

THE MASTER PLAN FOR

SUNNYDALE HOPE SF



Spring 2010



Mercy Housing
RELATED

**VAN METER
WILLIAMS
POLLACK** LLP

THE SUNNYDALE HOPE SF MASTER PLAN



Over the last year, Mercy Housing California and Related California have organized a community planning process with Sunnydale residents and neighbors to create a master plan for the development of Sunnydale into a new neighborhood. The result is a master plan for a neighborhood with new housing that improves the quality of residents' lives and brings new residents of different incomes, where there are new quality programs that enable youth and families to thrive and succeed, as well as new parks and green landscaping that will provide healthy places to play and to grow local produce.

Based on this vision, the master plan consists of:

- 1,700 **New** Public Housing replacement units, affordable rental **Apartment**s, and affordable and market rate **Homeownership**
- A new **“Life Center”** with early childhood education, arts and enrichment programs, and fitness facility for the entire neighborhood that will be located at Sunnydale Avenue and Hahn Street
- 6.4 acres of new **Parks & Playgrounds**, a community garden and a farmer's market
- 15,000 square feet or a city block of neighborhood serving **Retail** including a corner grocery, financial services, and healthy eating establishments
- 15,000 square feet of **Community Services** for seniors, and job training for youth and adults

The pictures you see in this booklet illustrate the ideas for the master plan. A diagram of the master plan for the site is on pages 10 and 11 (centerfold).

NEW HOUSING & MIXED INCOME COMMUNITY

All of the housing will be new construction and will be in buildings that are three to four stories tall. There will be a mix of one, two, three and four bedroom apartments, condominiums and townhomes. Each building will have secure outdoor space and parking for cars and bicycles for residents.

Approximately 1000 units will be affordable rental units for families and seniors and almost 700 units will be affordable and market rate homeownership units. The affordable rental units consist of public housing replacement units where residents pay 30% of their income for rent, and tax credit affordable apartments where rents are set so that they are affordable.



typical residential green street



building courtyard with tot lot



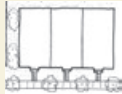
residential street Sunnydale Ave to McLaren park and golf course

BUILDING FORM, TYPE & DENSITY

VARIETY OF BUILDING POSSIBLE

Townhouse/Rowhouse

An attached, multistory, single family home (15-25 units/acre)



Stacked Flats

One-story apartments arranged one over another (25-35 units/acre)



Podium Building

A building with a parking garage below and residences or other uses above (40-45 units/acre)



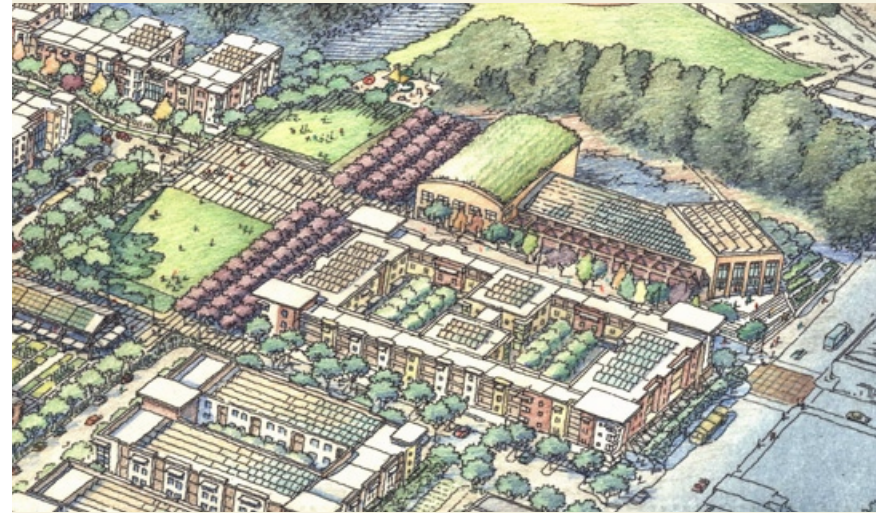
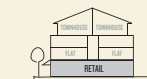
Corridor Building

