

1234 Great Highway

Community Meeting #3
January 13, 2025



1234 大公路

社區會議 #3
2025年1月13日



Our Team



Anni Chung

President & CEO
SHE



Caroline Ng

Project Manager
SHE



Shreya Shah

Associate Director
TNDC



Jacob Goldstein

Project Manager
TNDC



Eric Robinson

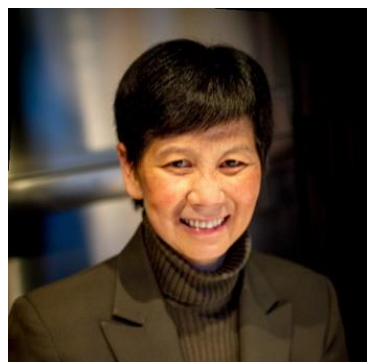
Principal
PTA



James Leng

Principal
Figure

我們的團隊



鍾月娟
總裁兼首席執行官
安老自助處



吳家敏
項目經理
安老自助處



舒雅
副總監
田德隆社區發展公司



雅各
項目經理
田德隆社區發展公司



艾力
首席設計師
PTA



占士
首席設計師
Figure

Agenda

- 1. Development Team Introductions**
- 2. Welcome from Supervisor Engardio**
- 3. Review of June 2024 community meeting and project timeline**
- 4. First look: Building concept design**
- 5. Discussion and Q&A**

議程

1. 介紹開發團隊
2. 由第四區市參事 殷嘉立 致歡迎詞
3. 回顧2024年6月社區會議和項目時間表
4. 第一面貌: 建築概念設計
5. 討論和問答

Ground Rules

1. Listen actively. Listen to what others are saying and don't interrupt them. Please do not interrupt the presenters.
2. Be respectful. Be respectful of others' ideas and opinions, even if they differ from yours.
3. Stay on topic. Keep the discussion focused on the topic at hand.
4. Please hold your questions and comments until after the presentation. After TNDC and PTA's presentation, the remaining two-thirds of the meeting are dedicated to answering questions and gathering feedback.
5. Please refrain from making any comments or any other actions that may disrupt the meeting in order to be respectful to both the presenters and community members in attendance.

If you cannot abide by these rules, you may be asked to leave.

基本原則

1. 請積極傾聽。聆聽別人說話並且不要打斷他們。請不要打斷演講者。
2. 請尊重他人。尊重他人的想法和意見，即使它們與你的不同。
3. 請不要偏離主題。讓討論集中在當前主題上。
4. 請將您的問題和評論留到演講結束後再提出。在田德隆社區發展公司和 PTA 設計師的演講之後，會議剩餘的三分之二時間將會用於回答問題和收集回饋意見。
5. 請不要發表任何可能擾亂會議的評論或採取任何其他行動，以尊重現場參與的演講者和社區成員。

如果您不能遵守這些規則，您可能會被要求離開會場。

Recap of June community meeting

Meeting held June 25, 2024

S.F. True Light Baptist Church

- Project review and introduced architect team.
- Design intent: 216 units for low-income seniors, with Adult Day Health Care Center (ADHCC) on ground floor of building.
- Heard from attendees about what they valued in their neighborhood to inform the design of the building.



6月份社區會議回顧

於2024年6月25日舉行的會議

三藩市真光浸信會

- 項目重溫和介紹設計師團隊
- 設計意圖: 為低收入長者提供216個單位，地面樓層設有成人日間護理中心。
- 聽取參加者關於他們所在社區所重視事物的意見，為建築設計提供參考資訊。



Project Timeline

Community Meeting #1

November 8, 2023

Introduced project to community

Community Meeting #2

June 25, 2024

Introduced architect team

Gathered feedback on what attendees valued most about the neighborhood to inform building design

Community Meeting #3

Today's Meeting

Share concept design for building

Community Meeting #4

~ May 2025

Share further development of building design

Opportunity for targeted input on design elements

Long-Term Timeline

~ May 2025

Architectural Design: May 2023-Mid 2026

Construction: Q1 2027 – Q4 2028; approx. 22 months construction, units available late 2028

Ongoing engagement beyond community meetings

時間表：社區會議

社區會議
#1

2023年11月8日

向社區介紹項目

社區會議
#2

2024年6月25日

介紹建築設計團隊

收集參加者認為在他們社區中是最重視甚麼的回饋意見，為建築設計提供參考資訊

社區會議
#3

今天會議

分享建築概念設計

社區會議
#4

~ 2025年5月
分享更多建築設計發展

針對設計元素提供參與的機會

長遠
時間表

~ 2025年5月
建築設計：
2023年5月-2026年中

動工：
2027年Q1-2028年Q4
動工期約22個月
單位於2028年底推出

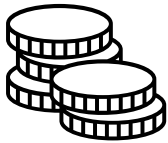
社區會議後持續互動

Commonly Asked Questions about 1234 Great Highway



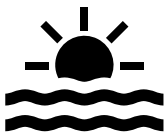
Who can live at 1234 Great Highway?

Anyone who is 62 or older and meets the income qualifications.



What are the income qualifications? How much will residents pay for rent?

- Units will be restricted to households earning from \$15,750 to \$62,920 per year
- Nearly all residents will be seniors on fixed incomes (i.e. social security).
- Residents will pay a maximum of 30% of their income towards rent.



Can TNDC charge more for units with ocean views or different amenities?

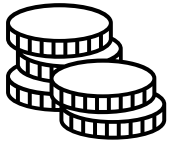
No. Rents are restricted by City and State regulations. All units will have the same amenities.

有關1234大公路的常見問答題



誰能住進 1234 大公路?

所有62歲或以上人士並符合收入資格。



怎樣符合收入資格? 住戶需要支付多少租金?

- 單位受限於家庭年收入介乎於 15,750 至 62,920 元。
- 大多數居民為有固定收入長者（即社會安全金）。
- 居民最多將收入的30%用於支付租金。



田德隆社區發展公司是否可以對擁有海景或不同設施的單位收取更多費用?
不可以。 租金受到市和州法規的限制，所有單位將擁有相同的便利設施。

Commonly Asked Questions about 1234 Great Highway



Who will operate the building?

It will be owned and operated by TNDC.



Are you required to provide parking to all residents?

Per local regulations, parking is not required. The building will have a small parking lot. In TNDC's experience managing other affordable senior housing buildings, most of our senior residents do not own cars.



Who does the ADHCC serve?

The ADHCC is for frail older adults and offers programs to help people stay mentally and physically active, as well as provides free meals.

有關1234大公路的常見問答題



由誰營運此公寓?

它將由田德隆社區發展公司擁有和營運。



您是否需要為所有居民提供停車位?

根據本地法律規定，不必設有停車位。建築大樓內將設有一個小型停車場。根據田德隆社區發展公司管理其他可負擔長者房屋建築的經驗，我們大多數的長者居民沒有汽車。



成人日間護理中心為誰服務?

