



Board of Directors

Long Term Planning Committee

Tuesday, March 3, 2015

PHCD Conference Room

Minutes

1. **Call to order:** Chair Lawrence Cappel, PhD, at 17:00.

Members present: Sarki Sarkisian, David Cropper, Ricardo Ortiz, Cameron Emmott, MD.

Others present: Pat Ryan, Cheryl Fama, and Ashley McDevitt

Guests: Joel Roos, and Prakash Pinto

Absent: Michael Brownrigg

2. **Approval of Minutes:** It was moved and seconded to approve minutes from January 6, 2015 as presented.
3. **February 3rd Open House Debrief:** All who attended reported the event was successful based on the number and broad range of stakeholders in attendance and the quality of engagement and questions.

4. **EIR Team-CEO Fama** commented the following consultants recommended by the project team and reviewed by this committee were approved by the Board at its February 6th meeting; launching sessions started immediately with:

- Civil Engineer-BKF
- Landscape Architect- Antonia Bava Associates
- Site Surveyor- Martin Ron Associates
- Traffic and Transportation Consultant- Fehr & Peers
- Community Relations and Outreach- Candace Hathaway

Mr. Roos projected an 18 month process from submittal in June 2015. By September 2016 PHCD will have established programs and design guidelines, and have completed the full environmental review. PHCD will then be ready to send RFP/RFQ's to potential development partners.

5. **Master Plan Development Progress Report: Prakash Pinto, Pinto & Partners**

- Walked through the visual aids developed for the public open house on 2/3/15.
- Noted proposed programs/services will continue to be refined as the EIR process moves forward. At this point, the numbers of units and types of senior services (I.e. SNF) that are put into the plan will be a maximum as determined by traffic analysis, the height of the buildings, parking requirements, and MPHS helipad impact.
- Reviewed proposed vehicle and pedestrian circulation, vehicle entrance/drop off points, open space areas (courtyards, therapy gardens and site landscape areas), and underground parking plans.
- Reported on several meetings with Community Gatepath to discuss integrating their programs into PHCD's "neighborhood". It was agreed to get a fresh appraisal to determine the land value.
- Commented on the sustainable components to be included: green roofs/photovoltaics, on-site storm water management, LEED gold standards, low VOC for interior materials, recycled materials, and LID drought tolerant plant materials. He noted the different components of

sustainability he is proposing will help alleviate some of the environmental impact of the heavy traffic flow to the site.

- Next Steps: refinement on the Master Plan and technical studies, survey and civil analysis, traffic analysis and study, and landscape and open space designs.

Mr. Roos commented further investigation of relocating the Hetch Hetchy pipe proved to be too costly and recommended that this possibility be abandoned. There was consensus to leave the pipe where it is.

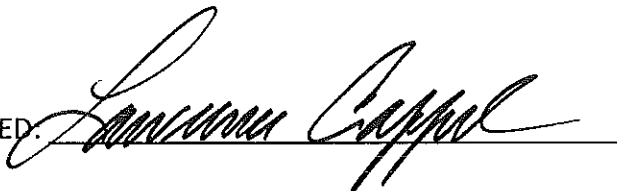
6. **Update on The Trousdale:** Mr. Roos noted the abatement and demolition are on schedule. 1600 Trousdale is expected to be demolished in mid-April.

7. **Adjournment:** The meeting was adjourned at 1815 hours.

Written and submitted by:

Ashley McDevitt, Community Outreach Coordinator

APPROVED.

A handwritten signature in black ink, appearing to read "Lawrence W. Cappel", written over a horizontal line.

Lawrence W. Cappel, PhD, Committee Chair