An apartment building with units accessed from a central corridor (40-60 units/acre)

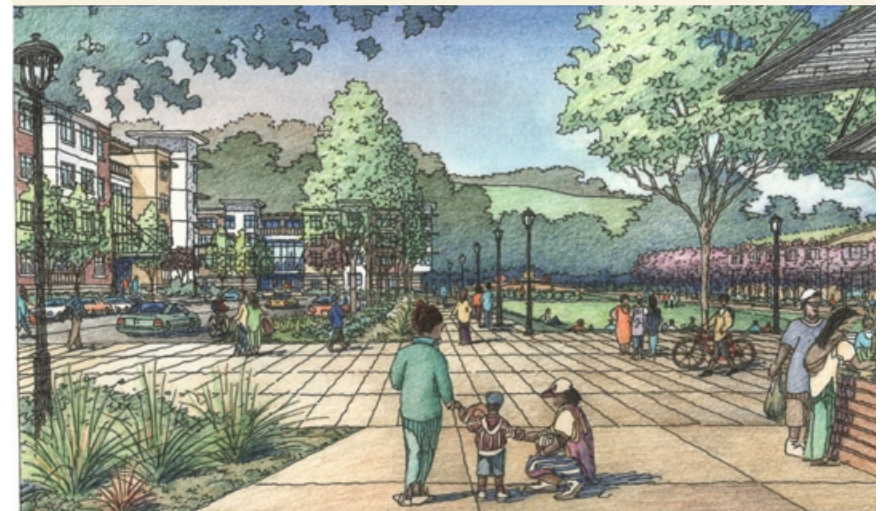


Mixed Use

Retail or public use on ground floor with housing above (50-80 units/acre)



aerial showing Life Center



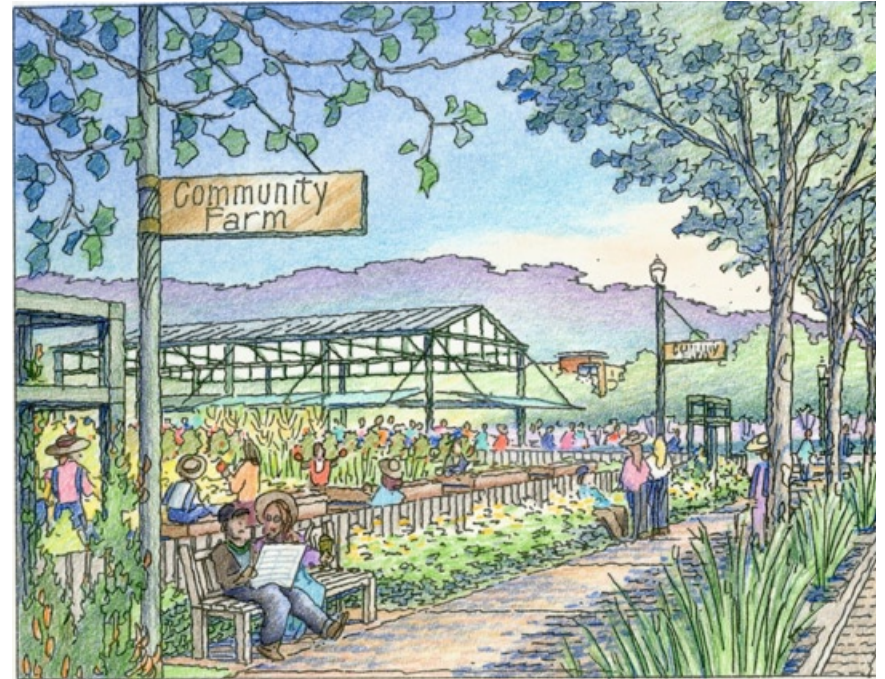
view from Pavillion to Central Park

A BEAUTIFUL, GREEN & HEALTHY COMMUNITY

The master plan is not just about new quality housing. It is also about new parks, programs and services for youth, families and seniors to create a healthy neighborhood.