成人日間護理中心是為較虛弱年長者而設，提供活動計劃以幫助他們保持身心活躍，並為其提供免費膳食。

Design Update

設計更新

MAJOR TOPICS

CONCERNS AND SUGGESTIONS WE HEARD

DESIGN RESPONSE

TRAFFIC & PARKING

- Increased demand on street parking
- Increased car traffic

- Remove existing curb cuts at garages and adding parking spaces along La Playa
- Improve crosswalk visibility
- Locate garage entry on Great Highway

SAFETY

- Concerned with pedestrian safety
- Questioned security measures

- Add new streetlamps around site
- Locate ground floor with active uses (i.e. Offices, Adult Day Care, Housing)
- Install security cameras

STREETScape

- Preferred vibrant and robust plant species
- Desired more greenery and gardens
- Concerned with maintenance

- Specify native species for ocean area
- Design landscape at multiple scales & levels
- TNDC will oversee landscape within property line

BUILDING DESIGN & FORM

- Concerned about building height and whether it will block light & air
- Suggested ways to minimize the building's presence: add a gap or step floors down

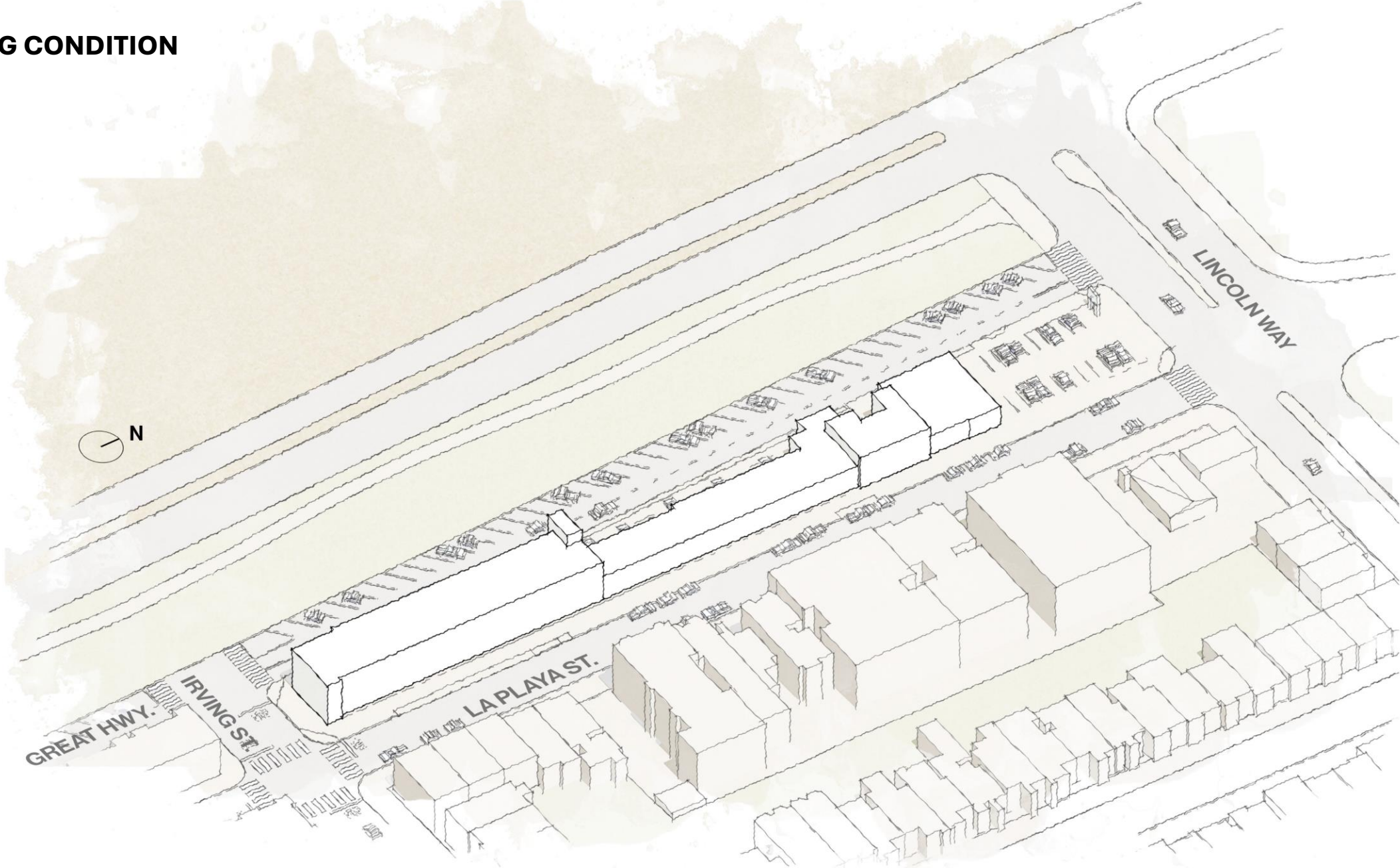
- Study various building options to reduce impact and improve surroundings
- Reduce housing building length and create a single-story Adult Day Care

主要議題	我們聽到的擔憂和建議	有關設計的回應
交通與停車位	<ul style="list-style-type: none">• 路邊停車位需求增加• 汽車交通量增加	<ul style="list-style-type: none">• 拆除車庫現有的路邊切口，並沿拉普拉亞街增加停車位• 改善行人斑馬線的能見度• 將車庫入口設在大公路
安全問題	<ul style="list-style-type: none">• 關注行人安全• 質疑安全措施	<ul style="list-style-type: none">• 在場地周圍添加新的路燈• 讓位於地面一層地方具有活動用途（即辦公室，成人日間護理，住宅）• 安裝安全監視器
街景	<ul style="list-style-type: none">• 優選充滿活力和壯健的植物品種• 想要更多的綠化和花園• 擔憂維護問題	<ul style="list-style-type: none">• 指定於海洋區域種植屬於本地品種植物• 不同規模與多層次的景觀設計• 田德隆社區發展公司將負責監督建築線範圍內的景觀
樓宇設計和形狀	<ul style="list-style-type: none">• 關心建築物高度以及是否會遮擋光線和空氣• 建議盡量減少建築物存在感的方法：增加間隙缺口或退減樓層	<ul style="list-style-type: none">• 研究各種建築方案，以減少影響並改善環境• 減少整棟建築長度，並設立單層的成人日間護理中心

