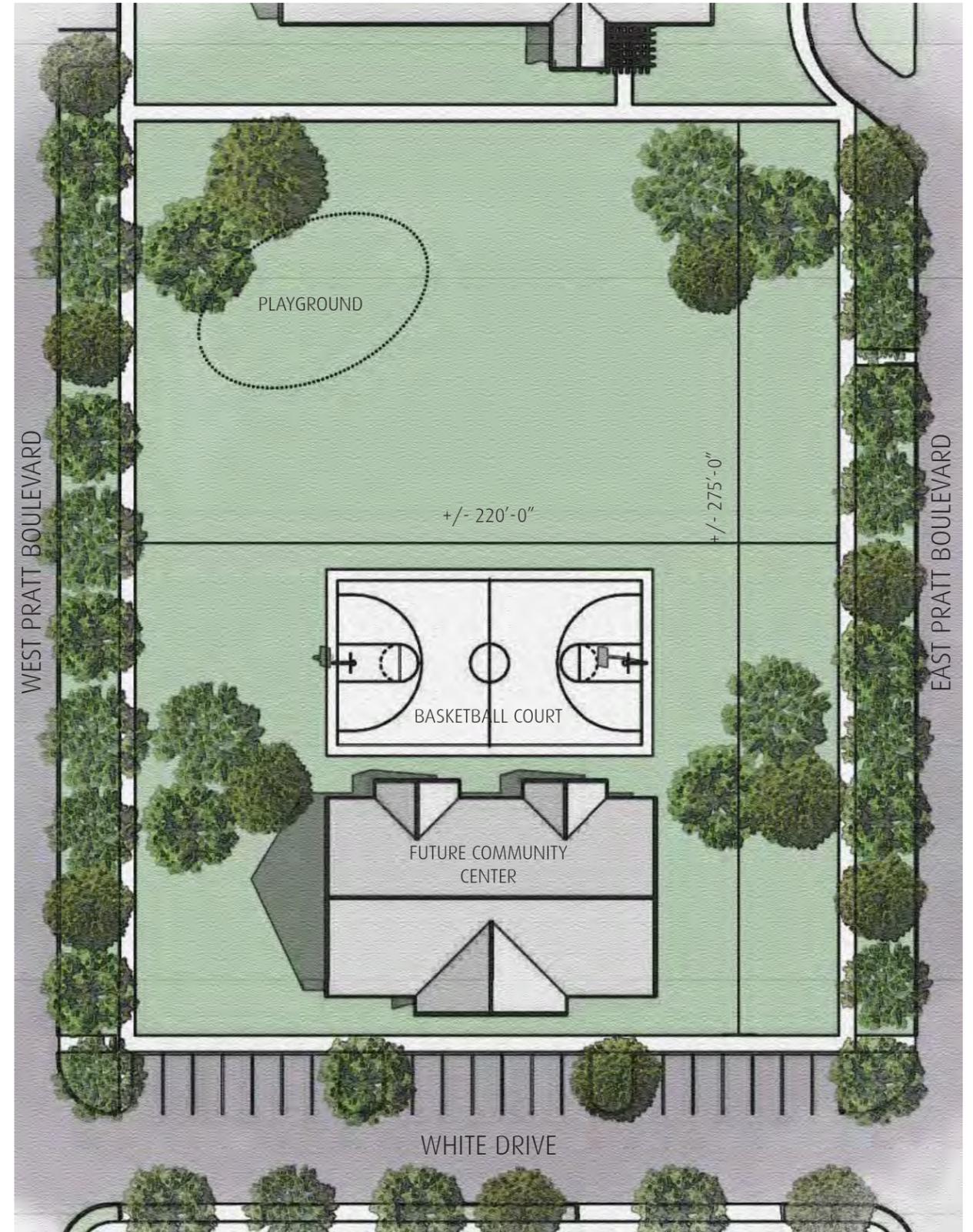
PROTOTYPE TOWNHOME



VIEW OF PHASE ONE CONSTRUCTION



VIEW FROM ENTRY BOULEVARD



PUBLIC GREEN SPACE

CONCEPT RENDERINGS



PERSPECTIVE VIEW OF TYPICAL STREET



VIEW OF TYPICAL TOWNHOME WITH CORNER PORCH



VIEW OF TYPICAL TOWNHOME WITH ONE-STORY UNIT



VIEW OF TYPICAL NEIGHBORHOOD BLOCK

CONCEPT RENDERINGS