The master plan includes a new “hub” for the entire neighborhood at Hahn and Sunnydale. A new community center will be built immediately adjacent to Herz Playground and Coffman Pool. It will include community programs such as early childhood education, and a fitness center and gymnasium.

Across the street on Sunnydale, additional space for community programs is planned in the ground floor of a new affordable apartment building for seniors. Neighborhood serving retail businesses will be recruited to locate here too, such as a corner grocery store, bank/ATM, cleaners and a café.



Community Garden, Pavilion & Park

gateway view of Community Center and mixed-use senior housing





CHILD DEVELOPMENT CENTER AND POTENTIAL COMMUNITY SERVICES

INTERNAL RESIDENTIAL COURTYARDS

OVERLOOK PARK WITH REC. HALL OR COMMUNITY SERVICES

"SKINNY" PEDESTRIAN FOCUSED CENTRAL STREET

HILLSIDE POCKET PARK

PEDESTRIAN CONNECTION TO MCLAREN PARK

LEGEND

- STAND ALONE REC. / SERVICES BUILDING
- GROUND FLOOR COMMUNITY SERVICES
- GROUND FLOOR RETAIL
- RESIDENTIAL
- BUS STOP

"GREEN STREET" ALONG SUNNYDALE AVE.

HERZ PLAYGROUND "ACTIVE PARK"

COFFMAN POOL (EXISTING)

NEIGHBORHOOD COMMUNITY REC. / SERVICES CENTER (NEW)

SENIOR HOUSING WITH GROUND FLOOR RETAIL AND COMMUNITY SERVICES

COMMUNITY OPEN SPACE "NEIGHBORHOOD GREEN"

VEHICULAR CONNECTION TO SUNRISE WAY

"GREEN STREETS" ALONG SANTOS ST., BROOKDALE AVE. AND BLYTHEDALE AVE.

BUS STOPS

SITE STATISTICS

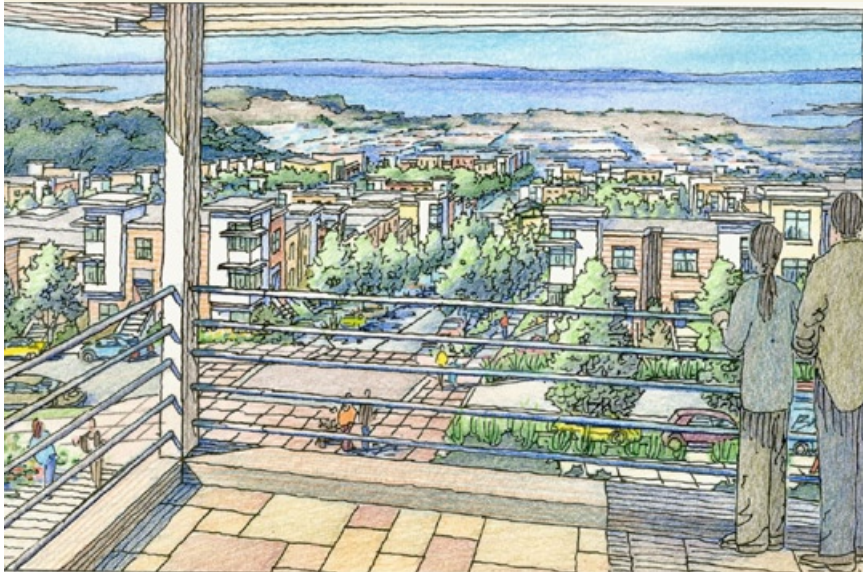
TOTAL SITE AREA:	48.8 acres
NEW & RECONFIGURED STREETS:	12.2 acres
DEVELOPMENT SITES:	30.0 acres
PARKS:	5.4 acres
SUNNYDALE AVE. LINEAR OPEN SPACE:	1.0 acres
COURTYARDS/ COMMON OPEN SPACE:	5.0 acres
TOTAL USABLE PARKS & OPEN SPACE:	11.4 acres