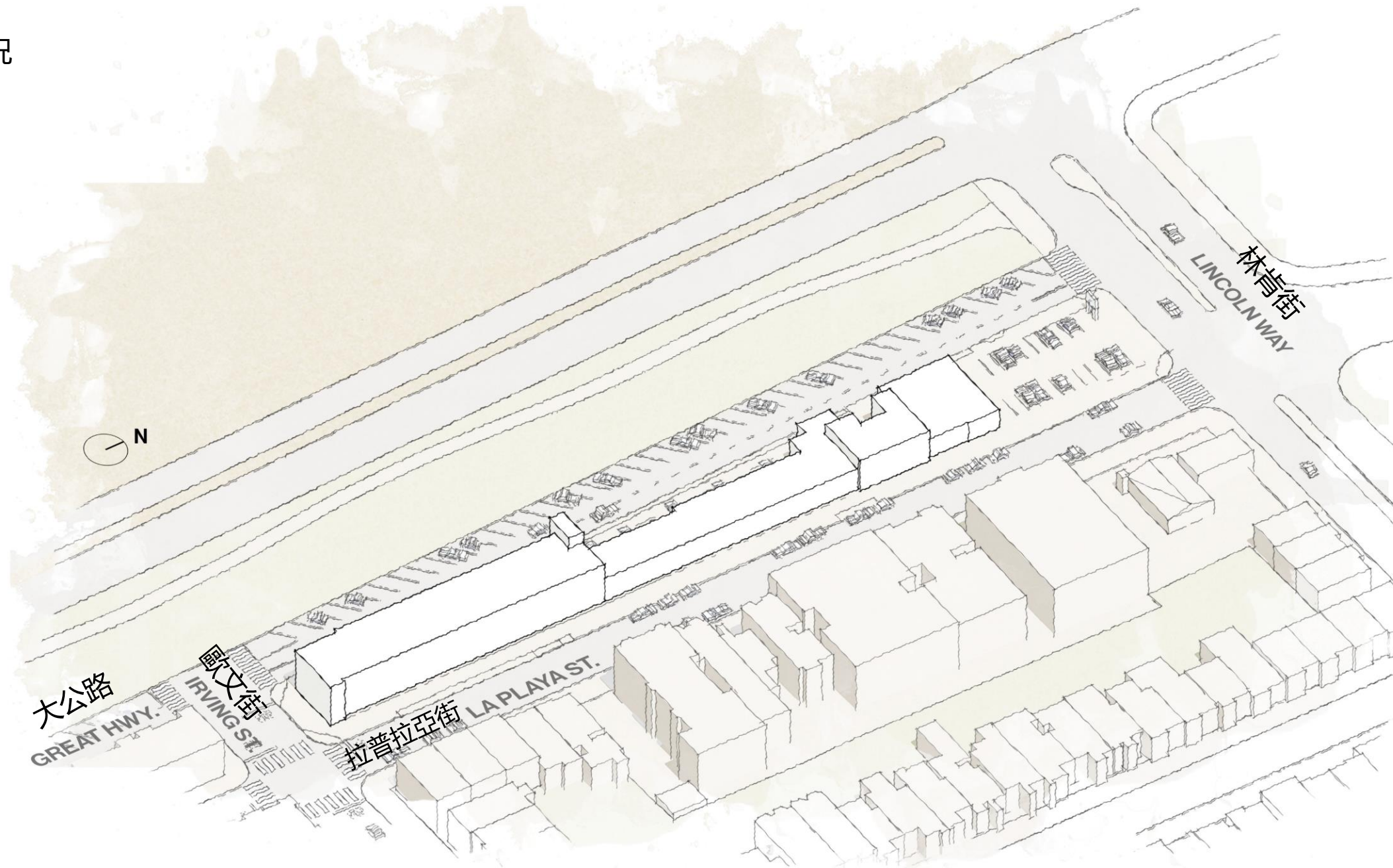
SITE AERIAL 現場航拍



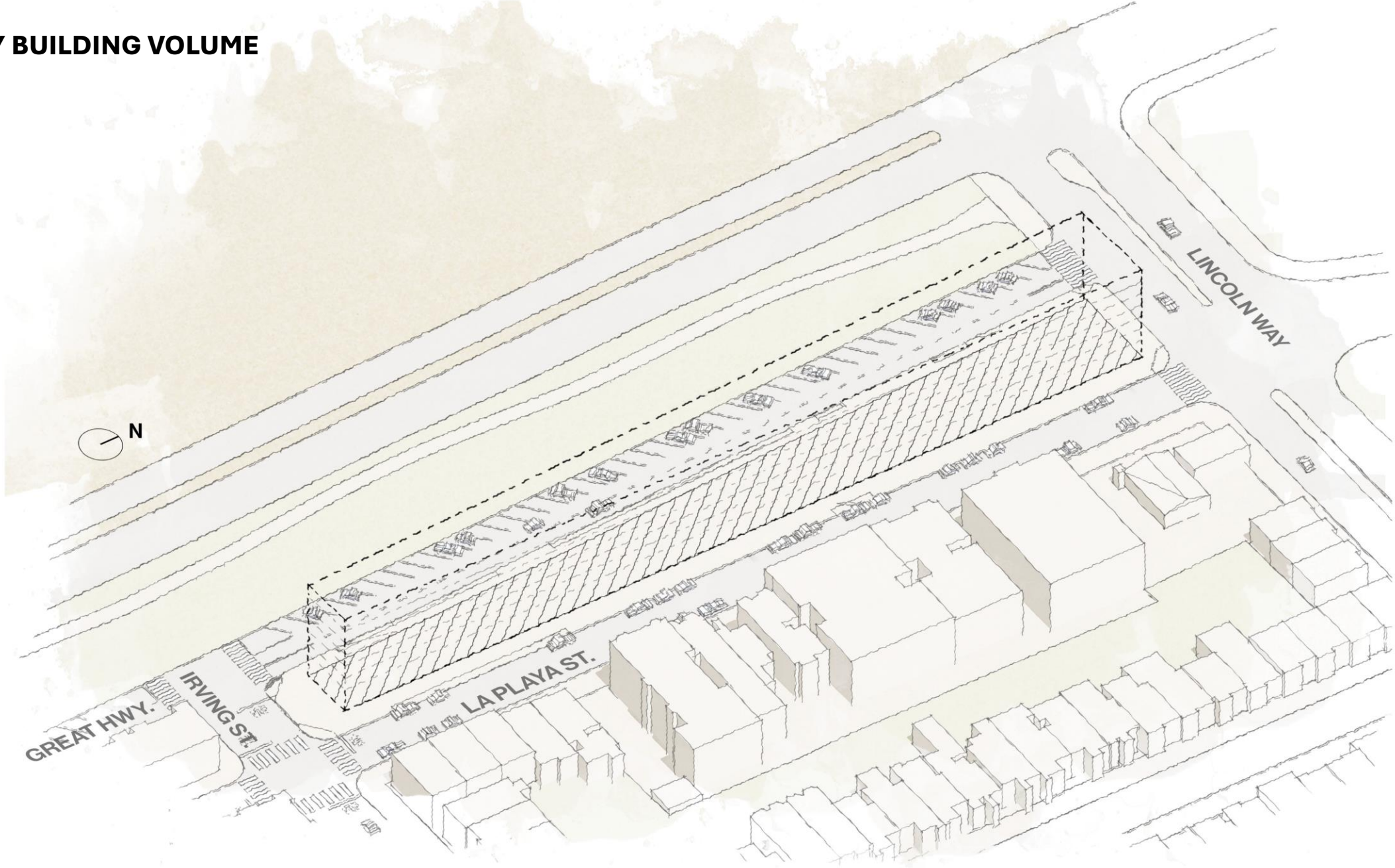
EXISTING CONDITION



