BALBOA RESERVOIR COMMUNITY ADVISORY COMMITTEE
CITY & COUNTY OF SAN FRANCISCO

MEETING MINUTES

Online Meeting
Monday, November 9, 2020
6:00 PM
Regular Meeting

Please note: For a full transcript of the meeting, refer to the video recording of the meeting available online at https://sfplanning.org/project/balboa-reservoir#cac-andcommunity-meetings The audio transcript is included at the end of this document.

Committee Members Present: Michael Ahrens; Christine Godinez; Amy O'Hair; Mark Tang; Peter Tham; Jon Winston; Maurice Rivers

Committee Members Absent: Brigitte Davila

City Staff/Consultants Present:

- Project Team: Nora Collins, Kearstin Dischinger, Wendy Mok
- Office of Economic and Workforce Development: Leigh Lutenski
- San Francisco Planning Department: Seung Yen Hong, Leslie Valencia

1. Call to Order and Roll Call

2. Opening of Meeting

   Approval of meeting minutes, meeting overview, and general updates

       Motion: Approve minutes
       Moved: Mark Tang
Supervisor Norman Yee thanked the Balboa CAC and awarded them certificates of appreciation.

3. Open Space Design & Programming. (Discussion Item)

Developer Presentation

Kearstin Dischinger, BRIDGE Housing:

- The Development Agreement outlines our commitments to ongoing coordination with all of you for the detailed design, and through construction.
- Once we have a park we want to make sure that it is serving the communities surrounding it, and that the community facilities are also working well.
- There is a community engagement exhibit as required by the Development Agreement, this meeting tonight is not part of those requirements, but it is an opportunity to hear what you think about some key questions that came up in our prior discussions.
- There are several different buildings on the site. Each of those building designs requires a community meeting before we submit any paperwork to the planning department. That’s a minimum requirement.
- For open space, which is our topic tonight, we need to have one meeting before we submit the application to the City, and then another meeting before the City approves that application.
- We also will be engaging the community very formally during the operations of the park. There’s going to be an open space advisory committee.
- We started working with you all in 2017, we now have approvals and good design parameters. Now we have to design the infrastructure over the next 18-24 months. The earliest we would be able to start construction would be in 18-24 months.
- We have spent a lot of time on the park design, including park day. A lot has changed since then, but that process was valuable. We are doing our best to do this in a virtual setting. Our goal today is to kick off the design process.

Wendy Mok, GLS Landscape Architecture:

- I will be doing a walkthrough of the designs. We will be focusing on 3 specific features.
- The first open house for open space community feedback took place April 20, 2018. We then had an activity on June 23, 2018. On September 15, 2018, that was the Community Park Day Leigh mentioned. On December 5, 2018, we had a Sustainability Open House where we discussed various sustainability measures of the project.
• The park design has changed since then and is closer to what we reviewed in December. Throughout these series of community meetings, the park design orientation changed from an East-West direction connecting City College to Westwood Park, to a more North-South direction connecting the Ocean Avenue business quarter to Sunnyside. By changing the direction of the open space we were able to provide much better wind shelter and maximize the solar orientation of the open space.
• The building massing steps down from East to West to maximize views to the ocean, as well as providing wind protection to the main open space.
• Tonight we will be focusing on Reservoir Park. It has significant topographic changes, with a 15 foot drop, so we will be designing terraces to ensure it is ADA accessible.
• In the program diagram, you can see the park is framed by 4 multifamily buildings.
• The design includes a rain garden, a community garden, children's play area, great lawn, and some habitat gardens.
• Today we will be focusing on the community garden, orchard, and habitat garden. We would love to hear your feedback on how much of the area should be designated for food production and how much should be designated for habitat. A 6 foot fence is recommended for these features. No fence is required for the habitat garden.
• We envision the community garden to be a place where community members can rent a plot and grow food, we envision the orchard to be a place where community members can pick fruit, right now we are thinking avocado trees. We envision the habitat garden to be filled with flowering plants to attract pollinators and butterflies, bees, and birds, where community members can observe the seasonality and there would be a quiet seating area.
• I will be walking through a series of options for you to vote, there will be a total of three options.
• **Poll 1: Food Production and Habitat Garden**
  o Option 1: Food Option one is a community garden at the flat terrace, and orchard at the slope embankment.
  o Option 2: Habitat garden at the flat terrace, and Orchard at the slope embankment.
  o Option 3: Community garden at the flat terrace, and habitat garden at the slope embankment.
Poll 2: Children's Play Area
- Option 1: Play Tower
- Option 2: Play Sculpture
- Option 3: Contextual Theme
- Option 4: Nature Adventure
- Option 5: Other

Poll 3: Pavilion Design
- Option 1: Modern Shed
- Option 2: Organic
- Option 3: Lantern
- Option 4: Prismatic
- Option 5: Other
CAC Discussion

- **Christine Godinez:**
  - I have one comment about the fence, I worry aesthetically about what that will look like. I am trying to think about what the actual point of it is.
  - I am also curious about whether avocados can fruit there, and what studies have been done to see what fruits are best.

- **Amy O’Hair:**
  - I am very concerned about these designs, those fences are really putting me off. What is supposed to be a 2 acre open park, how I imagined it, is now chopped up into little pieces fenced off from view.
  - I would really love to have a pavilion where the acoustics are good and people in the neighborhood, amateur musicians and small groups, can play. I’d like to see something really a little more ordinary.

- **Maurice Rivers:**
  - Nothing to add at this time.

- **Mark Tang:**
  - I want to echo Amy’s comment, it was already not a massive park, and it does feel chopped into little pieces which defeat the purpose of open space.
  - I hope this project can incorporate green infrastructure, incorporating some of the watershed educational components into the design would be kind of nice.
  - I am open to any of the pavilion designs. Being able to integrate that design to the community at large and also being very intentional with the design materials so that they are able to withstand some of the foggy evenings is important.

- **Peter Tham:**
  - One of the questions I have from a health perspective. Will those impact some of the design changes such as, you know, wider walkways to allow them for social distancing.
  - I like the idea of the orchard, but it is important to find trees that will fruit year round, like apples and citrus trees which tend to be very reliable on this side of town.
  - The grade change could be used to create a mini amphitheater, it can serve various uses like live music, plays, or arts performances, and create lots of additional seating without the need for installing benches. I think that would be of great value.

- **Michael Ahrens:**
  - I don’t think any of those three sheds fit into our neighborhood.
  - Thank you for answering my questions 3-4 weeks ago. One question that has yet to be answered is how you are coordinating with City College. Slide 13 shows that the East lot is totally a parking lot, and that is not the intention, City College has just been funded 850 million dollars to develop both a Performing Arts
Center and a Science Center, so there’d be no parking. Have the developers been discussing with City College, the coordination of their two very major developments which were supposed to start in 2021. What is the realistic timing of this development?

- **Jon Winston:**
  - In our parameters, we called for a habitat area and community garden. I think it is very important, and by necessity, it has to be fenced, and I think there may be a good way to do it. In this neighborhood with the eyes on the street that will have from the nearby buildings. I question whether we have to have a chain link fence. I would like to have some kind of fence that's more aesthetic and you can see through. I would like to be able to see what's growing inside. I'm not clear why an orchard needs a fence. I think you should be able to wander in an orchard and if somebody picks up an apple, I don't see that as being a terrible thing. I'm thinking of the fencing around the transport terminal where there are some amazing gardens and there you don't go into them.
  - Dolores Park and Precita Park have a huge lawn and people have actually been able to figure out how to use it on their own, I think we should allow a little bit of the freedom to figure out how people want to use the park on their own.
  - We have not talked about seating, I would like to be able to make it a place where people can rest. I think some nice benches nice comfortable benches and chairs and seating would be really important.

**Public Comment**
- See audio transcript starting #457-#688 at the end of the meeting minutes

**CAC Discussion**
- **Mike Ahrens:**
  - No additional comments. I support Jonathan saying that there should be one bigger area.
- **Amy O’Hair:**
  - No additional comments
- **Maurice Rivers:**
  - I wanted to elaborate on the design earlier, I would like to see a more conventional design for the great concourse. Be cognizant that Sunnyside is very windy and foggy.
- **Mark Tang:**
  - It is important we consider the cost of maintenance when developing this out.
- **Peter Tham:**
I want to echo what everyone just kind of looking for, which is practicality of the design and the usage. I think trying to create a space that will allow us much use as possible for everyone in the community and not limit anyone’s access.

- **Jon Winston:**
  - A place for dog owners is great to create a sense of community. Lighting is important.
  - Someone also mentioned lighting. I do not like the floor lighting at unity plaza. More thought needs to go into nighttime lighting.
  - Maybe the orchard can just be trees so it does not have to be fenced. I also like Jennifer Heggie’s idea if we're going to have a fenced off area in the area where the habitat area if there's some way that you could wind your way through it without disturbing a pathway, I thought this was a great idea.
  - I would like to hear more about the PUC space as well and how we are going to use it or not use it.

- **Kearstin Dischinger, BRIDGE Housing:**
  - It will take us at least 18-24 months to begin construction, we are here to get your input to narrow down our ideas. This meeting went really well, we got a lot of good information from all of you. We have a lot of work to do and we heard that.

4. **Election for Chairperson and Vice Chairperson. (Action Item)**

BRCAC members to vote to elect Chair and Vice Chair for the forthcoming year.

- Nominations for Chair: Mike Ahrens nominates Jon Winston
- Amy O’Hair: seconded
  - Ayes: Ahrens, Godinez, O’Hair, Tang, Tham, Rivers; Noes: [none]; Abstain: [none]
- Mike Ahrens: nominates Amy O’Hair as Vice Chair
- Peter Tham: seconded
  - Ayes: Ahrens, Godinez, Rivers, Tang, Tham, Winston; Noes: [none]; Abstain: [none]

Public Comment

- No public comment for this item

5. **BRCAC Annual Report. (Discussion Item)**

BRCAC members to discuss ideas and topics to be incorporated into the annual report.

- Jon Winston:
  - Every year around December we submit an annual report to the Board of Supervisors that includes a quick description of each meeting, resolutions, and
numerous city approval actions and completion of project documents and site design and the public benefits package was completed so I expect all of that will be in the report as well.

- **Mike Ahrens:**
  - I think the key to any annual report is the status of the development. So I think before we give an annual report, we have to have a meeting where the developers directly address where they stand with whether this project is going to go forward. And that's really key to me. And I think, to a lot of other members of the committee, so it doesn't have to be in December. My suggestion will be that we have a meeting, maybe in two months where the primary topic is talking to the developer and finding out is this project feasible and will go forward so that we can conclude a really true report.

**Public Comment**

- See audio transcript starting #886-#903 at the end of the meeting minutes

**6. General Public Comment**

- See audio transcript starting #986-#1045 at the end of the meeting minutes

**7. Close of Meeting**
jon: Meaning of the double a reservoir Community Advisory Committee.

jon: Let's start by that's the court order will go to a roll call.

jon: Please answer if you're here. Michael Aaron's Present.

jon: It Avila Rigid not present.

jon: Christina godliness. Yes. Welcome back.

jon: Here. Here.

jon: Amy, you're here. Here.

jon: Maurice rivers.

Maurice Rivers: Here.

jon: Right. Mark Tang

jon: I'm here.

jon: Peter Tham: I'm here.

jon: Okay and i'm john Munson and the chair and
jon: City staff. We have Middle Tennessee from the only WD
17
00:00:54.300 --> 00:00:58.950
jon: Sending them home from planning environment. Leslie Valencia from planning.
18
00:01:00.000 --> 00:01:10.770
jon: The development team. We have more comments from Avalon Bay Christian dishing here from bridge housing and guys dragon 1D Mark who are from GTS architecture, who are designing the park.
19
00:01:13.980 --> 00:01:14.520
Michael Ahrens: Who do we have
20
00:01:15.960 --> 00:01:16.830
jon: From Avalon Nora.
21
00:01:17.880 --> 00:01:18.270
jon: Nora.
22
00:01:19.860 --> 00:01:21.690
jon: Is supervisory here.
23
00:01:25.560 --> 00:01:30.450
jon: Okay, we'll come back to him. He had he wants to say a few words, but when he arrives will check them in
24
00:01:32.670 --> 00:01:42.480
jon: The overview. We're going to talk tonight about open space design and programming. It's going to be a discussion item, and there'll be plenty of time for
25
00:01:43.500 --> 00:01:45.600
jon: People to check in about that from the public.
26
00:01:46.680 --> 00:01:49.320
jon: There will be an election of a new chairperson and vice chair.
27
00:01:50.910 --> 00:01:57.270
jon: We will discuss the bellboy reservoir CSC annual report, and then they will be general public comment.
28
00:01:59.160 --> 00:01:59.700
jon: So,
29
00:02:02.700 --> 00:02:05.370
jon: Let's see, we are we as everybody seen the Minutes.
Michael Ahrens: I review the minutes and I think they're accurate. So I will move.