CONCEPT PLAN

SUNNYDALE HOPE SF

A BEAUTIFUL, GREEN & HEALTHY COMMUNITY

The master plan includes over 6 acres of 3 new parks, a community garden and an outdoor pavilion for a farmer's market. The parks will be designed for all ages, so that there are quiet places as well as active places for sports and gatherings. The parks will include edible landscaping, such as herbs and fruit trees.



view from Overlook Park



view of Hillside Pocket Park



view of Sunnydale Ave

A BEAUTIFUL, GREEN & HEALTHY COMMUNITY

Streets will be designed with plenty of street lights and beautiful landscaping and trees. The streets will be “green streets” in which the landscaping in the sidewalk is designed to collect the rainwater. This type of landscaping is called a “bioswale”. The rainwater will flow underneath the streets and stored in an underground cistern. This rainwater will be used to irrigate the parks, community garden, and street landscaping.



- Pipes
- Conveyance Bioswales
- Porous Pavement (slopes $\leq 7\%$)
- Raingardens

Option 2 - Greenstreet - Bioswales in Public Right of Way:

- Bioswales used to treat stormwater on private lots.
- Bioswales used in the right of way where grades allow.
- Porous pavement used in the sidewalks and parking areas of the public right of way where grades allow.

WHAT HAPPENS NOW?

The San Francisco Planning Department will evaluate the master plan to determine if there are any negative impacts to the environment, including air quality, traffic, and nature. This study will take at least a year.

Mercy Housing and Related California will continue to organize community planning meetings to discuss updates on the Planning Department's study, to design the parks and buildings and develop the details of the master plan. Your ideas and participation at these meetings is very important.

With these and other steps that are required, construction will not start for at least 3 years.



Central Greenway Alternative



Central Street



BUILDING COMMUNITY

Mercy Housing and Related California are organizing community building and leadership programs at Sunnydale, including:

- **Studio Mondays** in which young adults and children have written songs about their community and produced a CD
- Building **Youth Leadership** through a Youth Leadership Academy for Sunnydale teens to develop action plans to improve the community
- A **Youth Video Project** in which Sunnydale youth are documenting the history of the community
- An **Adult Leadership Program** in which leaders work on community issues that they identify

Contact Us and Get Involved

Mercy Housing California and Related California
1657 Sunnydale Avenue, San Francisco, CA 94134
(415) 452-9744 phone

*Jasmin Khabay, Community Liaison
JKhabay@MercyHousing.org*

*Tonja Boykin, Director of Neighborhood Initiatives
TBoykin@MercyHousing.org*

*Ramie Dare, Housing Developer
RDare@MercyHousing.org*

*Paul Lam, (415) 333-9956 for Cantonese speakers
PLam@MercyHousing.org*

WHAT IS HOPE SF?

Sunnydale is part of the City's HOPE SF Initiative to rebuild public housing in San Francisco into vibrant, thriving communities. These are the HOPE SF Principles:

1. **Ensure** no loss of public housing
2. **Create** an economically integrated community
3. **Maximize** the creation of new affordable housing
4. **Involve** residents in the highest levels of participation
5. **Provide** economic opportunities through the rebuilding process
6. **Integrate** the development of the community with neighborhood plans to improve the schools, parks and transportation
7. **Create** environmentally sustainable and accessible communities

Learn more by visiting:

www.hope-sf.org

*The Sunnydale HOPE SF Master Plan Architect is
Van Meter Williams Pollack, LLP*

*Renderings are by
Jeffrey Michael George: Illustration*