

MEETING SUMMARY

Hunters View Community Partners and Hunters View Tenants Association
Meeting with Hunters View Residents
March 31, 2009 - 5:00pm-6:30pm
Hunters View Tenant Association Office
227-229 West Point Road, San Francisco, CA

The meeting started at approximately 5:15 PM with approximately 7 residents present. Tessie Ester, President of the Hunters View Tenants Association (HVTA) welcomed everyone who was in attendance. She then introduced Margaret Campbell, Project Manager at the John Steward Company. Tessie Ester also introduced Sam Massol, a Community Builder for the Hunters View Redevelopment. Margaret Campbell then introduced Anne Torney as the Lead Architect for Hunters View.

Margaret Campbell discussed how momentum was building on the project and that things continued to move forward. The goal continued to be to break ground on the first phase of the project by the end of the year. Margaret pointed out that there is still a lot to be done before the ground breaking can occur, but that many milestones had been met and that momentum and support for the project continued to grow. Margaret pointed out that the San Francisco Housing Authority Commission just approved \$6M in stimulus money for the project, and that this award made the project especially competitive for the financing application that was being submitted to the state for \$30M in financing for the infrastructure component of the project. Over the next six months, the team would continue to work to secure all of the financing necessary to move forward with Phase I of the project.

Margaret indicated that while this financing is being pursued, the team continues to move forward on the design of the buildings, infrastructure and open spaces in Phase I. Margaret pointed out that the current plan is to relocate the residents living in Phase I of the project during the summer. The Phase I units would then be demolished and the utilities in the Phase I area would be removed or relocated. The new streets, utilities and open spaces would then be built out, and three blocks of rental housing (which include public housing units) would be built. Margaret pointed out that due to market conditions, the rental units would be the first to be built, and the for-sale units in the Phase I area would be built after that.

Margaret then turned the meeting over to Anne Torney, to discuss how the design of the three blocks of rental housing (Blocks 4, 5 & 6) had evolved since the last time the architects met with the residents. Margaret reminded everyone that the design continues to evolve as the team gets input related to cost, fire and life safety codes, and accessibility requirements but that the team is working to lock down on the design so that the building of those blocks can move forward.

Margaret then handed the meeting to Anne Torney who outlined the agenda for the design discussion and indicated the design focus is currently on the infrastructure and park plans as well as the building plans for Blocks 4, 5 & 6.

Question: A resident asked if the designs were in their final form or if they were still considered a draft.

Answer: Anne indicated that the plans were not yet finalized but that the concepts for the plans had been approved by the Planning Commission and that the designs had evolved since the last meeting and more locked down than before. Anne pointed out that there was still time for input, but that there were some tradeoffs and that not all things could be changed as the team had many constraints they were working under and had to work within those parameters.

Question: A resident asked if the units were stacking.

Answer: Anne indicated that some units would be stacked but that there were a variety of unit types that she planned to discuss with residents tonight.

Question: A resident asked if only 3 buildings would be built in Phase I.

Answer: Anne indicated that there would be additional housing in Phase I but that these three rental blocks would be the first units to be built and that the other blocks of housing would be built after these.

Anne Torney then proceeded to describe the designs and pointed out that the current street layout would be reconfigured so that it was more of a street grid.

Question: A resident asked if the horseshoe type street (West Point) would be removed.

Answer: Margaret answered that yes, West Point would be transformed into a straight street that had other streets coming off of it so that it would be more of a grid street pattern.

Anne Torney continued the discussion and pointed out the park in Phase I and indicated that it would have a great view of downtown and the Bay.

Question: A resident asked if the public housing units would have views.

Answer: Anne Torney explained that team was working to ensure that as many units as possible had views and that some of the public housing units would have great views but that other units would not.

Question: A resident indicated that they were concerned that the location of Blocks 4, 5 & 6 meant that there would not be good views for those units because they were lower on the site.

Answer: Anne pointed out that this area has some of the best views north and west to the City, as well as views down West Point to the Bay. The park that will be built along with Blocks 4, 5 and 6 is located so that everyone can take advantage of this view, which currently is available only to those residents in a few buildings. Units in Block 4 will look out over this park. Units in Blocks 4, 5 and 6 have been designed to have views in both directions wherever possible. Due to the slope of the site, many upper level units will be able to see over lower-level units. Anne noted that some units would have views while other units would not and

that there would be some tradeoffs because not every unit could have a view. Additionally, not all market rate units would have views either as it is impossible to give every unit in every building a view.