Amy O'Hair: I would like to have a little input, there's a small thing and my name is indented where it should be flushed left.

Amy O'Hair: Anyway, it's just a small thing and my name is indented where it should be flushed left.

Okay.

jon: Any other comments on the minute.

jon: Any changes. Okay, can I get a second on the move to the proof.

Peter Tham: Second,

Okay.

jon: All in favor. I guess I'll have to call the roll. Again, Michael Aaron's
Approved.

00:03:02.940 --> 00:03:04.050
jon: Christina godinez

00:03:07.800 --> 00:03:08.700
jon: Amy Oh here.

00:03:10.140 --> 00:03:11.160
jon: Maurice rivers.

00:03:14.850 --> 00:03:15.570
jon: Are you muted.

00:03:19.860 --> 00:03:20.430
Maurice Rivers: I'm here. Sorry.

00:03:22.410 --> 00:03:23.160
jon: My Martin.

00:03:24.240 --> 00:03:24.690
Mark Tang: Yes.

00:03:25.110 --> 00:03:29.220
jon: Peter Tim and I bought yet, Peter. Okay, good.

00:03:30.690 --> 00:03:31.950
jon: Minutes are hereby approved.

00:03:35.610 --> 00:03:39.780
jon: Is Norman here. One more check

00:03:40.590 --> 00:03:41.070
No.

00:03:42.270 --> 00:03:45.660
jon: Norman supervisor, Norman, he would like to have a few words.

00:03:46.350 --> 00:03:47.640
Norman Yee: With that, see you

00:03:47.700 --> 00:03:49.680
Norman Yee: Welcome was freezing
Norman Yee: Hi everybody.

Norman Yee: I guess everybody's cozy at home.

Norman Yee: So I want to, I just want to express how, you know, grateful for the existence of bow, bow reservoir kak and and everything we have been able to accomplish through the years to envision what is possible for the neighborhood. And as I

Norman Yee: Have stated before, we typically do not have this much community engagement for projects with the city and the developer. And what would we have here is truly sort of transformative them. In fact, a lot of the newer projects and people kept on asking for a similar type of kak

Norman Yee: And it seems to be we become more of a standard than than outlier in terms of how we do business in the city. And I'm glad you will know one of the things I'm glad about is that

Norman Yee: Even for this pandemic. You know you all want to continue to shepherd. This project to ensure that there's going to be continued partnership in the planning process construction and future.

Norman Yee: Programming for all the public spaces.

Norman Yee: Since we are unable to meet again in person and

Norman Yee: Today I wanted to take this opportunity to virtually honor the members of the community advisory committee and as you know I'm termed out. So hopefully, you'll

Norman Yee: Have them the supervisor elect at some point or join one
of these CAC meetings Myrna Melgar
73
00:05:50.910 --> 00:06:08.460
Norman Yee: She is very familiar with planning, since she was the
president of the planning commission at one point before she decided
to run. So I hope that you welcome her when she gets a chance to
actually join you. But today.
74
00:06:09.660 --> 00:06:11.820
Norman Yee: It's really for me to
75
00:06:12.840 --> 00:06:14.460
Norman Yee: Have an opportunity to
76
00:06:15.570 --> 00:06:24.510
Norman Yee: To honor all of you because it's one of these things were
where I know you put it into a lot of time. So whether it's
77
00:06:25.560 --> 00:06:39.960
Norman Yee: Our current chair John Winston Amy or here of the sunny
sunny side so on neighborhood association make errands of West was
would park my neighbor across the street somewhere.
78
00:06:41.790 --> 00:06:49.170
Norman Yee: The Maurice Rivers representing the ocean. We said English
I neighborhoods and
79
00:06:50.220 --> 00:06:51.300
Norman Yee: Board trustees.
80
00:06:52.320 --> 00:07:02.100
Norman Yee: Bridget Adobe law of City College PG PG of them are fam of
the ocean you Association.
81
00:07:03.960 --> 00:07:05.070
Norman Yee: Mark Tang
82
00:07:06.210 --> 00:07:08.490
Norman Yee: Of the service services copy you see
83
00:07:09.690 --> 00:07:19.020
Norman Yee: kak and Christine can godliness Cardenas representing the
lake. A woman being a high school
84
00:07:20.430 --> 00:07:29.190
Norman Yee: And I don't know. I understand that she's might be on
maternity leave, so I know she's there but
Norman Yee: So what I’ll be sending you is something like this. I’m sure some of you have seen certificates like this.

Norman Yee: In the past and will where we hope to actually send it to your home sometime this week.

Norman Yee: You know what’s I could get on with either myself where my staff to go in and make these things. It’s been really challenging actually tried to run an office when we’re not in the office so

Norman Yee: So, on behalf of the Board of Supervisors. I want to present each of you to certificate Certificate of honor for your service to the bubble a reservoir Community Advisory Committee.

Norman Yee: And your continued commitment to representing community vision and voice through this entire process and and you know, again, I want to reiterate

Norman Yee: I know that there’s probably not a lot of

Norman Yee: Viewers today but you know I try to remind the public, you know, because they sometimes they don’t understand. He said, why don’t they would

Norman Yee: make comments they want to. You do this one. And you do that, you know, when you do more to the cap numbers and in and see their own volunteers.

Norman Yee: You know the doing what they can, they all have day jobs. Many of them have day jobs and you know this this compliment them and for Ashley stepping up in and putting you know many of you have put literally hundreds of hours into

Norman Yee: Into this this effort. So, you know, again, I want to regardless of, you know,
Norman Yee: Of our views in this honor each one of you for actually stepping up and trying to express those views and to work together to what will become a project in the future. So thank you very much. And that’s all I really wanted to do was, was to do this so you.

Norman Yee: When you get this in the mail.

Norman Yee: You know that it’s worth or all my sincerity that I actually want to get it to thank you.

Jon: Thank you, supervisor. That was really touching and I appreciate the honor and I’d like to, I think I speak for all of us when I say that.

Jon: We all have gotten to know all these members of the public by name and we run into them on the street. So I’d like to share.

Jon: That the honor with with the public that had been many improvement showing up at all these hours as well. All these meetings 6070 meetings.

Jon: So and also want to thank you for your time and your vision on this project and you’re you’re.

Jon: You felt the need to bring the public into have reach out to the community and bring the public in and this is going to be a lasting legacy. People will will think of me when they, when they go past this this wonderful project.
Norman Yee: Thank the
jon: Staff
The city.
jon: Who
Norman Yee: Have constitution. Again, this is not something that they usually do, and for them to show up at these every meeting and participate and embrace
Norman Yee: Your comments. I want to thank them for to they just didn't have to do what they did. So thank you.
Michael Ahrens: Well supervisor this my guarantee your neighbor. I'd like I would like to personally thank you for all the time you spent personally meeting with me.
Michael Ahrens: And your staff hearing all of our comments we haven't always agreed, but that's what makes for good meetings and good discussions and I wish you a happy retirement and
Michael Ahrens: Hopefully with some time, we can get together one block that we're away from each other and meet, but I don't think we do that quite yet.
Michael Ahrens: But it also especially when I thank you for continuing to CAC for at least another year. And I say, at least another year because as this development proceeds. I think the public input is even as important, if not more important, your approval so thank you and happy retirement.
Norman Yee: I'm looking forward to
jon: Thank you very much, supervising
Alrighty.

jon: I want to also introduce the person behind the scenes, who really runs the show here. Leave the Penske, she had a couple of words to say well tonight.

Leigh Lutenski: Go. Hi, everyone. Thank you. So

Leigh Lutenski: Again, I also some of the sentiments.

Leigh Lutenski: Really

Leigh Lutenski: And just to extend on behalf of Michael

Leigh Lutenski: such intense gratitude for

Leigh Lutenski: All of the members and the public's committed to this project over the last few months.

Leigh Lutenski: I'm excited to be moving into the implementation phase, we can talk about. No, actually, realizing all the benefits that we worked so hard to coordinate to discuss

Leigh Lutenski: And I just you know i. So, on a practical note I did want to ask that I've been in communication.

Leigh Lutenski: And the next number of meetings happen as your CAC will sunset.

Leigh Lutenski: CAC will sunset in July of next year. And so we have about seven months, eight months left of the formal city sponsored PAC and so I will be in touch with the CDC members directly subsequent meeting dates we will
Leigh Lutenski: Always solicit feedback as to if there's a topic in particular, you'd like to meet on or timing of meetings, you can always email the BRCA see email address and we can take those into consideration.

Leigh Lutenski: I'll leave it at that. I just want to say again, we're very grateful to all of your contributions over the last number of months. We're very excited about the high quality of project. This will be and

Leigh Lutenski: Excited to listen to the presentation on open space actually talk about something really green and exciting. So I'll leave it at that and I'm we're all still here at the city. So reach out to us at any point

Leigh Lutenski: I'll hand it back to you. JOHN. Thanks.

jon: Already then

Kearstin (BRIDGE HOUSING): Hi everyone Kiersten rich housing so nice to be with you guys again.

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Kearstin (BRIDGE HOUSING): Hi everyone Kiersten rich housing so nice to be with you guys again.
Kearstin (BRIDGE HOUSING): Um, I just want to reiterate supervisor II and leave comments and really thank everybody who has participated, the CIC members, but also everyone who's come to these meetings.

Kearstin (BRIDGE HOUSING): And really helped us think through this project and help us.

Kearstin (BRIDGE HOUSING): Get to a place that we're really happy to be which is talking about how to move forward from our conceptual design and advanced that slowly to construction. I'm just going to intro really quickly.

Kearstin (BRIDGE HOUSING): Kind of where we are and what our next steps look like especially what our next steps with all of you will look like, and then hand it over to Wendy, who is going to really walk us through some early thinking on the open space planning and get the ball rolling on that conversation.

Kearstin (BRIDGE HOUSING): So I'm as you all probably recall

Kearstin (BRIDGE HOUSING): And as I think community members and supervisor. You alluded to part of our development agreement includes a detailed discussion of our commitments to ongoing coordination with all of you.

Kearstin (BRIDGE HOUSING): Through detailed design, which is our next step.

Kearstin (BRIDGE HOUSING): And then through construction where, you know, we'll need to make sure we're working in lockstep with all of you. And then through operations, actually, once we have a park. We want to make sure that it's serving the community surrounding it, and our community facilities are also working well.

Kearstin (BRIDGE HOUSING): Together. So there is a community engagement exhibit which is part of our development agreement.
Kearstin (BRIDGE HOUSING): And it has different requirements for us for how we work with the community and these are minimum standards we imagine you know will

Kearstin (BRIDGE HOUSING): Go beyond that, in many places, for example, this meeting tonight is not part of those requirements, but it’s just a place where we really felt. Hey, before we

Kearstin (BRIDGE HOUSING): Like pen to paper again and move forward. Let’s hear what the community is thinking about some key questions that came up in our discussions.

Kearstin (BRIDGE HOUSING): Each one of those needs to come and have a meeting with the community. Before we submit any paperwork to the planning department. So that’s a minimum requirement.

Kearstin (BRIDGE HOUSING): And then for open space which is our topic tonight we need to have one meeting before we submit the application to the planning to the city and then another meeting before the city approves that application. So there’s definitely

Kearstin (BRIDGE HOUSING): A number of required touch points and then we imagine additional opportunities as we kind of shake everything out and understand what we need to really make the design work.

Kearstin (BRIDGE HOUSING): And interestingly, we also will be engaging the community very formally during the operations of the park. There’s going to be an open space advisory committee.

Kearstin (BRIDGE HOUSING): Which is was designed to sort of mimic this CAC I think everyone feels that the CIC format was very successful. And one of the components that made us go sex successful

Kearstin (BRIDGE HOUSING): Is appointments and participation from the
various established neighborhood organizations. So I’m the open space advisory committee that will run for the life of the park or for the operations period will include representation from each of those organizations as well.

Kearstin (BRIDGE HOUSING): And and finally sort of

Kearstin (BRIDGE HOUSING): The construction period. There is also a requirement that you know we communicate timely and then twice a year. We meet with the community and make sure that our construction plan is working well and is increasing issues for the surrounding community.

