Alice Griffith Design Charrette Summary

Date: May 14-18, 2012

Location: Bret Harte Elementary School and the Alice Griffith Opportunity Center

Project Leadership

McCormack Baron Salazar; Lennar Community Development; Torti Gallas and Partners, Inc.; Urban Strategies

Participating Stakeholders

Alice Griffith Residents; Bayview Merchants’ Association; Best4Job Training; Bret Harte Elementary School; FranDelJA Enrichment Center; Hunter’s Point Family; Infrastructure Development and Acquisition Task Force; Mayor’s Office of Housing and Community Development; Mayor’s Office of Disability; Office of Community Investment and Infrastructure; Reverend Walker and Tabernacle Church; San Francisco Housing Development Corp; San Francisco Housing Authority; San Francisco Police Department; San Francisco County Department of Public Works; San Francisco County Sheriff ‘s Department; San Francisco County District Attorney’s Office; San Francisco County Department of Children and their Families

Design Charrette Activities

The development and architecture team gathered in San Francisco in May 2012 for a week-long community workshop with stakeholders, residents, community members, and city agencies. During this workshop, the Design Team –

- Educated residents on how the increased density and mix of income levels will impact the neighborhood,
- Took residents on a tour of recent affordable housing developments in San Francisco with similar housing densities to that proposed,
- Discussed the amenities and design features that residents would like to see included in their neighborhood and homes, and
- Presented and received input on design concepts for the new buildings and open spaces.

Stakeholder Feedback

During these meetings, stakeholders expressed both their concerns and hopes for neighborhood redevelopment, emphasizing the need for -

- Safety and security
- Access to transit, social services, and jobs
- Community open spaces for all ages with play areas for children, sport courts for youth, etc.
- Childhood daycare center
• Community garden
• Jobs/training center
• Good handicap access to units
• Large units and large bedrooms
• Phasing that minimizes disruption to residents and coordinates expanded transit service with redevelopment.

Charrette Results

-Based on stakeholder feedback and the design standards and guidelines in the D4D plan, the Design Team developed a revised site plan that strategically locates the replacement affordable housing on seven blocks, the majority of which front a new central park. The site plan illustrates the building configuration for the seven blocks of affordable housing. Blocks 2 and 4 will be constructed during the first phase of redevelopment with inviting frontages and facades oriented toward the central park. The Design Team developed a variety of unit types and sizes to suit a diversity of resident preferences, ranging from one bedroom flats to five-bedroom townhomes.

The units offer the following key design features:
• Full size in unit washer and dryer for accessible 2 bedroom and all 3, 4, and 5 bedroom units
• Dishwasher
• Fill size refrigerator
• Spacious fully accessible bathrooms for all flat units
• Private bathrooms for all three and four bedrooms
• Spacious fully accessible kitchen for all the units
• Large windows
• Coat closet for two, three, and four-bedroom units
• Microwaves

Participation

-The opening public meeting included 23 participants with 15 of them residents of Alice Griffith. The closing public meeting included 71 participants with 52 of them residents of Alice Griffith. Over 100 residents and other stakeholders participated throughout the week with 35 joining the tour of other affordable developments in the City.

Additional public meetings were held between the charrette and the November 2013 Schematic Design submittal:
• 5/6/2013 – 50 Participants (33 Alice Griffith Residents)
• 6/3/2013 – 61 Participants (40 Alice Griffith Residents)
• 7/1/2013 – 53 Participants (42 Alice Griffith Residents)
• 8/5/2013 – 70 Participants (61 Alice Griffith Residents)
• 9/9/2013 – 36 Participants (27 Alice Griffith Residents)
• 10/24/2013 – CAC Housing Subcommittee
• 11/14/2013 – CAC Planning & Development Subcommittee
• 11/18/2013 – Full CAC meeting
Images from community meetings and tours with AG residents