

## What's happening now?

September was a busy month at Hillside Terrace blocks 1800 and 2500, with the community taking an active role in the revitalization process.

- On September 8, Hillside Terrace residents met with Tacoma Housing Authority staff to share ideas about the supportive services to be provided during and after construction.
- On September 15, residents and community members participated in a workshop focused on the design of individual housing units and site planning.
- On September 22, THA staff, the design team, and resident representatives participated in a half-day workshop to develop ideas for efficient use of energy and resources in the new Hillside Terrace buildings.
- Residents returned on September 29 to ask questions about relocation before construction and reoccupancy after construction.
- In addition, THA has been busy preparing its application to the HUD HOPE VI grant program to help fund the revitalization project, which will be submitted in mid-November.

We are thrilled to have the participation of so many members of the Hillside Terrace community in the planning and design process. Your continued involvement ensures that the new Hillside Terrace will be a place that meets community needs and reflects community values.

Inside this newsletter is a recap of our September 15 community design workshop and a preview of the preliminary design of the revitalized Hillside Terrace.



## Join us at the next community meeting!

Discuss the preliminary design concepts with the architects and THA staff.

**Thursday, October 29, 2009**

**5:00 pm to 7:30 pm** – refreshments provided

Goodwill Industries

Milgard Work Opportunity Center

714 South 27th Street

Multi-Purpose Room 338

Tacoma

*Children are welcome—a play area will be provided.*



# Community Members Design Hillside Terrace

On September 15, the Tacoma Housing Authority hosted a second design workshop for the Hillside Terrace Blocks 1800 and 2500 revitalization. More than 40 residents and community stakeholders worked alongside the design team to propose ideas for interior space design and how buildings could be laid out on the site.

The evening started with a dinner and open house at which participants asked questions of THA the design team. Participants then broke into small working groups and discussed the design of individual housing units at the new Hillside Terrace, including floor plan options and finish choices like paint colors and flooring. Working groups also discussed community spaces at the new Hillside Terrace and how to incorporate sustainable features and practices into homes and common spaces. Each group engaged in an exercise where they proposed a site plan for the 1800 and 2500 blocks.



## Community and Supportive Services

THA is working with its community partners to provide a variety of programs services to support residents at the new Hillside Terrace. Programs could include:

**For Youth:** Preschool program, after school programs, mentoring, and summer academic programs and tutoring.

**For Young Adults:** Workforce development, educational programs, and work readiness training.

**For Adults:** Parenting classes, job skills classes, GED classes, services for elderly and disabled residents and immigrant families, citizenship classes, English as a Second Language classes, and case management services.

## What we heard:

### Floor Plans and Finish Choices

- Place the kitchen at the back of house
- Configure apartments to maximize feeling of privacy
- Preference for carpet over hard surface floors, especially in bedrooms
- Choose finishes that feel comfortable, and not institutional
- Desire for in-unit washers and dryers, or at least provide necessary hook-ups
- Preference for warmer colors for paint and other interior finishes

### Community Spaces

- Exercise room
- Computer lab
- Early childhood education center
- Comfortable community room with lounge area, fireplace, and library
- Community facilities should have hours of operation that accommodate all schedules

### Site Planning Game Conclusions

#### Group A

Group A preferred one-floor homes without stairs, and a site plan that maximizes open space for gardening and other outdoor activities.

#### Group B

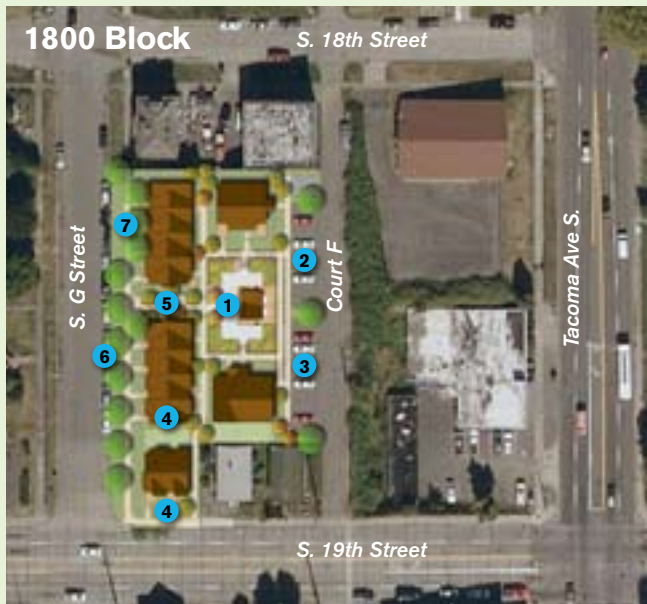
Group B wanted a site plan that creates private living spaces and provides separate living areas for different household types, such as elderly households and families with children.

#### Group C

Group C prepared two site plan schemes. They preferred a design that provides “clusters” of homes with outdoors and indoor gathering places and porches to create a sense of community. Participants wanted to see more homes without stairs.



# Turning Community Ideas into a Design Plan



## 1800 Block

At the 1800 block, townhouses and townhouses-over-flats are clustered around a central courtyard with views to the east and morning sun.

- 1 Courtyard with community gardens, covered picnic area with barbeques, and an open children's play area
- 2 Off-street parking in alley connected to homes by stairs and an accessible ramp
- 3 Porous pavement to reduce stormwater runoff
- 4 Townhouses face the streets to match the surrounding neighborhood
- 5 Stairs up to street provide views of the waterfront and mountains
- 6 Additional on-street parking
- 7 Existing oak trees will remain

## 2500 Block

The 2500 block provides a mix of cottages, townhouses, carriage houses, apartments and stacked flats. Buildings are organized around parks, courtyards and common areas. All homes will have private outdoor spaces such as useable decks, patios, or small yards.

- 1 Community gardens
- 2 Off-street parking
- 3 Porous pavement to reduce stormwater runoff
- 4 Court G designed to slow cars and encourage walking
- 5 Pathway connects S Yakima Avenue and S G Street
- 6 Private yards
- 7 Rooftop community gardens
- 8 Community Center and Early Childhood Learning Center
- 9 New gateway to the Hilltop Neighborhood
- 10 Apartment building
- 11 Existing trees will remain
- 12 Stairs up to street
- 13 Redesigned central park to provide more recreational activities.



Example of a townhouse at the 2500 block.



**Hillside Terrace**  
Tacoma Housing Authority



Tacoma Housing Authority  
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Tacoma, WA 98405

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## For More Information and To Get Involved

- ▶ **View the information kiosk at the 2500 Hillside Terrace Office**
- ▶ **Look for notices in the mail.**
- ▶ **Visit the project website at <http://www.tacomahousing.org>**
- ▶ **Contact us:**  
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