Kearstin (BRIDGE HOUSING): And there’s a lot of detail on that section, which I’m happy to get into when we get close to construction and that’s still a little bit out, but it’s a very thorough and thoughtful piece that really make sure that

Kearstin (BRIDGE HOUSING): All of the concerns and places where it’s important for us to work in lockstep with the neighbors are well addressed.

Kearstin (BRIDGE HOUSING): Okay, so that’s all of our work ahead of us. And then I just want to talk about together and then I want to talk a little bit about what’s going on with us. Where are we in our process. You know, we started working with you in 2017 we now have our approvals from the city of San Francisco.

Kearstin (BRIDGE HOUSING): On conceptual design for the infrastructure and conceptual design for the buildings and then we have a lot of really good work that describes

Kearstin (BRIDGE HOUSING): What our parameters are for those design. So now we have to go and design our infrastructure, some of it really fun like the park. Some of it really not fun like sewer alignment.

Kearstin (BRIDGE HOUSING): But we’re going to be doing all of that over the next 18 to 24 months and we need to do all of that work before we start construction. So the earliest date that we could possibly start construction would be 18 to 24 months from from basically right now.
Kearstin (BRIDGE HOUSING): And so we're starting that work in earnest, um,

Kearstin (BRIDGE HOUSING): It's an odd time. I think for everybody to be thinking about and forecasting the future development is always sort of a little bit of a crystal ball as to when you'll hit the ground and when things will come together, of course, has

Kearstin (BRIDGE HOUSING): Further and further complexities to that both in terms of understanding how we'll put together the public side as well as the private side of

Kearstin (BRIDGE HOUSING): The project we're feeling really confident right now that it makes sense for us to keep moving as if we'll keep on schedule. So there's been some signs from the state around their funding for the affordable housing.

Kearstin (BRIDGE HOUSING): And from the city. So we're feeling really good on that side, of course, no one is firmly committed yet we're all kind of waiting to see how everything shakes out.

Kearstin (BRIDGE HOUSING): But we do have that amount of time and we are investing in moving the project forward.

Kearstin (BRIDGE HOUSING): We don't have any clarity quite how the pandemic and other things of 2020 impact our schedule.

Kearstin (BRIDGE HOUSING): But we heard really loud and clear from the Board of Supervisors in August, that there is an expectation that we move the project forward and on track.

Kearstin (BRIDGE HOUSING): And so we're committed to doing everything we can to respond to. And the first thing is investing in the design and the next steps of our development.

Kearstin (BRIDGE HOUSING): When we come back in a couple of months. I'm sure we'll have some updates about where we are and any new
information will keep you guys of Christ.

00:21:38.430 --> 00:21:51.030
Kearstin (BRIDGE HOUSING): And finally, like I said, today we spent a lot of energy with all of you on the park. I really my favorite community meeting of all the community meetings was probably Park day when we had that big green

00:21:52.200 --> 00:22:04.410
Kearstin (BRIDGE HOUSING): Painting of where the potential Park would be, as you all know, the shape has changed since then and we learned a lot through that process, but I really enjoyed actually walking around the space and imagining that park with all of you.

00:22:05.190 --> 00:22:11.010
Kearstin (BRIDGE HOUSING): I wish we could be doing something really interactive like that. I think Gary and Wendy

00:22:11.910 --> 00:22:22.290
Kearstin (BRIDGE HOUSING): Pls have done a really great job trying to reimagine that fun interactive markers on paper sticky notes everywhere into something that works in this format.

00:22:23.100 --> 00:22:37.560
Kearstin (BRIDGE HOUSING): But really our goal right now is to just kick off our next phase of design, as I said, we'll be back at least two times on the park, probably more just to really get the design programming. Correct.

00:22:39.840 --> 00:22:46.320
Kearstin (BRIDGE HOUSING): So there are a few ways that we figured out how to make this format engaging there'll be some polls that you're asked to answer.

00:22:46.800 --> 00:22:52.050
Kearstin (BRIDGE HOUSING): Along the way that help us kind of understand what your thoughts are on what we're proposing.

00:22:52.650 --> 00:23:00.330
Kearstin (BRIDGE HOUSING): And we've saved a lot of our time for discussion, because we think that might be the most effective and interesting the chat is open.

00:23:01.020 --> 00:23:09.570
Kearstin (BRIDGE HOUSING): But we've we've been doing a few presentations and GL es has from other projects and they said it's a little bit hard to present and also pay attention to the chat.
Kearstin (BRIDGE HOUSING): So to the extent you have a clarifying question. That's a good format but elsewhere we like to hold the discussion verbally afterwards.

Wendy Mok: Hi everyone.

Wendy Mok: Should start presentation.

Wendy Mok: Hi, my name is Wendy, Mark, I'm the director from GL es nice architecture and will be walking you through these design studies and design presentation will be about 20 minutes and fall after that we'll have CAC and community Q AMP a session.

Wendy Mok: The focus of our meeting today will be focusing on three specific Park feature we pick the specific program in the in the open space for discussion, because we think that has is key to the shaping of the open space design. And here is an overview of

Wendy Mok: The series of community engagement. We have conducted in the past three years during the design process where we have an opportunity to

Wendy Mok: engage the community to give us feedback on the open space inside the first community open house is conducted in April 20 2018

Wendy Mok: And in this can really open house meeting we presented all aspects of the project for the community to solicit feedback.

Wendy Mok: On June 23 2018 we have an open house specifically focus on the possibility of an open space. If you recall we we had this actually more like a

Wendy Mok: charrette meeting where the community can move pieces of program elements in a big piece of paper to envision what type of
program. We will see in an open space.

00:25:03.450 --> 00:25:18.060
Wendy Mok: On September 15 is on a team that is a community Park day that Kristen mentioned where we map out the four acres of open space at the existing parking lot, so that we can visualize how big that can be.

00:25:19.170 --> 00:25:32.130
Wendy Mok: And on December 5 2018 we had a sustainability open house where we discuss various sustainability measure in the in the projects.

00:25:33.330 --> 00:25:45.540
Wendy Mok: Throughout these these series of community meeting the park design changes from and oriented in the east west direction connecting City College to Westwood Park.

00:25:46.080 --> 00:26:05.700
Wendy Mok: is changed to more in North sell direction connecting the Ocean Avenue business quarter to sunny side by changing the direction of the open space were able to provide much better when shelter open space and also maximize the solar orientation of the open space.

00:26:07.110 --> 00:26:23.490
Wendy Mok: And now like to walk you through just the overview of the design strategy for the whole project design says maybe some of you guys may be the first time listening into the pebble over support CAC.

00:26:24.840 --> 00:26:41.190
Wendy Mok: Project is located at the Western watershed of the San Francisco Peninsula and the project has a very diverse ash condition, founded by Westwood Park at the West Sunnyside the North cc of sorry I don't know why my slides automatically moving ahead.

00:26:43.680 --> 00:26:57.720
Wendy Mok: CC UCSF and the east and also angle site itself and it is the bevel reservoir neighborhood efficient to unify all these edges with a pedestrian oriented network of streets and open space.

00:26:59.070 --> 00:27:07.410
Wendy Mok: How we achieve that is first by restoring the natural topography of the site and connecting back all these edges together.

00:27:08.700 --> 00:27:18.360
Wendy Mok: And next we will be overlaying a network of open space that is generated by the desire lines of pedestrian circulation at the heart of the project.
Wendy Mok: Then we'll design a building around the open space using the building active frontage at the ground floor to activate the open space and create a welcoming sense of place for the entire community.

Wendy Mok: The open space form the core of a pedestrian part that connects the residents from the surrounding neighborhoods to a shopping and transit options around our site and in the streets provide SS for slow moving vehicles and cyclists and also unnecessary surfaces.

Wendy Mok: The building massing is design and way stepped down from the east to the west to maximize few to the ocean, as well as providing when protection to the main open space.

Wendy Mok: And here is a perspective and X aerial perspective what we envision to be built at the bevel wrestle for site that's documented currently in the master plan.

Wendy Mok: Tonight we will be focusing on the rest of our park at the core of our project.

Wendy Mok: The site has a pretty big Toba graphic changes from the north east corner to the southwest corner and there is generally a great change of 15 foot drop. So the design of the of the open space will have to factor in

This typical typography constraints we will be designing a series of step terraces connected by as possible paths. So that whole open space is at accessible for disabled user

Wendy Mok: Here’s a program diagram of the open space. As you can see the open space is framed by for multifamily building
Wendy Mok: And is and these these building will have residential entry, as well as the solid line representing community room framing the park and activating the open space. And here I'll walk you through a series of terrorists.

00:29:44.730 --> 00:30:03.900
Wendy Mok: Landscape starting from the North. We have how currently called on a per frame plaza it community garden children play area a multi you Sloan and on the east side of the motto you snow on is a community terrorists that spilled out from the

00:30:04.920 --> 00:30:13.560
Wendy Mok: The public community room in building E and on on the east side here. We also have an orchard. We've which will be served as a

00:30:14.730 --> 00:30:15.120
Wendy Mok: A

00:30:16.260 --> 00:30:17.730
Wendy Mok: Privacy buffer.

00:30:19.380 --> 00:30:20.520
Wendy Mok: In front of this

00:30:21.690 --> 00:30:22.800
Wendy Mok: multifamily building

00:30:26.100 --> 00:30:28.860
Wendy Mok: Here's the perspective, few of the park.

00:30:30.390 --> 00:30:39.510
Wendy Mok: At the looking north from the multi use long on the right hand side you see here is the terrorists seedings spilling out from the community room.

00:30:40.050 --> 00:30:47.490
Wendy Mok: We see these as the heart of the project as you move up north word you see that they're stepping terraces have a playground.

00:30:48.000 --> 00:31:01.950
Wendy Mok: Of a community terrorists automated garden terrorists and the pavilion, and on the east side is a potential option of the orchard, which, like I mentioned, providing prophecy buffer to the residential building on the ease

00:31:04.800 --> 00:31:21.930
Wendy Mok: Tonight we will be focusing on three specific program at area. One is the pavilion. Second is a community garden and orchard
and third is the playground, that we will love to get your feedback on
so food and habitat are two
230
00:31:23.070 --> 00:31:28.740
Wendy Mok: Key Program Area that program that was discussed to be
included in the
231
00:31:30.210 --> 00:31:41.400
Wendy Mok: Open Space design and we will love to hear your feedback on
how much of the area should be designated for food production and
which how much areas should be designated for habitat.
232
00:31:41.940 --> 00:31:51.210
Wendy Mok: And during the past few years of design process recommend
Park had given us some recommendation that based on their experience
in managing public open space.
233
00:31:52.020 --> 00:32:01.500
Wendy Mok: For all the community garden and food production program.
Ideally, there should be a six foot fence ringing around these program
so
234
00:32:02.820 --> 00:32:06.330
Wendy Mok: So, so these programs space to have like spatial
235
00:32:07.410 --> 00:32:11.430
Wendy Mok: Definition and invocation. On the layout of the open space.
236
00:32:14.070 --> 00:32:35.310
Wendy Mok: And I will like to also mention that the currently that the
whole bit over so for neighborhood is committed to provide 75% of
planting to be native to support the San Francisco biodiversity goal
and currently in the rest of a park, we have designated this area to
be to habitat garden.
237
00:32:36.720 --> 00:32:45.630
Wendy Mok: And with this in mind, I like to get your feedback on what
how much was the combination of food and habitat program in this open
space.
238
00:32:48.690 --> 00:32:56.640
Wendy Mok: The community garden that we envisioning is basically as a
space where we welcome the community to come in here and rent a plot
and and grow food.
239
00:32:58.290 --> 00:33:01.260
Wendy Mok: The orchard what we envision is basically a
Wendy Mok: grove of trees where you can flourish fruits from and what were we thinking about is a grove of avocado and mix citrus orchard.

Wendy Mok: And in terms of habitat garden, what we envision is a floraneous planting that will attract pollinators butterfly bees and birds and it's more of a passive space passive recreation space.

Wendy Mok: Where community member can come in and observe the seasonality and there'd be seating area quiet seating area and but we don't need any fence in a habitat garden.

Wendy Mok: Here's the section cutting through the the community garden in the East work, east, west auction. So you can see the community garden is located at the effect terraces and the Ultra this occupy at this transitional transition embankment space where the commute Harris.

Wendy Mok: Adjacent to the building, he spills out. There's an elevation change as the open space step down towards South Street.

Wendy Mok: So we will like to hear a feedback on like where should these base, what this spaces should be. And just a reminder, if we do keep this as a community garden or have or orchard. Ideally, these spaces should be fenced.

Wendy Mok: So I will be walking through a series of options for you to vote, there will be a total of three option. So the first option.

Wendy Mok: Which is a base option in currently documented in the master plan is the fighters estate as a community terrorists and the slope area will.

