

HUNTERS VIEW REVITALIZATION MEETING NOTES

ATTENDING: Diane Rice, Leaotis Martin, Dorothy Smith, Theresa Faumui, Reggie Higg, Tomby Beeffors, Connie Jackson, Zulaikha Khalil, Tessie Ester, Tamika, Christina Martin, Anne and Anthony, Hunters View Residents
Margaret Campbell, JSCo
Paul Carney, Devine & Gong
Patrick Zak, Patrick Zak Consulting
Cassandra Coats, Ridgepoint
Dan Solomon, Anne Torney & Alex Salazar, Solomon
Juan Monsanto, SFHA
Commissioner Brown, SFHA
Fred Blackwell, MOCD

DATE: June 27, 2006

SUBJECT: Hunters View Resident Meeting

Introductions:

- The meeting began at 6:00 PM with an introduction by Tessie Ester, HVTA Vice President
- Margaret Campbell introduced the development team and the agenda for the night

Items Discussed By Topic

Economic Planning:

- HVCP has begun working on an economic plan that will outline how residents will economically benefit from this revitalization (jobs, services, etc.)
- Resident input will be critical to developing a good and viable plan
- This topic will be discussed in greater detail at the next resident meeting but residents should start thinking about the components that they think should be incorporated into the plan
- This might be a good opportunity for a sub-committee to be created so that a smaller group can work more intensely to develop a plan that is informed by all residents

Site Planning:

- Solomon indicated that there were three key things that were heard at the last resident meeting
 - Phasing/Relocation concerns
 - Concern about the configuration and size of the new units
 - Pedestrian connections from within Hunters View to other adjacent parts of the neighborhood.
- Solomon presented 6 Principles of San Francisco Neighborhood Design
 - Grids/Hills
 - Narrow parcels
 - Stairs in the grids
 - Streets and stairs as view corridors
 - Street walls
 - Hilltop parks
- The site plan at Hunters View currently is completely unlike a typical San Francisco Neighborhood.
 - Solomon is incorporating in as many of the design principles as possible, given various constraints, in order to dramatically improve the site and make it more like a typical San Francisco neighborhood
- The proposed site plan takes into consideration view corridors, density, street layout and community facilities
- The blocks with public housing and the blocks with ownership housing will be dispersed throughout the site

- Question: how tall will the buildings be?
 - Response: most of the buildings will be four and five stories tall, with some buildings at two and three stories tall.
- Question: Parking - A resident asked if there will be more parking since there will be more units
 - Response: Yes there will be more parking and much of it will be in garages however more analysis needs to be done to determine exactly what the needs are and how the parking will be incorporated into the site
- Question: A resident requested that smaller versions of these site plans be displayed in the tenants office so that others can review them as well
 - Response: The team will reproduce all the plans presented so that they can be displayed in the tenant office

Phasing:

- Solomon presented a site plan with 3 phases
 - Solomon studied many approaches and the three-phase plan has many advantages
 - It maximizes the number of units available during construction. The goal is to always have a sufficient number of old and new units available to residents so no-one needs to move off site unless they choose to
 - It allows for the current community area on the site to be maintained until the end (it's in the last phase of the revitalization)
 - It allows old utilities to remain in service to support existing units while new utilities and streets are being built for new units
 - It also works in terms of financial feasibility and construction access
 - The phases are currently showed as overlapping phases because analysis is still be conducted to determine the exact boundaries
- Question: Safety During Construction - A resident asked how safety and environmental hazards will be addressed during demolition and construction since residents will still be living on the site
 - Response: There will be safety precautions and environmental consultants engaged to ensure resident safety throughout the process – urban projects often require that these precautions be taken so there is a protocol that already exists that will be followed. For example, precautions will be taken so that demolition debris and dust does not affect residents, and the construction zone will be securely fenced for childrens' safety.

Temporary Relocation:

- If they need to be moved, residents have indicated that they prefer to be temporarily relocated on site, rather than off-site during the revitalization
- A lot has to be considered including the number of residents in each phase, the unit size requirements, the condition of the currently vacant units and the rate of attrition. The team is not able to know all this information at this point in time but the three-phase plan seems to offer the most flexibility.

Unit Plans:

- Solomon noted that residents voiced concerns at the last meeting related to room sizes, parking and play space for children
- Solomon presented two typical plans of existing units for comparison to prototypical proposed unit plans for a 2 Bedroom Flat and two- and three bedroom Town Houses
- Parking will be in shared garages. Most units will have open space in shared courtyards, although some units will have private open space at grade.
- Comment: units with three or more bedrooms should have more than one bathroom
 - Response: Bathroom per unit size equals 1 Bath for 1BR, 1 Bath for 2BR, 1.5 Bath for 3BR and 2 Baths for 4-5BR
- Comment: washing machines often overflow and flood units.
 - Response: floor drains near washers to capture overflow could help address this problem
- Question: How will unit fire safety be addressed through the design? Will units have two ways out?
 - Response: Some units, but not all, will have a front door and a back door. Fire codes are very strict and designed to ensure resident safety; for example, bedroom windows must be big enough for people to get out and for firefighters to get in if needed. All the new units will have a sprinkler system.

General Questions and Comments

- How long will it take to start construction, and how long will construction take?
 - Response – it will likely be two years before demolition and construction begins on Phase I, and it will be about 18 months to two years before the units are ready for occupancy
- Question: That's a long time. Is there a way for it to happen faster?
 - Response: There is a lot of design work that needs to be done and approvals that need to occur in order for work to begin. However, resident support is probably the single most important factor that will help this project move faster. Residents should come to these design meetings to help guide the design, and then write letters of support or come to public meetings such as those for the Planning Commission to express their approval.
- Question: Would starting a petition in support of the revitalization help? Do I need to be a registered voter to sign a petition?
 - Response: A supportive petition would be incredibly helpful. Those who sign the petition should be Hunters View residents but they do not need to be registered voters.

Current Conditions of Site:

- Residents indicated that they support the revitalization effort and are excited about the new Hunters View but that since it will take 3-4 years before the first new unit will be ready they want SFHA to address the current issues at the site
 - Vacant Units: Vacant units are being boarded up but people break into them and destroy the insides and steal anything that can be sold – residents indicated that these vacant units need to be better secured both as a safety precaution and so that the units can be used for temporary relocation during construction of the New Hunters View
 - Security: Residents want more police presence at the site as there are major safety concerns
 - Sewers: The sewers are overflowing and create unsanitary conditions as well as a stench that is unbearable – residents want this to be addressed
 - Rodents: There is a major rodent problem and an exterminator needs to come to the site

Other:

- Next meeting will cover economic planning and more site planning (identify location of different unit types, parking and phasing)
- Residents suggested that the meetings can be better promoted if residents are hired to distribute the notices door to door (they indicated that most residents do not open SFHA mail)