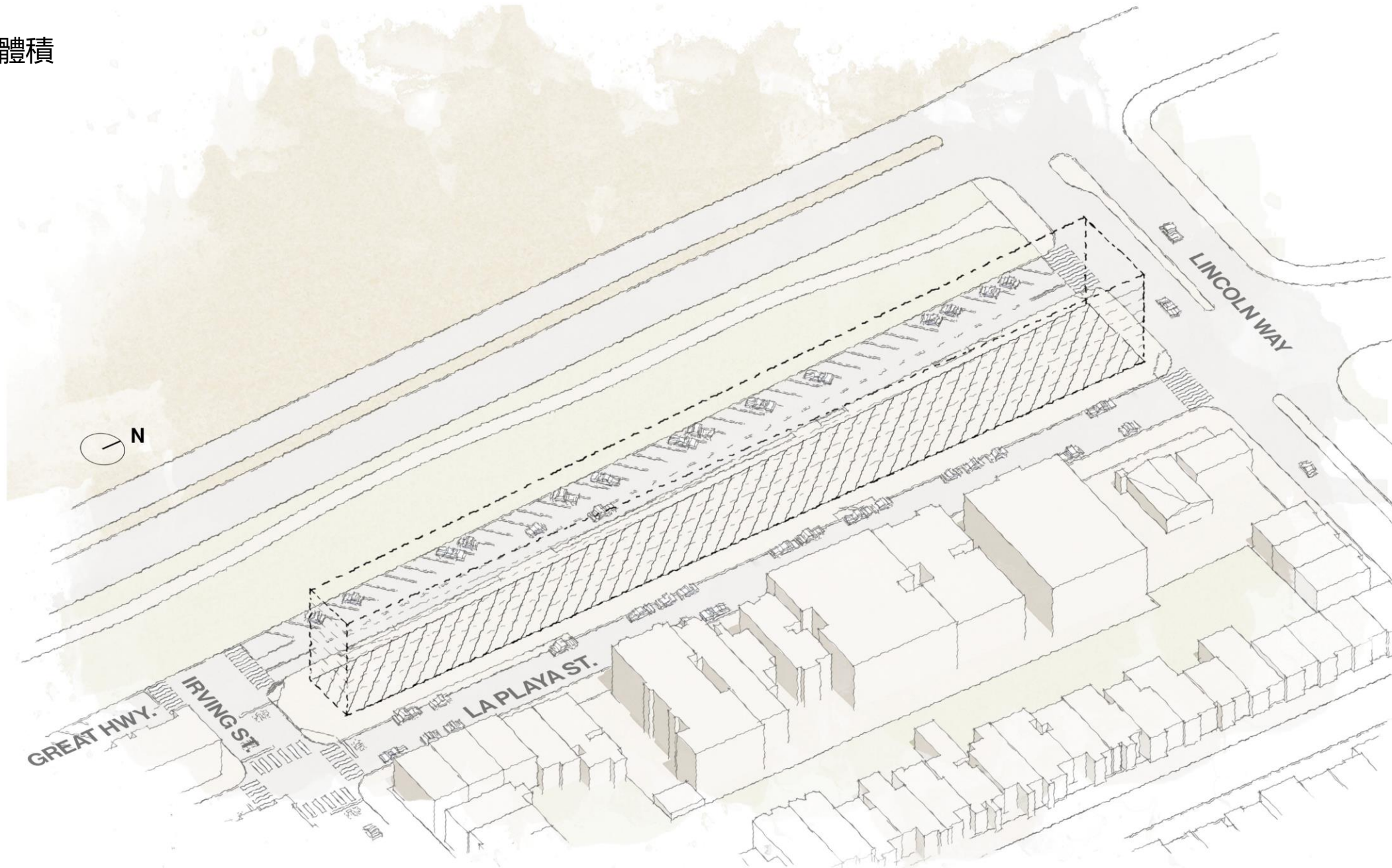
現有狀況



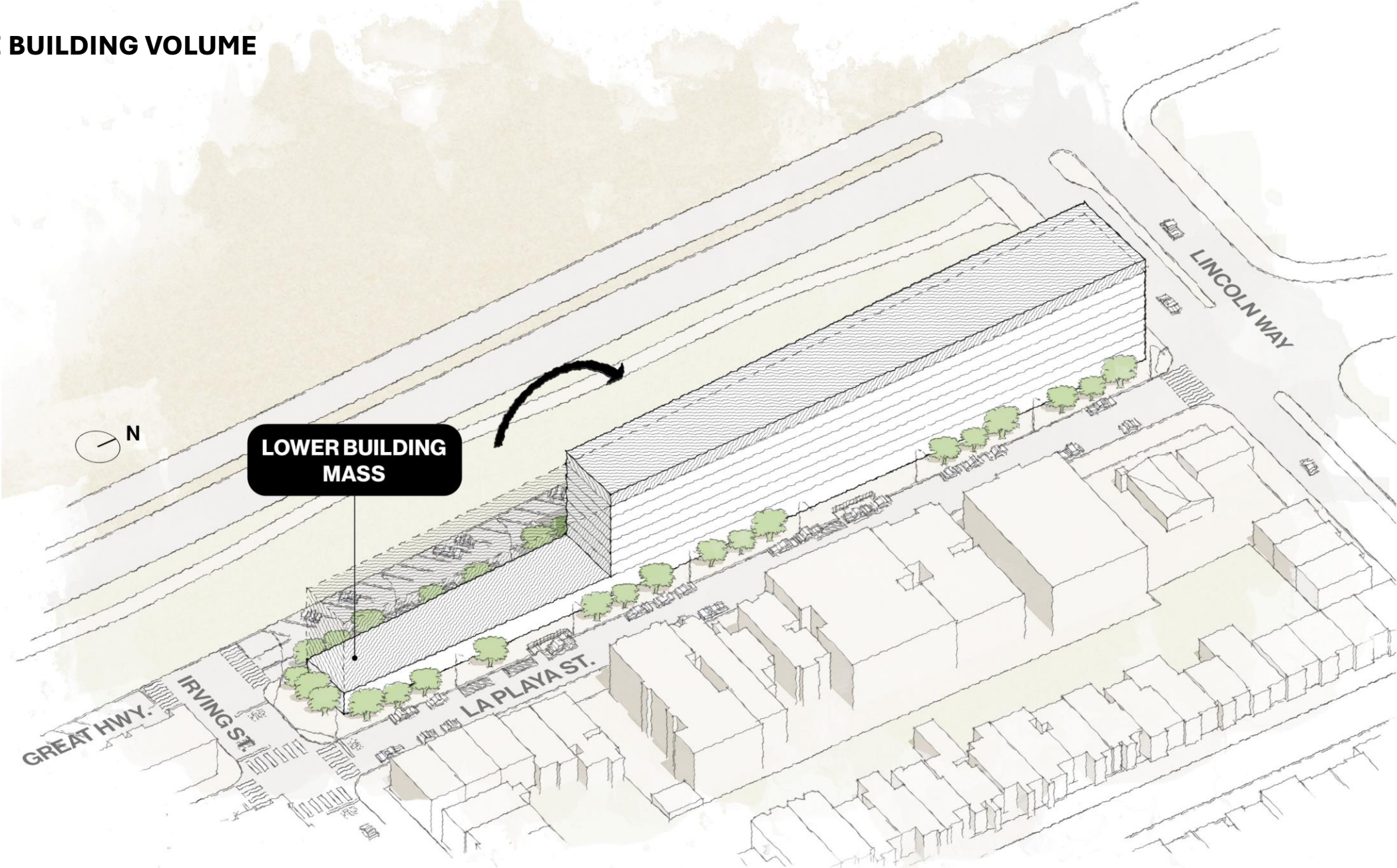
7-STORY BUILDING VOLUME



7層建築體積