Wendy Mok: Is it will be an orchard. And then the second option is converting the flat terraces to a habit, a garden and the slope area maintain as an orchard and for the third option is to keep the community third terraces stay as community garden but converting the
slope area to be habitat garden.

Wendy Mok: So,

Wendy Mok: With now you have the opportunity to vote for these three option. And if you think that we did not represent all the option that you like to see, please feel free to type in your comments in the chat section.

Wendy Mok: Should we keep

Leslie Valencia she/her (SF Planning): People out of 45 have voted.

Eve -: 40% repeat

Wendy Mok: Oh yeah, okay, sure.

Wendy Mok: Option one is a community garden at the flat terrorists and orchard at the slope embankment.

1415****892: Option two

Wendy Mok: Is we have habitat at the flat terrorists.

Wendy Mok: And keeping

Wendy Mok: Orchard at the slope embankment.

Wendy Mok: And then option three is we have a community garden at the flat terrace and changing the slope embankment from orchard to

1415****892: Habitat garden.

jon: One question also.
jon: Yeah, the community garden will be fenced but the habitat and tortured or not, is that the
Wendy Mok: The habitat.
Wendy Mok: Habitat is not by the
Wendy Mok: Orchard is ideally should be
jon: Awesome. Okay.
jon: I'll have things to say about that later.
1415****892: Okay, good.
jon: Chris Campbell: Guys, good question as well. Are you sure that avocados will spring up here.
1415****892: Of a cuddle.
jon: Let's keep the comments, though they'll be a moment for public comment. I'm sorry I as I started by asking questions, but this boat on the, on the, on the pole and
1415****892: Give you the opportunity
jon: 00:36:56.100 --> 00:37:00.990
jon: 00:37:02.730 --> 00:37:03.570
jon: 00:37:04.530 --> 00:37:05.700
jon: 00:37:05.700 --> 00:37:07.710
jon: 00:37:08.130 --> 00:37:09.480
jon: 00:37:09.630 --> 00:37:11.010
jon: 00:37:11.250 --> 00:37:11.820
jon: 00:37:11.970 --> 00:37:12.330
jon: 00:37:15.150 --> 00:37:19.530
jon: 00:37:22.140 --> 00:37:24.030
jon: 00:37:24.060 --> 00:37:24.750
jon: 00:37:24.780 --> 00:37:27.060
jon: 00:37:28.620 --> 00:37:36.720
jon: 00:37:37.260 --> 00:37:38.040
jon: 00:37:38.070 --> 00:37:39.090
jon: For everybody to speak soon.

00:37:43.410 --> 00:37:45.000
1415****892: I will give the Paul 15 more

00:37:45.000 --> 00:37:47.670
Nora Collins: Seconds. We have 31 to 45 people have voted.

00:38:08.940 --> 00:38:09.150
1415****892: Good.

00:38:13.560 --> 00:38:15.180
Nora Collins: All right, Wendy. Should we continue

00:38:15.840 --> 00:38:16.380
Yes.

00:38:26.190 --> 00:38:27.420
Wendy Mok: The next program, we would like to

00:38:27.420 --> 00:38:27.930
1415****892: Discuss

00:38:27.960 --> 00:38:32.040
Wendy Mok: Is the program of the playground design and currently the
the playgrounds.

00:38:32.040 --> 00:38:33.450
Wendy Mok: Located at the center.

00:38:33.480 --> 00:38:35.310
1415****892: Of

00:38:35.910 --> 00:38:37.170
Wendy Mok: The open space.

00:38:37.170 --> 00:38:38.450
Wendy Mok: We think this is the most

00:38:38.550 --> 00:38:43.830
Wendy Mok: Protected space and is at the at the core of the project
that is a

00:38:43.830 --> 00:38:44.820
I mean the affordable.
Wendy Mok: And here's a map to show you the open space.

Wendy Mok: That existing open space that within one mile of our projects.

Wendy Mok: And with this new project, we had the opportunity to create a new type of playground that are unique to your site or even to the city of San Francisco. So I'm going to walk you through several option playground option of what we can design in this space. And there will be a total of four.

Wendy Mok: Number. First one is a play tower. So in a play tower. It actually utilize the least amount of footprint, but allow us to maximize the place value because as you can see in this drawing.

Wendy Mok: The play element default vertically and and if kids fall down, it will fall within the netting inside. So the footprint of this play equipment actually is very small and that and and also the

Wendy Mok: Potentially, we can use this as a scale mediator in the open space because we have buildings framing.
Wendy Mok: And we don't develop the open space and upward, we can develop the opens. I mean, the playground horizontally. So, option two is this place sculpture, where we keep the play equipment low.

Wendy Mok: The advantage of this is to really maintain the view corridor within the park so that when you're standing at the top from North North street, you can look out and it will

Wendy Mok: Will not the playground will not impact the view of the few corner and the third option. We call this a contextual theme.

Wendy Mok: Area, but what he means is that we can design a play area that's very specific to design it to crafted for the users.

Wendy Mok: To specifically for Babel or so far neighborhood. We can also designed the place space that can tell the history of Babel, a site or

Wendy Mok: Play up the sorry play up the water story that is the stormwater management story that's integrated into design of the Babel reservoir and the rest of our park.

Wendy Mok: And have an educational value to it and for the third option. We call this nature adventure, where will be focused on using utilizing natural elements of chess with logs and rocks to create this place base.

Wendy Mok: So with that, like you to take this moment to vote for these four options, again I repeat, Option one is play tower.

Wendy Mok: Option two is play sculpture.

Wendy Mok: Option three is contextual theme.
Wendy Mok: Option for his nature adventure.

00:41:57.720 --> 00:42:04.890
Wendy Mok: And if we did not capture what you like to see, please feel free to write it down in the chat box.

00:42:43.680 --> 00:42:48.540
Nora Collins: Hey look, you have voting other that 31 and 46 will get another 15 seconds.

00:43:14.700 --> 00:43:15.810
Wendy Mok: Okay, thank you.

00:43:20.790 --> 00:43:32.430
Wendy Mok: The last program element that we'd like to get your feedback on is the affiliate design. The affiliate is located at the north end of the park at next to no streets.

00:43:33.960 --> 00:43:50.910
Wendy Mok: The design of the pavilion is to create a street edge framing the north end of the open space and also using as a way to provide some green protection to the open space because we have strong prevailing wind coming up from the northwest action.

00:44:07.260 --> 00:44:08.660
Wendy Mok: Currently, the program that we envision in our master plan for the carefully and consists of wind shelter space that like, there will be windscreen built into protect user from the North.

00:44:17.370 --> 00:44:29.280
Wendy Mok: West Wind and also will provide shade as well as provide building seedings and counters for picnics and birthday parties.

00:44:44.490 --> 00:44:51.990
Wendy Mok: You can see this intersection, showing that a terrorist is the terrorists next to it is a community garden and a playground and the multi use long
Wendy Mok: Since this is going to be a iconic Structure, we will love to get your feedback on the design style of the pavilion that will best reflect the spirit of the Babylon, rest of your neighborhood.

Wendy Mok: And I will be walking you through four options that could be a potential design language of these shed. Sorry. The first option is the modern shed.

Wendy Mok: Second option is more like an organic shapes structure.

Wendy Mok: Third option is, I think, more attack no type. We call this a lantern, and then for the fourth option is a more prismatic shape structure.

Wendy Mok: With that you have a moment to fault.

Wendy Mok: Which design language will best convey the spirit of of this project.

Wendy Mok: One thing I want to point out that the the image that we showed this unnecessarily like 4% of final product of final design of these structure. So is only just to get some feedback on the design language and, and then the design team will we

Wendy Mok: Will have some basis on as they develop the design for the perfect

Nora Collins: I'll give another 15 seconds before we close out the vote.

Wendy Mok: Thank you. Um, so this concludes my

Wendy Mok: Presentation here and I like to open the floor.
Wendy Mok: For the CAC to comment.

jon: Okay.

jon: Let's go around the virtual table of the CAC first and then we'll go to public comment. And after that, we'll come back to the CAC for some final observations.

jon: Michael errands, would you like to go first.

Michael Ahrens: I'm not fooling around with my computer trying to get back online.

No.

Michael Ahrens: I have I have comments. Give me one minute and I'll be ready.

jon: I'll come back to you. How about Christine, would you like to go first.

Christine Godinez: I mean, I just have one comment about the fence.

Christine Godinez: I mean, I just have one comment about the fence.

Christine Godinez: Yeah, worry aesthetically what that will look like.

Christine Godinez: So I'm interested in all the options. They seem like really exciting things but having a fence and

Christine Godinez: Lee, you know, protect folks from coming in, like, I'm just trying to think of like what is actual event.
And similar to the question.

Christine Godinez: That I saw earlier about avocado, like what they know, I’d be curious about that too. Like, I don’t know what studies have been done and show what foods will actually

Christine Godinez: In these spaces. So I would hate for there to be a waste. If they don’t produce anything

jon: Amy.

Amy O’Hair: Thank you. I am very concerned about these designs. Um, I don’t think they

Amy O’Hair: Um, we have a real need in this part of the city for parks and I, we have some community gardens, so none and sunny solder Westwood Park.

Amy O’Hair: And so you can say that there’s a need, but those fences are really putting me off. It’s very hard to imagine

Amy O’Hair: What was supposed to be a two acre open park or how I imagined it you know having these chopped up bits that are fenced off from view.

Amy O’Hair: And not being able to see any representation of the fences in any of the materials in presentation really does not help aid trying to imagine what that’s going to be like to walk through a park that’s got you know fenced off areas.

Amy O’Hair: I could imagine some fences might be more attractive than others, but as it stands, the fences. We’re not nanny of the imagery

Amy O’Hair: The Brazilians are all very striking, but I would really love to have a pavilion where the acoustics are good and people in the
neighborhood. We have a lot of

Amy O'Hair: amateur musicians and small groups, people that play. Currently it's set aside conservatory now and again, not in this era or, you know, and other times, other years

Amy O'Hair: That where they might have a place to play where other things can be performed is just got good acoustics. It's a place you can you can watch things, there's some kind of space in front of it for people to gather and I don't see any of that in these very striking but

Amy O'Hair: What seemed to me to be an appropriate designs. So I'd like to see something really a little more ordinary

jon: Thank you. Maurice, do you have anything to add.

Maurice Rivers: Not at this time.

jon: Okay, how about

Marketing

Mark Tang: Yeah, I think I'm going to echo some of what Amy mentioned and a lot of the chat comments regarding the fences. This is

Mark Tang: In my opinion, not in massive Park. And so to cut it up and prevent people from moving around. I just think that

Mark Tang: Defeats a little bit. The purpose of the open space. And so I really not sure if I'm advocating for those fences. At this point, I do want to

Mark Tang: Potentially highlight that I hope some of this open space can adopt a lot of green infrastructure. So, because it is a PC previously SF DC property, hopefully, incorporating some of the watershed educational components.
Mark Tang: Into the design would be kind of a nice reflection to the area. Use that was originally intended for.

Mark Tang: And then in terms of the pavilion design. I think you know I'm open to any of those designs. To be honest, I think the second design kind of just looking at the picture. I know that's not final, but kind of resembles a little bit like the angle side library, the design there. So there's kind of that being able to integrate that design to the community at large and also being very intentional with the materials that's been brought up previously with the building's themselves and making sure the materials able to withstand some of the foggy evenings, we get here in the angle side. So that's it.

Jon: Sorry, I was muted.

Peter Tham: Yeah.

Peter Tham: I think one of the questions I have is that, you know, given the way or what's currently going on in the world from a health perspective.

Peter Tham: Will those impact some of the design changes such as, you know, wider walkways or allow them for social distancing.

Peter Tham: That's concern one I really like the idea of the orchard. I think just like what everyone else is saying it's very important to find trees that will fruit.
Peter Tham: Maybe year round like apples or something like that. I didn't see was mentioned but apples and citrus trees tend to be very reliable on this side of town.

Peter Tham: The fencing does concern me as well because it's not a huge space and I want people to be able to walk through the orchard rather freely and enjoy the space coming from any which way.

Peter Tham: Regarding you know the acoustics in the area do like the idea that maybe taking advantage of the great changes to build out some type of like a mini amphitheater or something like that.

Peter Tham: That can achieve, you know, several uses such as

Peter Tham: You know, live music or, or, you know, plays or arts performances that type of thing and create lots of additional seating without the need for installing benches. I think would be a good value.

