

**MEETING SUMMARY**  
HUNTERS VIEW COMMUNITY PARTNERS (HVCP)  
Meeting with  
HUNTERS VIEW RESIDENTS  
January 23, 2008  
5:30 p.m. to 7 p.m.  
Hunters View Tenant Association Offices  
227-229 West Point Road, San Francisco, CA

The meeting began at approximately 5:30 p.m. with approximately 15 residents present, (does not include the development team and city agency staff).

The meeting was called to order by Surlene Grant who welcomed everyone. (Tessie Ester, president of the Tenant Association was present but due to laryngitis, she was unable to participate in the opening remarks for this meeting.) Ms. Grant reminded people of the previous meetings, specifically the most recent meetings regarding the relocation plan; she reminded everyone that there was a break in the meetings for the holiday season, and that the purpose of this meeting was to focus on some of the design concepts developed by the architect. She emphasized that the architectural team is preparing a Design for Development document for the project and that the architects wanted additional input from the residents before continuing with their work.

Margaret Campbell provided a report on the project status and schedule. For the next six months there will be many meetings with the San Francisco Housing Authority Commission, the Redevelopment Agency Commission, the Bayview Hunters Point PAC, County Board of Supervisors and others. The project is going through an intensive period as the team works to complete the environmental review, secure initial approvals for the design, and secure financing commitments for Phase I of the project. This is all important to have in place by the middle of the year so that the team can apply for \$10M in state funding. The next key meeting is scheduled with the PAC on February 21<sup>st</sup> at which time their recommendation will be sought for the San Francisco Redevelopment Agency to provide additional predevelopment funds for the project. . The anticipated date for breaking ground of Phase I is mid to late 2009.

Anne Torney, the project architect, presented the agenda for the evening:

- Review of the layout and general design of the area;
- Discussion of the Design for Development document; and
- Review pf the park plans with the landscape architect, Miles Stephens, and those who went on the park tour.

#### SITE PLAN

Using a series of drawings and presentation boards, Anne reviewed the site plan, which showed the layout of the streets, open spaces and general locations of buildings. Anne indicated that there are key design elements with the current site layout that are problematic and that the design team strives to address. These include:

- Streets laid out in a haphazard fashion and buildings that do not follow the grid or front on the streets.
- A lot of empty spaces between buildings that form a kind of “no man’s land”, which makes it unsecured and feel unsafe
- Buildings and a site layout that do not take advantage of the views.

Design features for the new Hunters View include:

- Better street and walkway connections that will make it safer and easier to drive or walk within and outside of the site.
- The buildings will front the streets.
- The mid-block spacing will be designed to create secure spaces.
- A building designated for seniors.
- Affordable ownership and rental housing options (in addition to the public housing replacement units).
- Habitat for Humanity will develop at least 17 units that will be affordable.

Anne then asked residents for their input.

Question: Are the yellow units (referring to colors on the site plan) going to be rentals?

Answer: Yes, the yellow units on the site plan are all rental units, and the brown units are for-sale units.

Question: How many units will be rental and how many will be owner occupied and will they be integrated?

Answer: Rental and home ownership buildings will be scattered throughout the site so that there is as much integration as possible. Although note that within a building all of the units either have to be rental or for-sale because of how we are financing and managing the units. Additionally, the design team is designing all units and buildings so that they are of the same high quality.

Anne continued to discuss density and parking in the new development. The tallest buildings in the development will be up to 65 feet (which is a maximum of 5-7 stories). There will be a mix of unit and building types for the affordable rental (and public housing) units.

Question: How many parking spaces will there be? Where are they?

Answer: Parking will be underneath the structures, in small surface parking lots or on the street. Some garages will have a landscaped courtyard over them that is part of the building. The shared parking garages will have an elevator that connects people to courtyard level. There will also be on the street parking for guests.

Question: The underground garages seem like a good place to be mugged? How safe are they?