REDUCE BUILDING VOLUME



LOWER BUILDING MASS



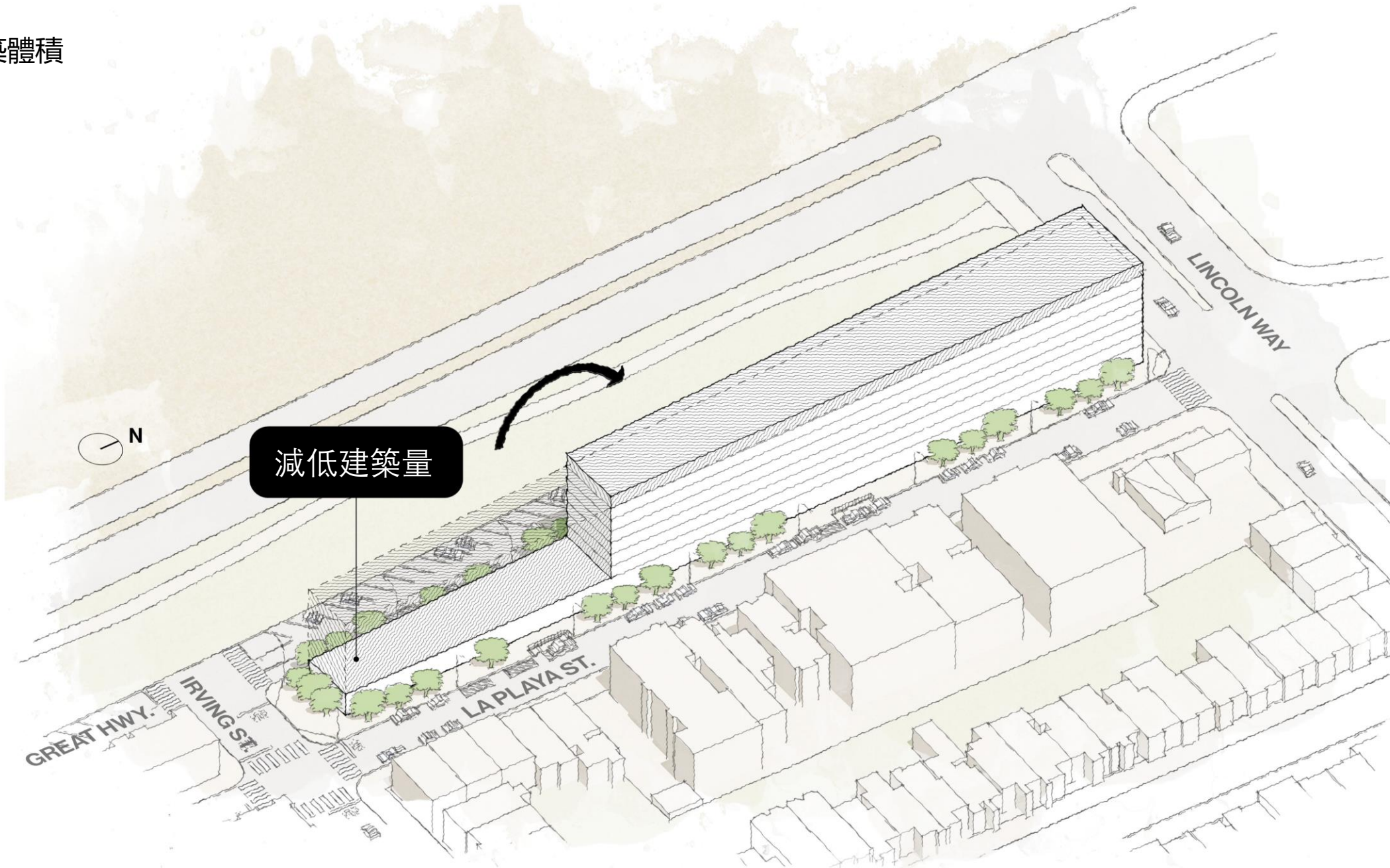
GREAT HWY.

IRVING ST.

LA PLAY ST.