Michael Ahrens: Thank you. I was trying to get back in

Michael Ahrens: I agree with Amy. I think we need something more ordinary

Michael Ahrens: I envision something with a lot of lawn open areas more traditional

Michael Ahrens: Playground. I did vote for the playground, I voted for the habitat, but I don't think fences are necessary and it's such a small area, I agree with everybody that said that. And so the shed.
Michael Ahrens: I just made a comment that I don't think any of those three sheds fit into our neighborhood. My neighborhood is right next door. So as a means, and

Michael Ahrens: What our neighborhoods started in 1917 and it just doesn't fit in. If you want to fit into the existing neighbor. So I think something for the for the shed. If we need one. It's a little more into the neighborhood would be better.

Michael Ahrens: I would like you. Can somebody put up slide 13

Michael Ahrens: Is, I have a question about that. Is that possible.

Michael Ahrens: In fact, I think it's up it's I think that slide 13 right there.

Michael Ahrens: Yes, thank you.

Michael Ahrens: I think that Kirsten did a very good job. I sent an email to the developers. And I want to thank Kirsten for answering. Most of my questions actually.

Michael Ahrens: And she answered all but one slide 13 is the one that wasn't answered the questions I had was basically about the timing my neighbors.

Michael Ahrens: Units in Westwood Park. We'd like to know what's the timing of construction, because we know it's going to be very tough on us tough on us with trucks going through with noise everything. So we'd like to know if this is really going to go forward.

Michael Ahrens: And what Kevin said in answering my questions. I assume she was prepared for this and she did a very good job is that
Michael Ahrens: Construction is still a little bit out and she says, We don't know when this is going to happen.

Michael Ahrens: No one has firmly committed and both the public and private finance, she said, which. Thank you. Pearson for those answers and we don't know how the pandemic will impact that so I guess we just have to wait and I would hope that the developers. If you have any further information on that right now, I'd like to know that. And, but I think you should do a good job at least answering my questions that I gave about three or four weeks ago.

Michael Ahrens: The one question is a slide 13 that hasn't been answered yet is City College. This slide right here shows that the East lot is totally a parking lot. And that is not the intention City College has just been funded 850 million dollars to develop both a performing arts center and a science center.

Michael Ahrens: On that line. So there'd be no parking. So the question I have, that has not yet been answered is have the developers.

Michael Ahrens: Been discussing with City College, the coordination of their two very major developments City College development was supposed to start in 2021. So I think the real key to the neighbors is what is the realistic timing of this development.

Michael Ahrens: And I'm not sure we know so well. This meeting is in devoted to that I did ask those questions and curation asked answered most of them.

Michael Ahrens: But if somebody could address my other question that still hasn't been answered about then it goes to continue negotiations.
Michael Ahrens: Development I'd appreciate that. So thank you very much, Kirsten for your answers to the extent we got them, but I'd like to know more about City College. How you are coordinating

Michael Ahrens: The development or possible with the budget city of San Cisco.

Michael Ahrens: My comments.

jon: Okay. Thank you, Michael. And my comments are all over the place.

jon: I know that we in our parameters we called for Habitat area and we call for a community garden. I think a community garden is a really important part of any neighborhood.

jon: It brings the community together they work and play together and and by necessity, it has to be fenced

jon: I think there might be a good way to do it and the size of the Community Garden is also in flux. You know, it doesn't have to take. I don't know.

jon: But the fencing, could you know most community gardens that I know the one on Arlington, the one on our debts at LinkedIn.

jon: They're all surrounded by a chain link fences and in those neighborhoods. I suppose it's necessary to do it that way. But in this neighborhood with the eyes on the street that will have from the nearby buildings.

jon: I question whether we have to have, I would like to have some kind of fence that's more aesthetic and you can see through. I would like to be able to see the, the, what's growing inside

jon: And I understand that you will need to have a fence around a
community garden because you don't want people coming in and stealing your strawberries, but

jon: I'd like to figure out a way to do that tastefully and that doesn't obstruct the view and that doesn't take away from the aesthetics of the area. I'm not clear why an orchard needs a fence.

jon: I think you should be able to wander in an orchard and somebody picks up Apple. I don't see that as being a terrible thing.

jon: The habitat. We didn't call for it. There's a lot of people here tonight who called for Habitat and, you know, because we're going to be taking away some of the native plants and some of the animals that live and

jon: Thrive in the in the burn area will lose their habitat. So if we do need to have something along those lines, but the fencing again can be done in such a way that it isn't ugly and doesn't feel constricting I'm thinking of the fencing around

jon: The transport terminal where there's some amazing gardens and there you don't go into them. You look at them, but there's some not the fences are not too bad. So

jon: On the other hand,

jon: Amy and I were talking this weekend about Dolores Park and proceed a park where the park is just a big lawn.

jon: And people sort of self. There's a playground is a few places that are programmed, but it's basically a self programmed area.

jon: And people seem to find out how they want to use the park on their own Dolores Park somehow got divided into zones. There's the beach area. There's the

jon: hula hoop area. There's the the drug dealer area. It's all different areas of that Dolores Park that
jon: That people have sort of zoned out for themselves as a tennis area that's been programmed and there's the playground as well. But, um,

jon: And this isn't as big of a park, but just the fact that Dolores Park and proceeded Park have a huge lawn and people have actually been able to figure out how to use it on their own.

jon: I think we should allow a little bit of the freedom to to figure out how people want to use the park on their own.

jon: Also seating. There was no talk of benches, or somebody said, having a movable chairs, but I would like to be able to make it a place where people can rest and I am not worried about homeless people I'm not worried about bums. I think that I hate to use that word bum but

jon: I think that with all the eyes on the street or eyes on the park, as it may be, will preclude people from

jon: From using this part in appropriately, even at nighttime. So I think some nice benches nice comfortable benches and chairs and seating.

jon: Would be really important because a park isn't is a place where you go to escape from the hub of daily life, and I would like to make sure that people have the opportunity to do that.

jon: I think that's all I have for now and I probably have more. But, uh, let's go to public comments.

jon: I forget how we do public comment. Can someone from staff, help me out here.

Leigh Lutenski: Yeah, Leslie.
Leigh Lutenski: Leslie, you can jump in if you'd like. I can also
01:03:01.710 --> 01:03:03.060
Leslie Valencia she/her (SF Planning): I can share my screen.
01:03:04.770 --> 01:03:08.520
Leslie Valencia she/her (SF Planning): Please stop sharing my screen.
And let me turn the heater off because it's very loud.
01:03:10.890 --> 01:03:11.400
jon: Here we go.
01:03:16.050 --> 01:03:16.410
Bob Hermann: Do you do
01:03:16.440 --> 01:03:19.620
Bob Hermann: Public common speak up or you want it.
01:03:22.500 --> 01:03:29.700
jon: I guess. So to participants. Can you raise your hand. Yeah, why
don't you raise your hand. I'll call on you.
01:03:31.320 --> 01:03:35.010
jon: Let's go to a Theo first since he's got his hand raised already
01:03:36.750 --> 01:03:37.170
Theo: All right.
01:03:38.700 --> 01:03:43.440
Theo: So thanks dude. Our president here and
01:03:45.210 --> 01:04:04.680
Theo: And I think it's important to be able to to change the plans
according to on the ground experience over time. So I noticed all
these like is public garden and stuff. That's this looks like in this
part, the area that's supposed to be in phase two of the construction.
So
01:04:06.450 --> 01:04:14.010
Theo: So like, it won't even start construction for another like five
years or something. And by the time it starts, then there will be
people live.
01:04:15.120 --> 01:04:19.020
Theo: Starting to move into the phase one buildings so
01:04:21.750 --> 01:04:24.780
Theo: So like when I was looking at the different plans for to
pavilions I noticed like

Theo: I thought

Theo: Option to look pretty attractive, but

Theo: But then I was like, worried about what about to wind impact will, will that center column or central wall be like splitting the area to

Theo: Area. That's like on windward side and the leeward side. And it's like, I don't know about that sort of thing, this part out and like what might be even even what might be attractive.

Theo: Five years from now and

Theo: The one thing that I think is a bad idea is a so called traditional mind because like, that's just completely unproductive.

Theo: goes lower water. So I really support having productive gardens and native plantings not alone.

Theo: I think

Leigh Lutenski: Hey john you're muted.

jon: I'm so sorry.

jon: I met I forgot to mention that there's a two minute limit. So I'm going to set a timer and I'm going to take speakers out of order because I don't really, they're just popping up on my list here, but I will go to. There's a phone number for

jon: Is that a header maybe

jon: 01:06:01.350 -- 01:06:02.070
jon: I'm not sure.

01:06:06.330 --> 01:06:11.280
jon: Okay, we'll come back. Oh, you're muted. Or maybe you've been muted. The phone number.

01:06:11.300 --> 01:06:14.900
jon: Okay, we'll come back to that.

01:06:16.530 --> 01:06:18.000
Hello about Colm

01:06:21.120 --> 01:06:22.530
jon: Hello about Colm

01:06:24.360 --> 01:06:27.420
1415****594: Can you hear me john. Yes. Okay.

01:06:27.510 --> 01:06:28.200
jon: Okay, this is

01:06:29.040 --> 01:06:30.990
1415****594: For once would park and

01:06:32.070 --> 01:06:32.220
jon: For once would park and

01:06:33.060 --> 01:06:47.400
1415****594: I do, but I can't figure out how to vote and stuff like that. And I can't figure out a lot of stuff. But anyway, so just my general opinion about the design, I agree with what a lot of people said about absolutely no fences. The city wide survey at the

01:06:51.700 --> 01:06:53.400
1415****594: Very beginning of this whole process. People wanted a large open space.

01:06:53.730 --> 01:07:09.090
jon: Of parks.

01:07:10.170 --> 01:07:19.920
1415****594: They didn't want yeah you know program little chopped up stuff because I think even though is, quote unquote, not productive open space is restful it's peaceful it's it gives people a break. This is a very densely

01:07:20.370 --> 01:07:39.510
1415****594: populated area so they they just need some space. So I think the community garden should be there and the habitat and
An open space and maybe an open space where the community garden is in the orchard would still be part of an open space. So that's what I think the goal should be the, the old fashioned Olmsted path storage space and in terms of the orchard I had concerns to about

It seems like fruit trees needs some kind of maintenance and and how would that you know happen that they would be maintained. Also the pavilion. I really appreciate the wind consideration and breaking up the wind for the park.

The acoustic thing though, I think there would have to be some kind of community agreement is something that there are certain times when people can play

In terms of the playground. I thought a combination of several would be good to conceptual the sculpture.

And there was a third one I can't find my own notes.

Thank you.

Okay. Good. All right.

Let's go to

So yes, just to echo what some other people said, I think the

I'm not sure as a community garden should
kenneth hollenbeck: Be a third of the open space. I'll just, it seems like the lawn area should be pushed into that i.i would

1415****594: garden space.

kenneth hollenbeck: You know, I would cut the community.

1415****594: I really like the idea of the

kenneth hollenbeck: In half, at least, and certainly no fencing around it.

jon: Around the orchard.

kenneth hollenbeck: I mean, I could see fencing.

kenneth hollenbeck: In you know I AGREE WITH JOHN I don't understand why you need a fence.

jon: Around the orchard.

kenneth hollenbeck: The trees, initially you know

kenneth hollenbeck: The individual trees.

kenneth hollenbeck: Was

kenneth hollenbeck: The fence off the holly area, it just

kenneth hollenbeck: doesn't make a lot of sense to me.
kenneth hollenbeck: It would be nice. I think you brought by the pavilion, there were to be a space little pad, you know, for a food truck.

kenneth hollenbeck: To pull in there. I think, you know, a lot of times I know it you know it's sunny side park you get parents at hang out there all day, it'd be great if they could pop over and grab coffee or, you know, snacks for their kids. I think places that do have access to food tend to get a lot more use.

Wendy Mok: And the lawn area is flat.