Answer: This is one of the elements that the design team is considering as it designs the buildings and the garages. At North Beach Place, the garages have been safe and there have been no issues. It is more difficult to make garages safe when they are smaller though, so in some buildings in may not be advisable to have a garage. The team will also consider including other safety measured in garages, such as security cameras. Residents stated that cameras would be OKAY.

Question: Where is Phase I?

Answer: Anne pointed out the various phasing areas – I, II, and III – on the map.

Question: Where is Phase II?

Answer: Phase II is closest to Malcolm X.

Question: When will the construction start on Phase I?  
Answer: The ground breaking is currently scheduled for the end of 2009. Construction is anticipated to take 2 years and thus Phase I will be completed in 2011.

Statement Residents should not be required to relocate from Phase I until the design documents are done and it is certain when demolition and construction of that area will begin.

Anne reviewed the kinds of building types in the new development:

- Single family townhomes for ownership, including Habitat for Humanity units
- Single family houses for rent, with open space at grade
- Some multi-story units on top of shared parking garages
- Senior housing which will be flats off a corridor with an elevator on the building.

Anne noted that renters would likely have a choice between a single family townhouse that may not have assigned off-street parking, and a unit that is above or below another unit but that includes an assigned parking space in a shared garage.

The discussion then moved to the Design For Development (D4D) document preparation. The D4D gives long-term design guidelines for the project and it is valuable to this project because of the phasing and the length of time it will take before the project is completed. The D4D will ensure that the same quality of design and materials will be used throughout each phase of the project. More specifically, the D4D includes the following:

- Looks at views, phasing, parking and determines how they will be treated and how they will be designed.
- Discusses street designs and components including street lights and trees.
- Determines set backs from the street, appearance of entries, location and appearance of gates so that they will be secure and inviting, and compliment the streetscape.
- ‘Green’ environmentally safe buildings – ensures buildings are healthy, no mold and energy efficient

Question: Before the construction begins, people should be plugged into apprenticeship programs. The program and people should be ready to go ahead of the project.  
Answer: There is not an exact date for the start of construction right now. The target is late in 2009. And, you are right, the development team and its city partners have already begun to work on what the training programs will be for jobs so that residents are ready to participate in the jobs that are available as a result of this project.

Question: How will the buildings be designed to be healthy for the residents?  
Answer: The team will make the new Hunters View as environmental as possible and are currently working with experts to determine what is feasible for Hunters View.

Questions: How many parking spaces per unit?  
Answer: This is still being finalized based on feasibility and safety.

Question: What about guest parking? Where will that be?  
Answer: Guest parking will be on the street. There will not be dedicated visitor spaces. There will be designated spaces for the handicapped.

## PARKS

Anne introduced Myles Stevens who is one of the landscape architects for Hunters View. Mr. Stevens reviewed the Park Plan for the development. He acknowledged all the hard work of the residents who participated in the parks tour several weeks back.

Myles reviewed the parks tour and he solicited input from the residents regarding the things they decided they did like and didn't like during the tour. This review was enhanced with a binder reviewing all the parks and posters.

Myles went over the site plan and pointed out the open and green spaces. There are two major park areas and some smaller green spaces. The larger is long and narrow and then the smaller one is split-level. There are also many smaller open spaces throughout the site, by the buildings.

Question: Is the park along West Point as big as Victoria Draves Park on Folsom?  
Answers: No, it's not the same overall amount of space – it's quite a bit smaller and the Hunters View site is much hillier.

Question: Of the parks that were visited, what most closely resembles the West Point park?  
Answer: The lower part of the Little Hollywood Park – the one with the split levels and gardens.

Residents commented that they did not like the split level park because you could not see from one level to the next level.