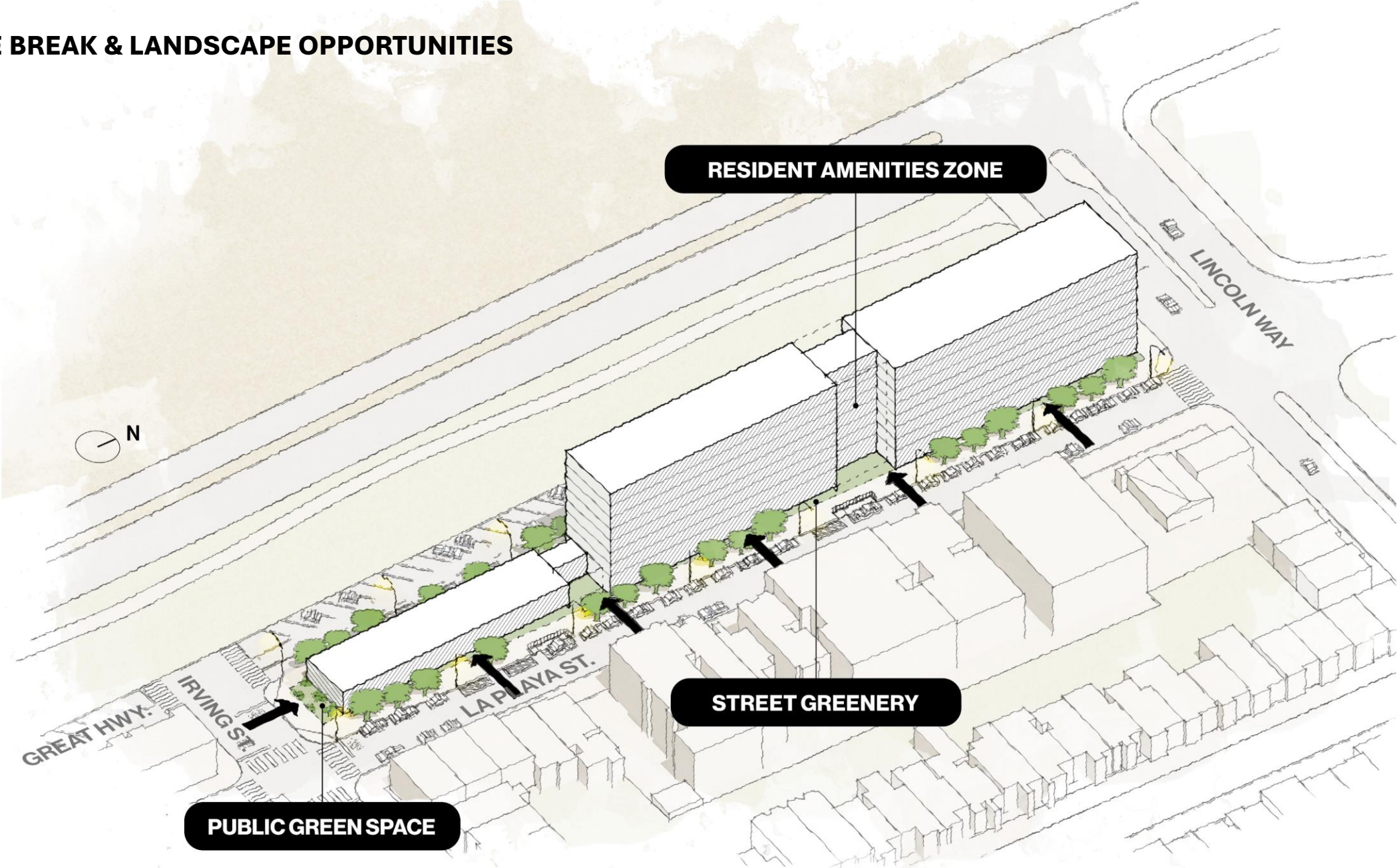
LINCOLN WAY

減少建築體積



減低建築量

VOLUME BREAK & LANDSCAPE OPPORTUNITIES

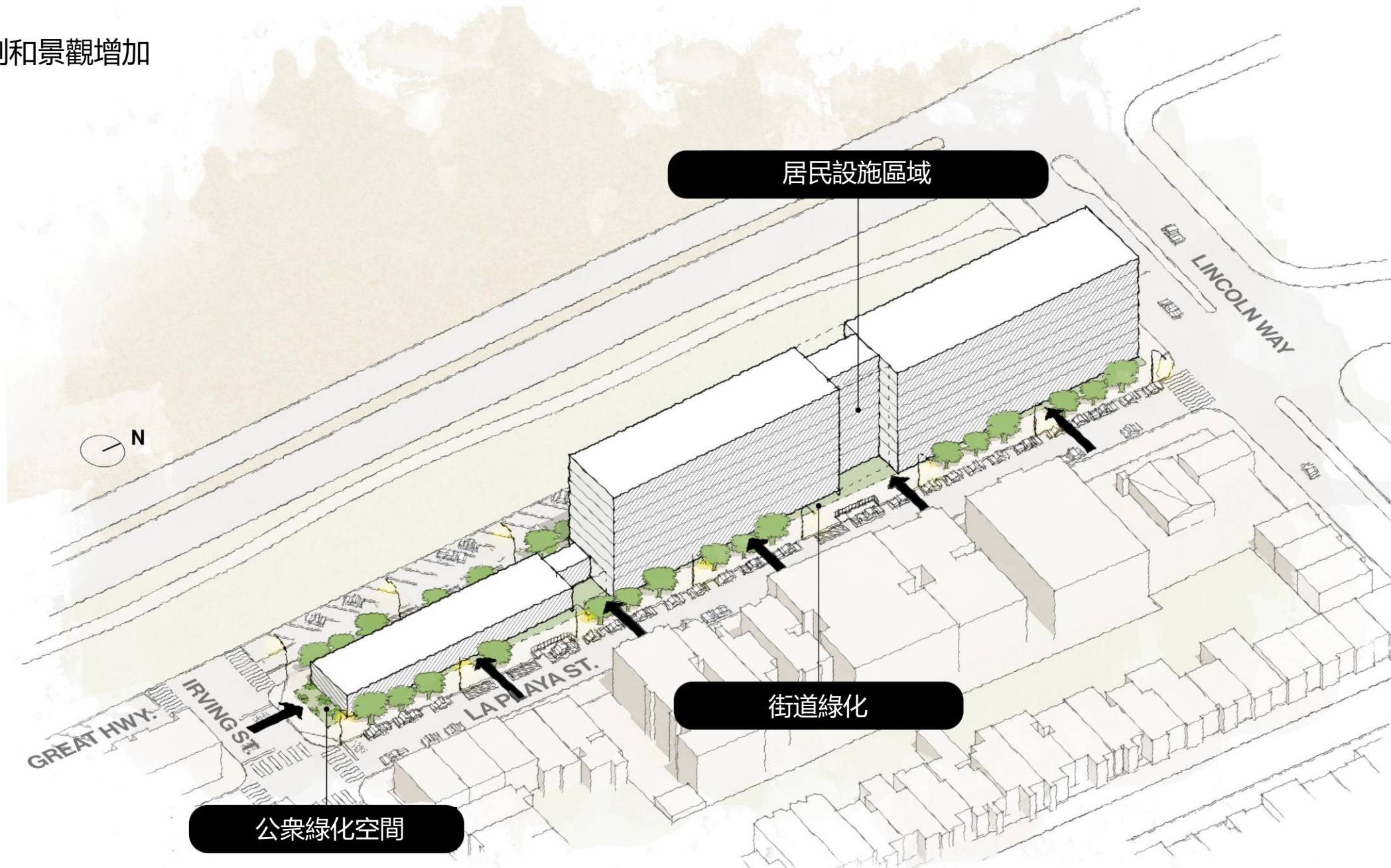


RESIDENT AMENITIES ZONE

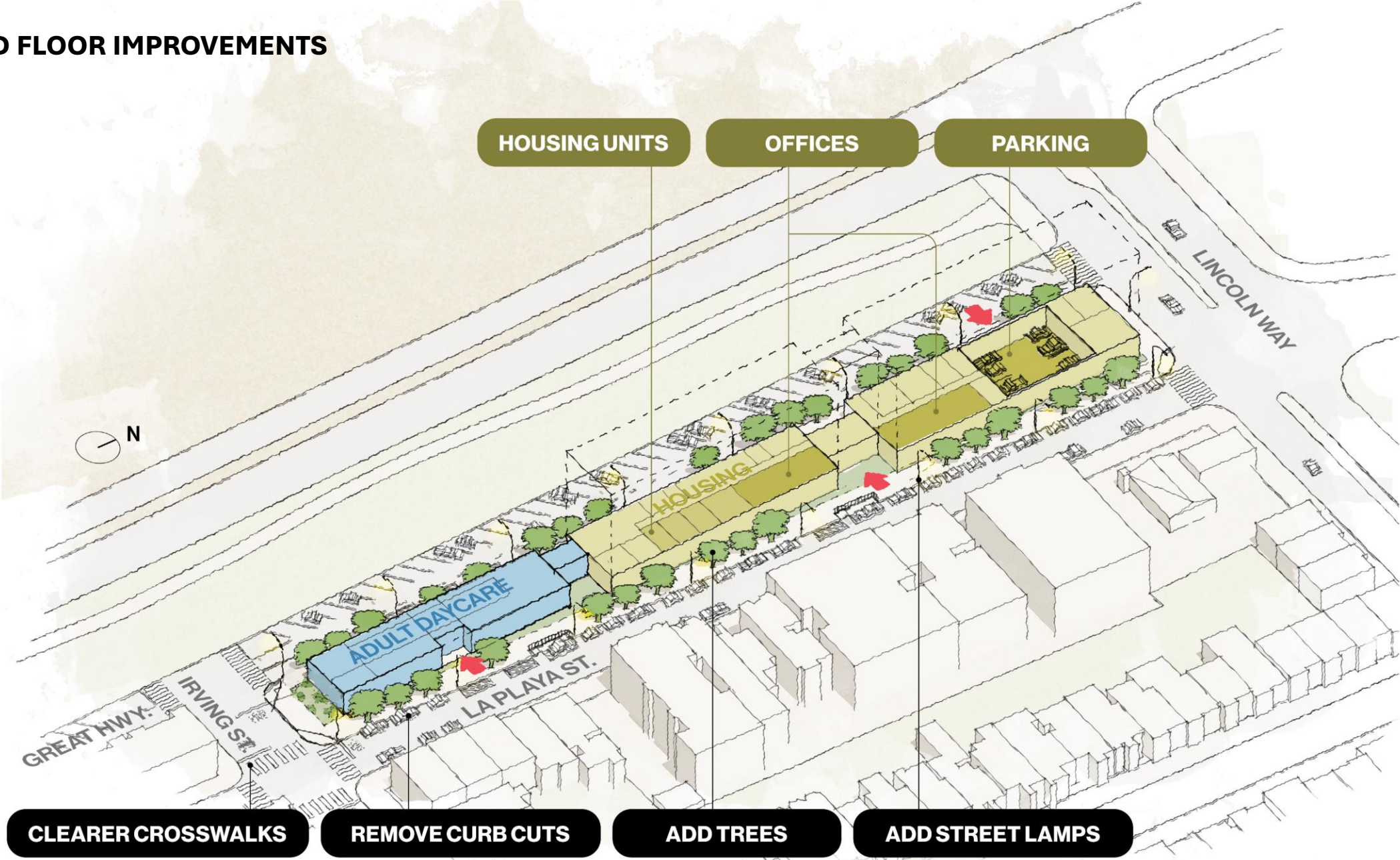
STREET GREENERY

PUBLIC GREEN SPACE

體積切割和景觀增加



GROUND FLOOR IMPROVEMENTS