Okay, thanks.

kenneth hollenbeck: The only one other thing I mentioned and time again to give back. So we're all sort of sift bailing it after seeing this, you know, the presentation for 20 minutes. It'd be nice if we could get presentation a little ahead of time. So we can process it.
kenneth hollenbeck: Before giving comments on
kenneth hollenbeck: The top like this. Thank you.
jon: Okay.
jon: Also from sunny said, let's do a Stephen Martin. How about you next
Stephen Martin-Pinto, West of Twin Peaks Central Council: All right, I kind of joined late. I didn't really see a whole lot of the presentation, but I'm just kind of commenting on what I gathered so far. I think having a nice long spaces, not a bad idea at all.
Stephen Martin-Pinto, West of Twin Peaks Central Council: And you could mitigate
Stephen Martin-Pinto, West of Twin Peaks Central Council: The water usage by using reclaimed water that that's an option.
Stephen Martin-Pinto, West of Twin Peaks Central Council: I heard talks of an orchard and a native playing card and it setting. It's a great idea. Then there's also things we can do to kind of make the whole development.
Stephen Martin-Pinto, West of Twin Peaks Central Council: Project look a little bit more Park life without the open space. I mean, some things we can do to maybe instead of asphalt industries, maybe, maybe make some kind of brick or mosaic or something like that, even though it's not part of the part that makes it just
Stephen Martin-Pinto, West of Twin Peaks Central Council: Little things like that that make it more attractive. I can go a long way. So I
jon: Think you
jon: Is we figured out how to unmute header. That's the one with a phone number, I believe.

jon: Is she, I don't think she's muted her own phone. I think that she's muted from

Leslie Valencia she/her (SF Planning): One that ends in five nine for

jon: The. I think that's it. Yes, I think that's Heather.

Leslie Valencia she/her (SF Planning): I can do that.

Bob Hermann: I like the terrorists idea. I like the flat lawn was

1415****594: Hold on you, but I've already talked again.

Bob Hermann: A

Bob Hermann: Park residents.

Bob Hermann: I like the terrorists idea. I like the flat lawn was

1415****892: No sense

Bob Hermann: I do have concerns that

Bob Hermann: I have fruit trees on my own property and

Bob Hermann: They attract rodents and you got to just be careful with maintenance. So that's something just for consideration.

Bob Hermann: The one thing I would ask, and I know this is the
controversial piece is the children's very love the playground idea
love having kids love an area for kids, but most parks that I know,
including in Glen Park Canyon, where the children's area is
specifically you have a defense.

Bob Hermann: And that is to protect the children from, you know,
having the parents in there with the kids is cool but attracting
people that shouldn't be in there with kids is something we should
consider. So in that case, I think we might want to have fences around
that area.

Bob Hermann: But keeping a flat lawn open

Bob Hermann: Is perfect. And that's, that's it.

Thank you.

jon: Okay.

jon: Hang on one second. We sitting my timer.

jon: Jennifer hedgie. How about you.

Ann Mongan: Hi everyone.

Ann Mongan: Exercise very reminiscent of

Ann Mongan: Me asking my son. If you want to brush his teeth word Lou
toothbrush toothbrush tonight. It's very much a distraction.

Ann Mongan: From the really important
Ann Mongan: Question that Michael race.

Ann Mongan: And I'm really happy that

Ann Mongan: You know he's speaking for all of us.

Ann Mongan: I think that, you know, everything that needs to be saying has already beside you. So I don't need to repeat them, but I wanted to Apple with the question that Michael has raised a really important for us to have a resident of the Westwood partners. We really like them to the answer.

jon: That's all. Okay, thank you.

jon: Stopping the timer.

jon: Is there anybody else that would like to spell, Jennifer, are you still there.

1415****892: Currently unmuted Jennifer

jon: Jennifer.

Welcome back to Jennifer

1415****892: Thank you.

1415****892: In your project and I am pretty much again stairs, because
Older people have trouble versus and you remember this was a rolling neighborhood rolling hills side.

I am also a gardener and I didn't warn you, you have a role to be content with say eat audio carrots and all your stuff strawberries.

A six foot fence should be a mesh fence as the sun comes through. It's difficult to grow anything in this area because in some times when something's ripen is all foggy here and that dish avocado trees become very big and very peculiar. So I have a female and the male tree. So if you plant a tree and no female free, you will never get any fruit.

So become shoes.

And think a playground would be wonderful copy. Nice.

jon: Ahead. Is that was that.

jon: Was that

jon: I'm sorry.

jon: Why don't you go ahead, since you're on.

jon: Why don't you go ahead, since you're on.
Clm: Thank you. I really noticed, since the pandemic has started. So many people are out and around much more on scooters, bicycles, etc. There's a huge uptick in people owning dogs and walking dog. And I'm wondering what accommodations had been made for any dog play area since I expect them increasing our residents only cannot walk their dogs.

jon: Have we lost anybody that was here before Colm. Let me get this addressed.

Clm: Anybody address that.

jon: I would like to see, I would like to hear that addressed as well. But maybe we can come back to that.

jon: Well, go ahead. Is there anybody from the developer staff that could answer that dogs.

Wendy Mok: Um, I can, I can answer that. It's not designated. There are a few option that we can potentially integrate a dog park in the open space and it's not. There's one locations at this end of the West Street. It's one option located at this triangle open space here and there's one.
jon: option that we
jon: Can
Wendy Mok: Make somewhere here.
Wendy Mok: And the
Wendy Mok: Strategy that we we
Wendy Mok: Were suggesting right now is to
Wendy Mok: Not necessarily make a big gigantic
Wendy Mok: dog park but
Providing
jon: A
jon: Quiet area throughout the project so
Wendy Mok: There are locating these
Wendy Mok: Corners and in the middle of the open space.
jon: Okay, I think that's everybody. Whatever happened to Jennifer Peggy don't see her on the list anymore.
Leslie Valencia she/her (SF Planning): I also see Stephen Martin Chris Campbell and Roger
Jon: Wasn't that you just was that Christmas. Now this book.

Chris Campbell: Here.

Jon: Oh, go ahead. Chris

Chris Campbell: Can you hear me.

Jon: Yes. We hear you. Go ahead.

Chris Campbell: Can you hear me.

Jon: Yes, I can hear you.

Jon: I hear you.

Chris Campbell: I agree with

Chris Campbell: The comments. I live in western

RogerUnderhill: Park right up the street.

Jon: Okay, looks like you

Chris Campbell: Voice. I didn't consume in this area.

Chris Campbell: Would be problematic because if we're trying to develop a sense of

Chris Campbell: Community, there were creating all of these separate areas that are intended for individuals type juices. Although community gardens are very good and really helped to
jon: Develop

Chris Campbell: A sense of space and place and teach people about growing food and closing that for individuals who

Chris Campbell: Have registered and has a space there you're limiting space for other people and you're not opening it up as much

Chris Campbell: I think there's a way that the habitat garden could focus on having that same type of component where people are gardening for wildlife and part of the habitat garden could also include beneficial plants that would attract insect butterflies.

Bees.

Chris Campbell: And ideally, I think with the

jon: Orchard as well. I think there's

Chris Campbell: A way that that could be incorporated into the overall design of the habitat garden that

jon: Not just be a separate elements.

Chris Campbell: In fencing the orchard. Sounds like a bad idea. I agree with by Thurman fencing the playground seems

Chris Campbell: Like a very good idea but too much fencing through the space is so small. And if we're trying to encourage

jon: Okay, thank you. I have a text and a message here saying that Jennifer is muted at the phone number, ending with 846 if somebody could unmute her
jon: I can see her on the list.

jon: It's the, what is the little icon is the number one and it's the book the phone number that starts with 415 and ends with 846

jon: I think she's muted on our end

1415****846: This is Jennifer, can you hear me.

jon: Yes. We hear you.

1415****846: Oh, sorry. I

1415****846: Just wanted to say, I'd love to see a pathway through the habitat plants garden with benches in place of the vegetable community gardens vegetable community gardens are normally great, but in this place, this

1415****846: Area where you want people to be able to move along for a little bit of a distance, it would be really great to just make the habitat plants part of that and have some benches there.

1415****846: And I also wanted to ask what play area will be around the childcare area. I thought there would be something there for children over closer to the PC ladders. Thank you.

jon: Okay.

jon: Let me just turn off the timer.

jon: That all the speakers. Is there anybody else seal em for that Roger Underhill did we hear from you already. Yes, we did.

rogerunderhill: No.
rogerunderhill: I was just kind of come in my head heights, but I just want to say, I think the community gardens.
rogerunderhill: Provide good opportunity for people, especially those some of those residents to have that kind of access because it's so hard to grow things. And while the other community gardens filled up. So, and there are also ways to protect against
rogerunderhill: With individual clients I do some of that myself with my own gardening and for the fruit trees. To me, I like that word should idea and also with fruit trees. You can graph for
rogerunderhill: Multiple types through
rogerunderhill: Which I mentioned in the chat. Also, so there are a lot of different opportunities there. So I just wanted to mention those a couple of things. Thank you.
jon: Okay, thank you. Is there anybody I've missed
jon: That there isn't. I think I've got I think we've got everybody
jon: All right, let's do
jon: What was the question that Jennifer had a moment ago. Does anybody remember
1415****846: Yes. Can you hear me now. Yes, I'm sorry I
1415****846: Guess.

1415****846: Okay, there's some background thing. I don't know what's going on. But I asked about the play area that's in the air. Okay.

1415****846: Thanks.

Wendy Mok: Yes. And we don't, we're not presenting the this this space. Oh, actually, maybe I can share my screen.

Wendy Mok: This area. If you see my cursor. That's the childcare and currently we do have designating offense nature place space in this area. We call this exploratory space, which will

Wendy Mok: Which has not really built

Wendy Mok: In play

Wendy Mok: Equipment, but more like

Wendy Mok: To play with darts and tweaks and Roxanne more naturalistic play area in this song.

jon: Yes.

jon: Okay, let's do a quick round of the committee if anybody has any responses. Let's try and keep it on topic. Michael errands.

Michael Ahrens: I have nothing further add but I just like me to the developers to answer the many questions as members of the committee. And so that's all I have to say as I'd like to hear from the developers responses to the various questions that are posed.
And I do of course support Laura and thinking that the open areas to speak to a dance. I support Jonathan saying that there should be a bigger one area and I see Martin Pinto saying this, this whole parish be more park like. Because it seems like everything is good. Yes. That’s my phone. Okay, Amy. Okay, Maurice. Just wanted to elaborate on the design earlier that I did like I would like to see more of a conventional design for, I guess, the great concourse. I like that better. I think what concerns me is at City College. They have some buildings right behind the health center that are resting way so I think. The neighborhood residents should definitely have a say in what they want and also
Maurice Rivers: Be cognizant that sunny side is very windy and foggy. So whatever design is there that it should definitely be a little bit more

jon: Designed to

Consideration

jon: Okay.

jon: Mark

Mark Tang: Yeah, I just have one additional comment. I didn't mention earlier. And that's just if we could look out for the cost of maintenance because

Mark Tang: We're all designing this for we're not the residents that live in there and presumably the HOA or apartments or pizza.

Mark Tang: That should be something pretty important we consider when developing this out.

jon: Okay.

jon: That was Mark Okay, Peter.

Peter Tham: Yeah, I don't think I really want to add it just to

Peter Tham: Kind of echo what everyone just kind of looking for, which is a lot of practicality of the design and the
Peter Tham: And I think trying to create a space that will allow us much use as possible for everyone in the community and not limit anyone's access.

jon: Okay. And I guess I'll talk. I have a few things.

jon: We mentioned dogs. One of the great things that people like to do when they go to dog owners like to do when they go to the park is not just run their dogs and give them exercise, but

jon: In terms of just how you create a sense of community. I think the park is what is central to that. And I think that's what I really want in this neighborhood is to have

jon: A real sense of community and and any way that we can have it. You know, I guess, determined to get the doc community together and the community together and the parents community together enabled who can foster a sense of community would be great.

jon: Somebody I think it was Harry on the chat. Just, I didn't see everybody's chats. So if anybody sees any of them, let me know.

jon: But he mentioned lighting and that's important to me also unity Plaza.

jon: Has some good lighting in it, but other parts of it or not. I don't like the floor lighting along the underneath dimensions that unity plaza it shines in your eyes.

jon: And I think a lot of thought needs to be going needs to go into the nighttime lighting and a way that somehow lighting the area that
doesn't have a lot of glare lights. Well, but doesn't flood the area with light because it is somebody is the front yard have a lot of people.

jon: So lighting. I like to hear more about how we can design that.

jon: We were not talking about that tonight is that part of the agenda. It's one of the open spaces.

jon: I'd like to hear a little bit more about the the PC area and how we're going to use that or not use it.

jon: The, the area around the orchard is a great idea and concept, but maybe it could just be a forest and then wouldn't have to be fenced I like the idea of trees and

jon: Maybe trees without apples on them or without avocados, you know, if we could just have a tree, an area that's not fenced and people could sit in the shade. There are times maybe when you do one shade in this neighborhood and

jon: That would be a way to dispense with some of the fences that we've been talking about. I also like Jennifer hickey's idea if we're going to have a fenced off area in the area where the

jon: What are we calling it the

jon: The habitat area if there's some way that you could wind your way through it without disturbing a pathway me this.

jon: Subtly fenced area that you could walk through it and be able to appreciate the growth without it being without trampling it. So I thought that was a good idea from Jennifer.
jon: I guess that's it. I'd like to hear more about the PC space as well. And I guess the other thing is that I was going to say is that the the plate the playground and the

jon: The areas that definitely have to be finished that the Community Garden is the community garden actually have to be in this area, there are going to be some privately opens some private open spaces as well in this area and the project.

jon: Is it possible to to put I think a community garden is really important. We should have one. But could it be in a different part of the project, the different part of the space so it wouldn't. So we'd have more lawn space for self, self.

jon: There's any responses from the developer staff like to hear and if anybody wants to read reiterate when any other questions, so that they get answered, that would be great.