Myles outlined the key design components\* that need to be considered when thinking about the parks in the new neighborhood. They are:

1. Facility Design
2. Desired Function
3. Age Group for the use of the park
4. Park Rules
5. Safety strategies
6. Maintenance levels
7. Linkage to adjacent community

The participants of the park tours spoke to the above points based on what they saw on their tours. Miles had prepared binders that showed the various parks and the features of the parks that they visited.

Leaotis (a Hunters View resident) shared his findings from the parks tour and indicated that some of the parks were okay and some were not. He liked the basketball courts. He thinks basketball courts are a feature that anyone can use regardless of age because everyone needs exercise.

He also spoke of some of the features of Hollywood Park as features he would like to see, specifically, the “spider thing” (jungle gym), a “rope-like” structure, and a saucer that the children sit in and spin. That park was one that was built for kids, not grown ups.

He would like to see a barbeque area. As for maintenance of the parks, Leaotis shared that the residents should be hired to take care of the park. If the park is open after school, then there

should be a teen hired after school to work at the site. Starting early will help to teach young people the value of work and how to make a living.

Anne described Hollywood Park and indicated that there was separation between the basketball courts and playground and she asked if residents would want these spaces separated.

Comments were that the separation is good if the view is not obstructed. Generally, the fence is a good idea. There was a group discussion regarding the park rule of whether children should be allowed in the park alone or whether adults should be allowed without children.

Question: Is the West Point park area large enough for volleyball or soccer?  
Answer: It is long and narrow, about 55 feet wide and two and one-half blocks long with interruptions from passages and streets. It is not big enough for soccer and it will not be completely flat.

Comment: Each block could be used for something different.

Zulaikha (a Hunters View resident) talked about some of the features she saw at the park on 7<sup>th</sup> and Folsom Street that she liked. She said that this was the best park for children and that the children who were with them on the tour enjoyed it the most. The play structures were “on point.” The community gardens were an excellent feature for seniors and other residents.

She said she liked the jungle gym play structure, the spinning structures, as well as the “rubberized ground”. All of the play structures were fenced off so that the kids could not just run away. It is important to have all the areas well defined. It seems that the parents and children on the tour liked this park the most.

The idea of hiring residents to do the management and maintenance of the park was raised. Margaret stated that John Stewart Company will be in charge of the maintenance and that it is possible to look at that and other management functions as possible employment opportunities for residents.

One of the residents commented on the park visit to Visitation Valley. The resident indicated that the park was nice but it seems that it is mostly for adults. The fences are higher and there is no play structure. It could work in Hunters View if the intent is to have a place where adults can just go, relax and read a book.

There was group discussion about how such a passive park could work. It could serve as a place to even show movies in the park once a month, or a place to have a birthday party. There would need to be outside electrical outlets so that people could connect “jumpers” and other items.

Question: How many children currently live at Hunters View?  
Answer: About 50 percent are children.

Question: Should there be small tables outside? What are the games people play?  
Answer: Yes. Chess, Dominoes, Cards.

The group discussed the mini-parks, or the smaller green spaces within the development. It was shared that if the park is near the school or on the way to the school then there should be a play structure. If it is near the senior building, then it should be more in keeping with calmer activities. The Malcolm X playground is locked to residents so an area is needed for residents near these

places. It was shared that grandparents who may be watching their grandchildren will not want to walk far.

Additional group discussion took place about the connections to the adjacent community. There will be six or seven access / connection point to the rest of the broader community. There may be gates or cameras. To the point of gates, one of the residents raised the point of “if it is gated, then how can that be a connection...connections should be open.”

Some felt that it should be open, but then the question was raised as to who the development should be open to. This presented a dilemma for some in the room as it was debated.

The meeting was brought to a close with announcements from Surlene **that the next meeting will be on February 27** and would include a review of the Relocation Plan (which was distributed for review). She and the residents also acknowledged with a round of applause the work of the resident park tour group.

\* - Note: Please see meeting notes attached by Stevens & Associates, which outlines parks programming feedback that Hunters View residents have provided to inform the park design at Hunters View.