Question: A resident asked whether there would be two story houses built in Phase I and if the 110 units of housing in Blocks 4, 5 & 6 would all be for public housing residents.

Answer: Margaret indicated that the units in Blocks 4, 5 & 6 would be rental housing and that about 75% of the units would be for public housing units and 25% would be affordable rental units that were rented to households at higher income levels. Margaret indicated that additional public housing and affordable rental units would be built throughout the rest of the site and that home ownership units would also be built, but that this was just the first housing that would be built.

Question: A resident asked if these designs were still in draft form and if they could be changed.

Answer: Margaret reminded everyone that the Planning Commission had approved the site plan last year and that while tweaks could be made to the plans that major changes could not be made and that the team needed to move forward on the design so that the building of the new housing could stay on schedule. Tessie Ester stated that the development team had been patient with the residents and made an appeal for residents to attend these meetings and participate as this was important and they needed to move things along.

Question: A resident stated that she did not believe that public housing units would be built before the other units.

Answer: Margaret restated that about 80 public housing units and 30 affordable rental units would be the first housing built.

Question: A resident asked if there would be town houses built and if there would be any units like those on Cashmere Street.

Answer: Larry Hollingsworth of Ridge Point said there would be all different kinds of units built and that it depended on the topography of the site and the cost of construction but that there likely would be some units similar to those on Cashmere Street.

Question: A resident asked how many units per floor there would be in buildings with stacked flats.

Answer: Anne indicated that in Block 4, one area has seven units on each level sharing a walkway and other areas have as few as four units on a level sharing a walkway.

Question: A resident asked about the safety of the elevators planned for Block 4 and whether any thought had been given to adding ramps instead.

Answer: Anne answered that the elevators would provide greater access to disabled residents to upper level apartments but that there would be other ways to get to the front door. For example, each level would have two stairs that lead to the shared walkway. Margaret added that the elevators would be monitored and designed for safety. Sam Massol then added that the design team would incorporate video cameras and other technology to help keep the community safe, while the community building efforts aimed to make the community at large safer.

The meeting was then broken up into two groups to look at the design plans and the models of options for unit kitchen plans so that residents could better visualize the designs and provide feedback. The groups discussed the designs and units plans among themselves and asked a variety of questions about the design plans to Anne and Margaret.

Discussion of Three Options for design of flats that are on a shared walkway:

Question from Architect:

Units in the elevator-served floors some buildings will have bedrooms and living/dining that faces the street, and the front door, bathroom(s) and kitchen will be on the opposite side of the unit, off of the garden courtyard or a shared walkway that overlooks the garden courtyard. We would like your feedback on these three options for the kitchens in these units, especially on what you think of the balance between privacy and views out.

Comments from residents on sample plans of flats:

They like the light and views from both sides of the apartment and that having windows onto the shared walkway is a good idea and privacy is not a problem. Some of the current units at Hunters View have this arrangement and many people keep their curtains open all the time. Residents like to be able to see who is coming and going and people who want more privacy can always close their curtains.

The window in the bathroom is not so important as long as there is a fan in the bathroom that works! Anne noted that all bathrooms would have mechanical ventilation, even if they had a window. If there is a window, it should be high up and not allow people to break in.

Option C: Even though this option has the most light from the walkway, Option C is not good – the kitchen does not have a good connection to the living/dining area. Also, the sidelight next to the front door is a security problem. You could add cabinets on the wall between the sink and the pantry.

Option A: This is better than Option C because you have a direct line of sight from the kitchen into the living/dining. Some people liked this arrangement because the sink was facing into the living/dining room, so they could watch the kids and talk to family and

guests while doing the dishes. However, this has the smallest amount of window onto the walkway.

Option B: This is better than Option C because there is a direct line of sight from the kitchen into the living/dining. Some people liked this arrangement because you would have views out while doing the dishes. The windows facing out and facing down the walkway are both good. You could add upper cabinets on the wall next to the sink to increase storage.

Comments from Residents on Sample Townhome Plans:

Review of stacked townhomes with shared 'stoop':

The plan of the two-bedroom lower unit with the second bedroom downstairs, next to the back door, would work well for two adults but not for a family with kids. It would not be safe for younger kids, and it does not allow parents to keep an eye on teens. Like the kitchen overlooking the living/dining. Like the 3 bedroom, 2 bath upper unit with a bathroom on each floor.

Review of 3-level townhome plan:

Resident like this plan. The kitchen could turn and face the dining room but then it might be too narrow.

The meeting adjourned at approximately 6:30 PM and dinner was then served.