Kearstin (BRIDGE HOUSING): Look, sorry everyone trying to get my computer back on for you. This is Kirsten from development team, a lot of really great questions and discussion.

Kearstin (BRIDGE HOUSING): I can summarize a handful of those comments. I think one thing I want to get off and get clear right off the bat. We started just with a big part of my

Kearstin (BRIDGE HOUSING): PC Park other open spaces are part of a plan to you tonight.

Kearstin (BRIDGE HOUSING): And will certainly come back.
Kearstin (BRIDGE HOUSING): One. So, just to get that point across.
01:32:58.710 --> 01:33:16.140
Kearstin (BRIDGE HOUSING): Um, and then I think you know Mike asked for some refinements on our timing or any information on will certainly keep you guys up to date one point I wanted to make really clear, is we know that it will take us at least 18 to 24 months to start construction. So it there is at least us
01:33:16.530 --> 01:33:19.080
Kearstin (BRIDGE HOUSING): An inside date. We don't know what the outside data is is Joe
01:33:19.080 --> 01:33:20.970
Kearstin (BRIDGE HOUSING): Will actually get that delivered
Kearstin (BRIDGE HOUSING): And then in terms of all the open space ideas. I don't think you want my answer. I think you want our design team and our development and all of us coordinated together to
01:33:31.590 --> 01:33:36.600
Kearstin (BRIDGE HOUSING): To really come back with a comprehensive piece. And that's why we came here today to kind of hear your questions.
01:33:36.960 --> 01:34:01.860
Kearstin (BRIDGE HOUSING): Get the themes really narrow because we were kind of blue sky when we looked at the park right now. And I think we got some really clear information and some good inspiration for what to bring back
01:34:01.890 --> 01:34:22.680
Kearstin (BRIDGE HOUSING): And then, you know, conflicts in the space
01:34:13.080 --> 01:34:22.680
Kearstin (BRIDGE HOUSING): I do want to say that this park while while we will maintain operations of it. The city will definitely review it and make sure we meet some
01:34:13.080 --> 01:34:16.770
1415****892: basic operations and stick
01:34:01.890 --> 01:34:12.450
Kearstin (BRIDGE HOUSING): You know standards. So things like child safe planning for the playground and making sure the kids can't run out into the streets and things like that will absolutely be part of the city's review as well as our own review.
01:34:13.080 --> 01:34:22.680
that create maintenance issues will be something that we're very concerned about both for an operation side but also Park rack.

01:34:22.710 --> 01:34:23.640
Kearstin (BRIDGE HOUSING): For their own

01:34:24.510 --> 01:34:28.200
Kearstin (BRIDGE HOUSING): Potential operations. So all that to say

01:34:28.950 --> 01:34:30.810
Kearstin (BRIDGE HOUSING): This meeting went really well.

01:34:30.900 --> 01:34:35.610
Kearstin (BRIDGE HOUSING): I feel like we got some really clear and good information from all of you and

01:34:35.850 --> 01:34:37.440
1415****892: We also have a lot of work to

01:34:37.440 --> 01:34:49.140
Kearstin (BRIDGE HOUSING): Do and we heard that loud and clear. There were some questions about lighting other other pieces that we just really haven't even started to scratch the surface on so we will certainly come back to this group.

01:35:02.190 --> 01:35:12.840
Kearstin (BRIDGE HOUSING): On the park itself in the coming. I don't actually maybe Leonora now I don't actually know our schedule off the top of my head, but I know that we're back every couple months on different topics and

01:35:01.080 --> 01:35:01.080
Kearstin (BRIDGE HOUSING): At each of those meetings, Nora or myself or someone from our team will be there to provide updates on where we are both on the development schedule and the designed specifically for the park in the buildings.

01:35:13.590 --> 01:35:23.790
Kearstin (BRIDGE HOUSING): If there was like some burning question that I absolutely miss them. Happy to take that I know you guys still have some other items on your agenda tonight and it's 740 so let me know.

01:35:02.190 --> 01:35:12.840
Kearstin (BRIDGE HOUSING): If there was like some burning question that I absolutely miss them. Happy to take that I know you guys still have some other items on your agenda tonight and it's 740 so let me know.

01:35:26.190 --> 01:35:32.910
jon: Okay. Yeah, I think that's great. I think we'll move on to the next. Thank you very much. A really good presentation that I realized we were just starting out on this.
jon: And really expect to hear you hear from you in the future and maybe figure out how to integrate that all these different elements into one coherent.

jon: Plan that will actually work for all of us.

Kearstin (BRIDGE HOUSING): Thank you, everybody.

jon: Yeah, thank you.

jon: I'm told that when I'm not muted I there's a loud noise that comes from my microphone so I have turned my voice down a little bit and hopefully it's better now. So let me know if it in the chat if it's still a problem.

jon: The next thing is I have been chair of this committee for a long time and it's time to have a an election. I'm happy to continue. However, if there's anybody else who would like to be even a little bit lower. It would be nice. I hear. Okay, let me do that I'll get it after I finished this uh

jon: Anyway, if there's anybody who would like to nominate anybody. We're going to nominate and vote on people to run for for chair and CO chair of the committee. Right now, we have no co chair since Robert MEAL MEAL about her left the committee. So are there any

jon: nominations for. Let's start with chair.

jon: If anybody has

Michael Ahrens: Well john. Thank you.

jon: Thank you. Okay, anybody else.
Amy O'Hair: I'll second thought.

jon: All right, is there anybody else that would like to

Michael Ahrens: Months well

Michael Ahrens: That is not certain in my mind john

Michael Ahrens: I think I know set in a year and we can talk about this later, but I'm not certain how long this

Michael Ahrens: We needed maybe needed longer

Michael Ahrens: Yeah, so I wouldn't say it's only a year because I thought this was a good meeting tonight. Get the input to the developers, but it may be longer than a year.

jon: Well, we'll have to re legislate that the time as well. I'm happy to serve. So let's go guys. All in favor of

Michael Ahrens: Ya I moved so I support you.

jon: Okay, well let's uh, let's do it by name. Michael errands with si, si, si
jon: Okay, Christine.

Christine Godinez: Yes.

Amy O'Hair: Amy Yes.

Maurice Rivers: Ethically, yes.

Mark Tang: Yes, for me, too.

jon: All right, Peter.

Peter Tham: Definitely yes.

jon: Then I guess I should have seen so okay that's that and CO chair anybody wanted it. Would anybody like to be culture. I'd like to, I can nominate anybody else to cheer. But I would suggest that Amy nominate herself.

Amy O'Hair: All right, I nominate myself for Vice Chair.

Michael Ahrens: Right here. Do that Amy I nominate you.

Okay.

Michael Ahrens: That's that's Palminteri you can't do that.
jon: All right. Anybody else would like would anybody else like to make this a competition.

01:38:43.650 --> 01:38:49.050
jon: All right. Alright, we have a we have an emotion in the second nomination in a second. So, Michael,

01:38:50.160 --> 01:38:50.610
1415****892: Yes.

01:38:52.020 --> 01:38:52.650
jon: Christine

01:38:55.470 --> 01:38:55.830
Christine Godinez: Yes.

01:38:56.190 --> 01:38:58.410
jon: So today, Amy doesn't vote on this and

01:38:59.490 --> 01:39:01.530
jon: I'm not gonna make you both Maurice

01:39:02.550 --> 01:39:03.060
Maurice Rivers: Yes.

01:39:03.990 --> 01:39:05.700
Mark Tang: Mark Yes.

01:39:06.120 --> 01:39:07.980
Peter Tham: Peter, yes.

01:39:08.280 --> 01:39:09.270
jon: And I vote yes

01:39:09.510 --> 01:39:10.230
1415****892: So,

jon: It's adopted or whatever.

jon: All right, that was easy easier than expected.

01:39:17.370 --> 01:39:20.430
jon: And now we need to have a discussion about the annual report.

jon: Every year around December, hopefully around December we
submitted an annual report to the Board of Supervisors.

jon: describing what last year has been like for the committee.

jon: I expect that we will probably include

jon: A description of each meeting and the it was at least one resolution about Ocean Avenue, that would have to be included as well as all the

jon: Numerous city approval actions and completion of project documents and site design and the public benefit package was completed so

jon: I expect all of that will be in the in the report, is there anybody anything else that I'm missing that anybody would like to have included in the report.

Michael Ahrens: Can you go over those items again for me.

jon: Well, a description of each meeting a quick one.

jon: The resolutions if there. I think there's at least one, maybe two.

jon: I also have all the approval actions from the Board of Supervisors in the planning commission in the

1415****892: Committee.

jon: For the supervisors, the

Committee's

jon: The completion of the project documents the site design.
jon: In the public benefits package.

Michael Ahrens: Well, I think there's one thing that's very crucial when the annual report, and I'm not certain. It has to be in December.

Michael Ahrens: As you and Robert worked a lot on the first report in the draft that goes shady what the ultimate draft final report was and it was a good one.

Michael Ahrens: But I think key to any annual report. Is the status of the development.

Michael Ahrens: And right now I have not heard. I mean, Christians get has given us the best report so far on the status and it's up in the air, especially because of code it.

Michael Ahrens: So I think before we give an annual report, we have to have a meeting where the developers directly address where they stand with whether this project is going to go forward this project, maybe a pipe dream.

Michael Ahrens: And maybe, especially because it coven so I got a we've got a lot of good answers tonight, especially from Kiersten.

Michael Ahrens: But I think before we do the annual report, we had a lot to have a meeting where the developer really comes to us and says, yes, we can get our financing yes this will go forward.

Michael Ahrens: And that's really key to me. And I think, to a lot of other members of the committee, so it doesn't have to be in December, you know, last time.

Michael Ahrens: We gave our first annual report three and a half to four years into our existence and it only says that on the first
anniversary, we

01:42:09.660 --> 01:42:20.010
Michael Ahrens: We have to give a report. So maybe that report is an early 2021. It doesn't have to be in December, even though our first report was December of last year.

01:42:20.700 --> 01:42:41.880
Michael Ahrens: So I suggest, my suggestion will be that we have a meeting, maybe in two months where the primary topic is talking to the developer and finding out is this project feasible willing go forward so that we can conclude a really true report that that's my thought one of my thoughts. Okay.

01:42:42.450 --> 01:42:47.520
jon: My understanding, and I could be wrong is my meeting. Okay, I, my understanding is that

01:42:48.540 --> 01:43:02.130
jon: And I like I said I could be wrong is that the bylaws say that we need to have a report every year we blew it. The first few years.

01:43:02.910 --> 01:43:15.570
jon: And it doesn't make sense that we actually delay it until sunset maybe unless we have a second report or an addendum to the first report in July of next year because we as we sense it

That will be included.

Michael Ahrens: I don't think we should delay until the sunset.

01:43:22.710 --> 01:43:23.100
Michael Ahrens: But I

01:43:24.300 --> 01:43:26.760
Michael Ahrens: And it's the first sunset.

01:43:28.290 --> 01:43:30.000
Michael Ahrens: This whole thing may be continued.

01:43:31.980 --> 01:43:35.370
Michael Ahrens: Yes, we're talking about what the playgrounds will
Michael Ahrens: What the open areas will look like.

Michael Ahrens: Without knowing whether we really have a project.

Michael Ahrens: Because as of coven the city of San Francisco has a $1.8 million dollar billion a billion or deficit problem.

Michael Ahrens: We are requiring them to do a lot of financing for the project. There's conditions to closing with the developer.

Michael Ahrens: And so I think really key to let the Board of Supervisors know is where does the developer stand.

Michael Ahrens: There's been Stefan is the only one who voted against the budget in the city of San Francisco. And one of the reasons was because it was dependent on sources of funding that weren't there.

Michael Ahrens: Where do you stand in your negotiations with your own. Where do you stand it in the cities of financing this project.

Michael Ahrens: And that should be part of our report.

Michael Ahrens: That should be part of the narrative of the report.

Michael Ahrens: And and the first record was in December, but the first meeting was an August. So this is all it says every year.
Michael Ahrens: So I say bye bye January, we should give a report, but I think by then maybe in early January mid January, we should have another meeting where we talk to the developers about whether there will be a project.

jon: Anybody else have any input about the new report.

jon: Okay, I think that's, I think, Michael has a good point and we should

jon: At least raise the question and maybe get an answer. Hopefully, so

jon: Okay, I guess.

jon: Is Oh I guess maybe we should go to public comment as anything that public needs to say about this.

Harry Bernstein: I'd say those perspicacious and he's looking out for the whole community as much as for the projects.

Harry Bernstein: I'd like to hear more of what he was talking about.

Harry Bernstein: When you

Harry Bernstein: Return to that subject, and I don't think the staff is going to know because it's really above their level.
Harry Bernstein: Thank you.

Hey,

jon: Whoever has the phone number, ending with 594 I think it needs to be unmuted on our end, there's a telephone connection.

jon: It's the phone number. There you go.

1415****594: I didn't, I didn't put this is Laura and I didn't put up my hand so I don't know why I'm asking me to unmute

Dark the by

jon: Stephen, did you have your hand up for this item or from before.

1415****594: I was born.

jon: Okay, your hand down, then please and Corey Smith. I know.

Corey Smith: Thanks john I'm

Corey Smith: Just in regards to the economic situation of the developer, just want to remind everybody that these projects are built out over a really long period of time and over, you know, full if not multiple economic cycles and

Corey Smith: You know, certainly think it's important for the project to make sure it is feasible that very much trust the team to continue to make sure it moves forward.
Corey Smith: Thank you. Okay.
jon: All right, and I will, I will say that that's it's mandated that the project does move forward by the the approval from the Board of Supervisors.
jon: Okay, so we'll take that under just under advisement. And we will produce a
jon: New report at least I'll just get the bear framework of it together. And we'll, we'll revisit it at the next meeting and and just see if
jon: Maybe I'll put something together and we will
jon: Discuss it at the next meeting.
jon: And find out how how people think about it at that point.
Michael Ahrens: John you say it's mandated project go forward. But if the conditions the closing don't happen project will not go forward.
Michael Ahrens: Yeah. You agree with me on
jon: I, I don't know, it sounds reasonable.
Michael Ahrens: I just don't know. That's what the documents say there's a closing both of the purchase agreement and of everything else. So, in the event that those conditions don't happen either the developer can walk or they can sell the project with somebody
Michael Ahrens: Else. That's what the documents say
jon: Definitely something that should be in the annual report.
jon: We should definitely
917
jon: economic conditions should be definitely a part of the of the
918
Michael Ahrens: Reporting draft an annual report.
919
01:48:29.160 --> 01:48:29.520
1415****892: Now,
920
01:48:30.000 --> 01:48:31.680
Michael Ahrens: So you know the answer to those questions.
921
01:48:31.860 --> 01:48:34.200
Michael Ahrens: So I'm further suggesting that we have a meeting.
922
01:48:34.470 --> 01:48:43.440
Michael Ahrens: Where the developer addresses that are so important to
to to Westwood Park to Sunnyside to equal side. Is there going to be a
development.
923
01:48:44.190 --> 01:48:55.110
Michael Ahrens: Because people are trying to plan their lives and they
want to know. Will they have a development. And so I suggested mid
January, we have a meeting and then we have report after that meeting.
924
01:48:56.580 --> 01:48:58.470
jon: Okay. All right, we will
925
01:48:59.940 --> 01:49:03.510
jon: Will I don't know how to is that emotion. I'm not sure how we do
that.
926
01:49:03.870 --> 01:49:11.910
Michael Ahrens: Oh, yes, yes. We. Somebody sold from the city. We
ought to have quarterly Mannix I think we meeting a mid January.
927
01:49:12.150 --> 01:49:13.680
Michael Ahrens: To talk questions that I've
928
01:49:17.580 --> 01:49:18.060
jon: Been meeting.
929
01:49:18.480 --> 01:49:22.260
Michael Ahrens: I said, I think the developers and and Kiersten
930
01:49:22.920 --> 01:49:25.440
Michael Ahrens: Gardening questions but we

jon: Okay, so you're putting forth on the floor emotion that we will delay the

Michael Ahrens: You find your

You're not delaying

Michael Ahrens: The final annual report was sent in April of this year.

It was drafted.

Michael Ahrens: In December of last year.

Michael Ahrens: And some sent to the Board of Supervisors.

Michael Ahrens: I think lay. I think the, I think you'll agree with me was sent in March or April. So I think we have plenty of time.

jon: That's fine. I just want to hear what your what your emotion is that

Michael Ahrens: By emotion is that we can. We have a meeting sometime
In January.

Michael Ahrens: With the developer to address the timing of the project.

jon: Okay, economic visibility.

Is there a second

jon: Anybody want a second that I can't as the chair.

Michael Ahrens: Nobody wants to address this important issues.

Amy O'Hair: If I can speak briefly.

Amy O'Hair: I would say we, I would like to see these two items disengaged. I don't think the annual report should be contingent upon the meeting that you're proposing, we can do an annual report, which reflects what has happened.

Amy O'Hair: without necessarily having the having completed the meeting to address your concerns about the financing.

Michael Ahrens: I agree with you. The enter orders probably

Michael Ahrens: April of

Michael Ahrens: Next year, because the

Michael Ahrens: First one was really sent in April of this year.

Michael Ahrens: So that's
Michael Ahrens: That should be separated. You’re right.

01:51:10.860 --> 01:51:10.980
Michael Ahrens: The

01:51:11.700 --> 01:51:15.900
Michael Ahrens: Ocean is I think our next meeting. The only emotion is

Michael Ahrens: In sometime in

01:51:17.970 --> 01:51:24.090
Michael Ahrens: January, not three months away where we asked the
developer to update us on the economic reasons.

01:51:25.380 --> 01:51:25.710
jon: Okay.

Mark Tang: We can read emotion because john has chair you set the
agenda as

01:51:32.370 --> 01:51:40.590
jon: Well, the agenda, we don't need a motion for that. But the just
the, on the, on the annual report to delay the annual report.

01:51:41.040 --> 01:51:44.400
jon: I guess everybody else wants to talk about it. I don't know if it
actually doesn't need to be a

01:51:44.970 --> 01:51:48.390
jon: Formal motion that gets voted on, but I like to get everybody's
opinion.

01:51:51.990 --> 01:51:54.840
Michael Ahrens: I'm not addressing the report now all I'm saying is

01:51:55.410 --> 01:51:55.740
Michael Ahrens: That

01:51:56.070 --> 01:52:00.660
Michael Ahrens: You should wait three months for our next meeting. I
think we should have a meeting, which is to

01:52:01.410 --> 01:52:06.900
jon: Write the thing on the agenda right now with the new reports that
we're going to delay that until after the next meeting is that, what
would you like to

Michael Ahrens: End reporters do and leave when, when do we formally filed the last report, you know, I think it was April, wasn't it, March or April.

Leigh Lutenski: And it might have been officially. I think the meeting in which it was finally decided was in January or February of last year and then officially filed. What did happen on a delay.

Leigh Lutenski: But to Mike's point about the meeting cadence. I'm happy to follow up with John and all the Members offline to schedule dates for the subsequent meetings.

Michael Ahrens: We can discuss why we don't need a formal motion. But my point is at the next meeting, I'd like to address these issues.

jon: Okay, and I will at least get the bear framework of this annual report going and we will discuss further the economic questions surrounding the feasibility of the project.

jon: Okay.

jon: That concludes item five.

jon: And

jon: General public comment items that were not on the agenda.

jon: Is any, Anybody have any particular

jon: If you, if your hand is still raised from before. Please pull it down and

jon: I see can hollenbeck houses hit
kenneth hollenbeck: Oh yeah, actually this was covered. I just wanted to thank Wendy for the presentation. I know one of the things about you know the whole process is you get community feedback and
kenneth hollenbeck: You get 100 opinions of what should be done and you know there was a lot for her to try to squeeze into the design, you know, I mean, I want a Bochy ball court. I want to kids playground, I want an open space.
kenneth hollenbeck: And So I know she had to take all that into consideration. I just hope you know she got a lot of feedback. I hope it didn't come off as all negative and
kenneth hollenbeck: You know, we're trying to be constructive and I think she did get some good feedback, but I, you know, overall I think she did a great job with it. I just wanted to say thank you for that.
Nora Collins: Thanks. Can I know when he had to hop off but I I know we're talking afterwards and we appreciate all the feedback we got today. So thank you.
Leigh Lutenski: John you're on mute, but I do see one final hand up. I think with the phone number, ending in 594
jon: That's what I was just saying if you could go
jon: Go and I was going to turn my sound down
1415****594: Hi, this is Laura again from much would park and and hey, can you hear me.
1415****594: Can you hear me yes we can use
1415****594: This is long from Westwood parky hear me.

1415****594: Can you hear me.

1415****594: Okay, I'm sorry.

1415****594: I just wanted to make one point I've been trying to get a little information from the city still about something really still bothers me. I the

1415****594: The, the purchase price of the land still seems really role in my mind and and some people I've talked to. It also seems really low, and that there's no public document or you can see how they came up with their prey.

1415****594: Or or anything that would help make that clear to us. So I was wondering if there's any any

1415****594: The person I should call or, or have they finally

1415****594: Made that document available the PC. The audit the internal audit because they didn't do an independent audit and if you have any information about that.

Leigh Lutenski: I'm happy to email you the documents.

Leigh Lutenski: Information, you're looking for. If you want to reach out to the br CAC email address.

Leigh Lutenski: It's right on our website BRCA see at SF gov.org I can just reply to that. And Leslie, just put the email address in the chat so you can find it there.
Leigh Lutenski: They're very large doc.

Michael Ahrens: I think I can answer your question.

Michael Ahrens: The responses that I objected Westwood Park objected to the valuation $11.4 million and we were told, and it is the law that we cannot see the actual appraisal.

Michael Ahrens: We got a summary of the appraisal and objected to the evaluation and one out of the supervisors agreed with our position and voted not to approve the sale, but the actual appraisal is not available for the general public and

Michael Ahrens: There's reasons for that. But that's part of the legislation of the city of San Francisco.

Michael Ahrens: But 11.4 seem to us to be extremely low. It's probably the true value is more like 150 Million Dollars, But. The Board of Supervisors did not agree with Westwood Park.

Michael Ahrens: And approve the sale with one Gordon Moore objecting saying that the valuation was much too low, but that's behind us. The, the, the transaction has been approved. It's and so I hope that answers your question.

Jon: No, I just, I realized, is there anybody else who would like to speak in general public comment on items that were not on the agenda.

Jon: Harry. Did you still have though you pulled your Harry. Are you still have your hand up from before.
Harry Bernstein: No, this is

Harry Bernstein: This is the other hand

jon: Okay, go ahead.

Harry Bernstein: I would say just following up on what people were just talking about one of the current topics around is

Harry Bernstein: Having to do with one of the city college projects.

Harry Bernstein: If you take what Michael just said about the possible value of this property, you know, the thought was well if they got the full money for it, then they would not have been able to afford

Harry Bernstein: As much discount units and things like that. But the PUC is also asking for

Harry Bernstein: You know 3034 and a half million dollars for another PC project in the southeast area.

Harry Bernstein: Evans.

Harry Bernstein: Technically, they should probably be building it themselves. This is an education project, but they're having City College build it. So on the one hand, they get a very low price low input from

Harry Bernstein: The developer here and then they get extra money that maybe they shouldn't be getting

Harry Bernstein: At that other end and they were happening. You know, like, one month apart. So it's just an interesting juxtaposition to see this play out and
Harry Bernstein: If you talk to some of these supervisors and some people will say, you know, mixing apples and oranges, but it's still a fruit salad. So just something to keep in mind.

Theo: Alright, so, um, so I think something. Keep in mind with this, even with this coded thing that this project, still has the central purpose of we are in this housing crisis and we need more housing. Even with that, I think it's easy to lose sight of that, like, get used to being an awful conditions, but now with the CO bid I'm hearing of people like crowded 11 people and one bathroom right now be now able to expand out into, like, so these families will have

Theo: Are able to move into newly deserted units, but our city is still essentially fully occupied and we still need a lot more housing, especially over the coming years as the economic recovery. I don't want to come back to such high overcrowding. So, this project is still a central right. Thank you.

jon: Okay.

jon: Think that's all the hands. I see.

jon: With that, I guess, is there anything anybody wants to say in closing from the committee.

jon: Just before I close the meeting.

jon: Okay. In that case, the meeting is adjourned. Good meeting everybody
Thank you, everybody.