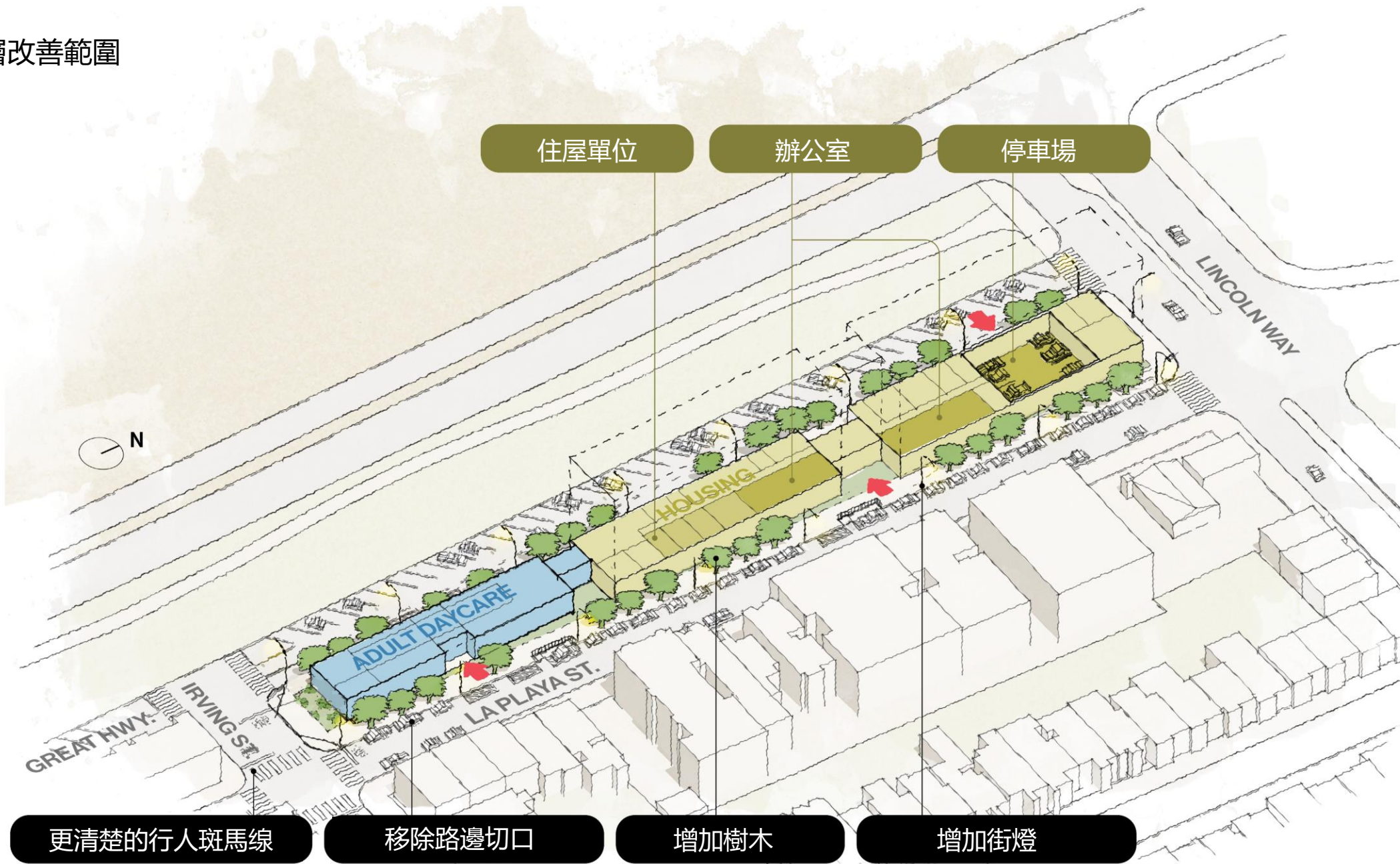
CLEARER CROSSWALKS

REMOVE CURB CUTS

ADD TREES

ADD STREET LAMPS

地面樓層改善範圍



住屋單位

辦公室

停車場

更清楚的行人斑馬線

移除路邊切口

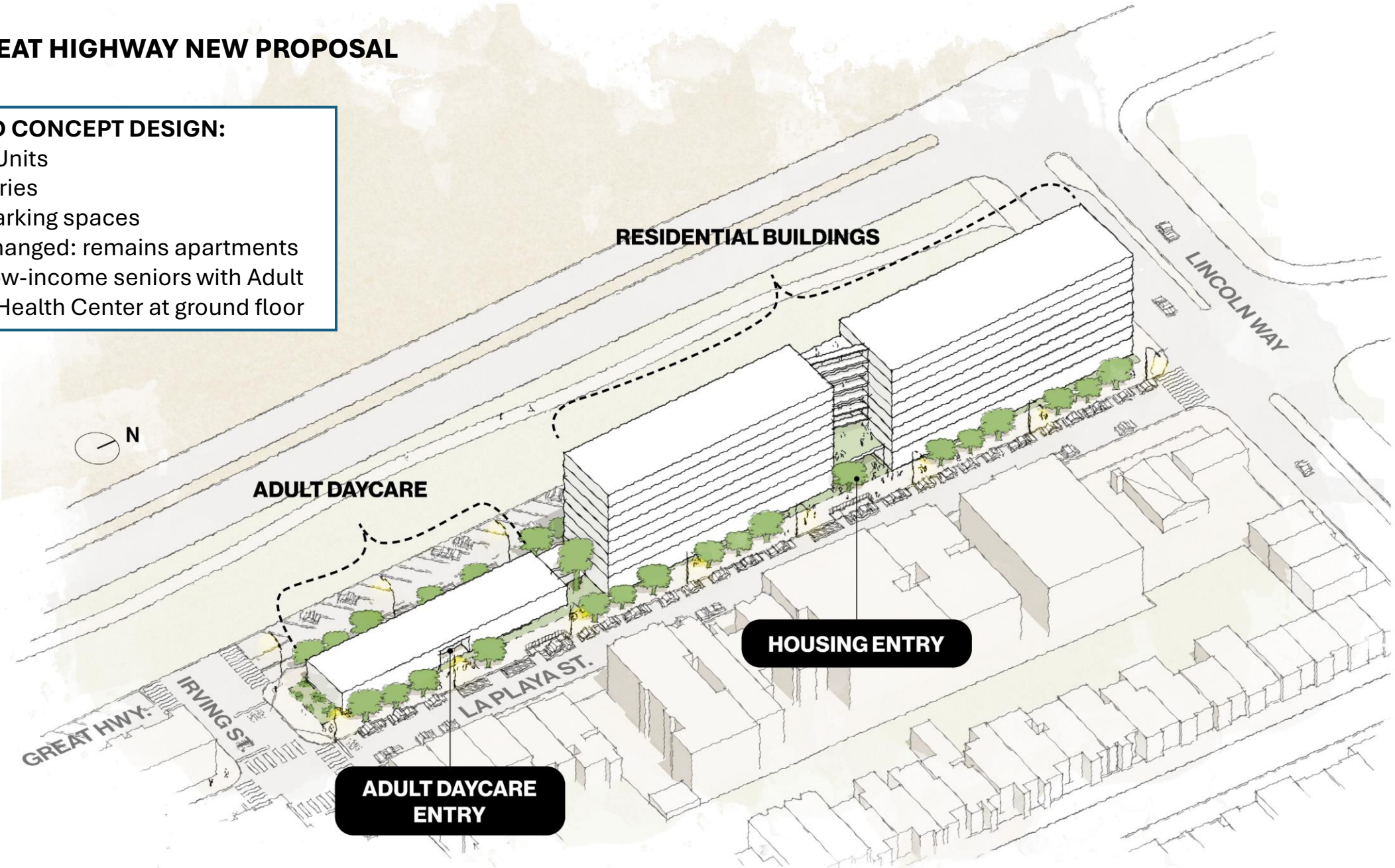
增加樹木

增加街燈

1234 GREAT HIGHWAY NEW PROPOSAL

REVISED CONCEPT DESIGN:

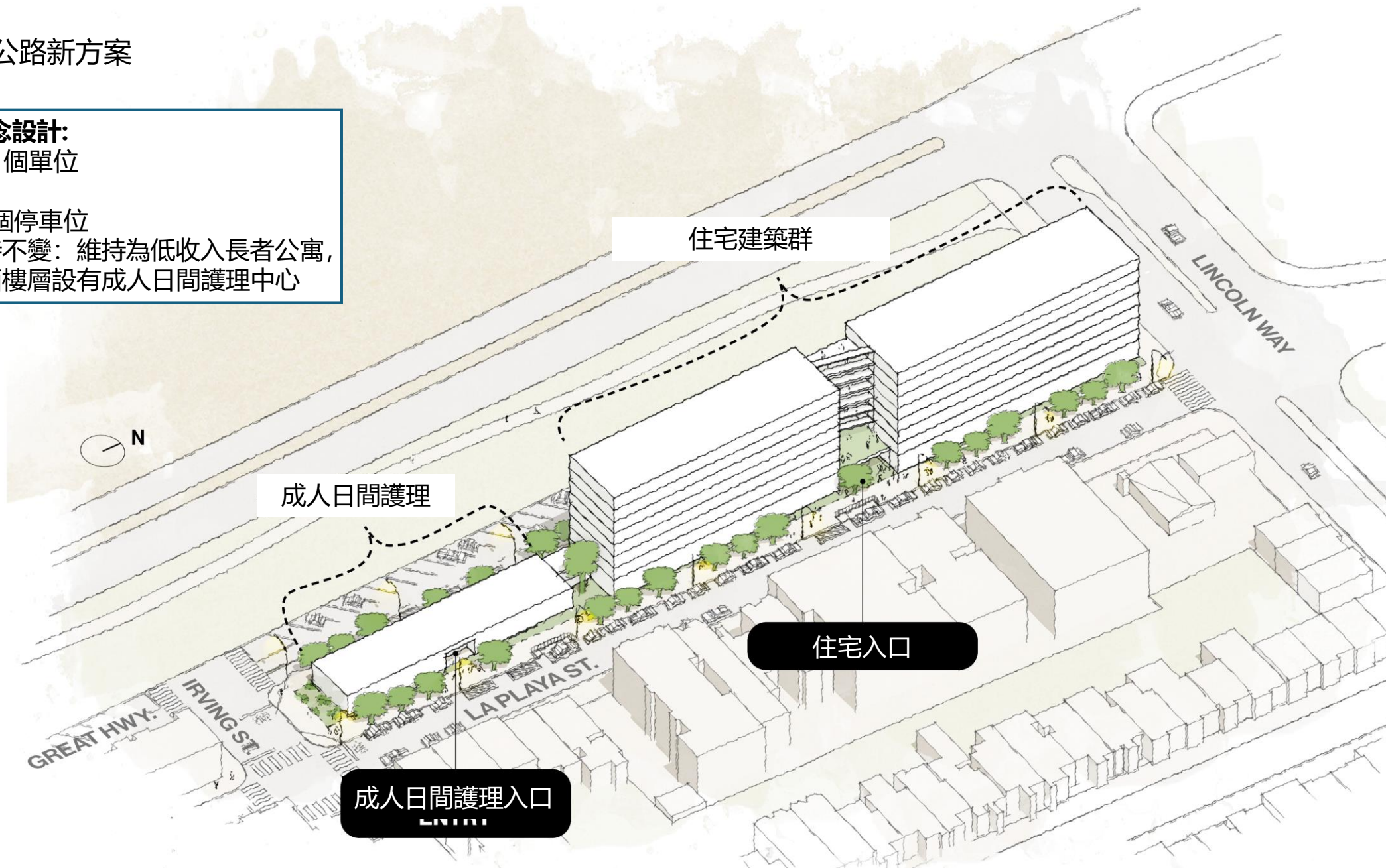
- 199 Units
- 8 stories
- 10 parking spaces
- Unchanged: remains apartments for low-income seniors with Adult Day Health Center at ground floor



1234大公路新方案

更新概念設計:

- 199 個單位
- 8 層
- 10 個停車位
- 保持不變：維持為低收入長者公寓，
地面樓層設有成人日間護理中心



Discussion

We want to hear from you about the initial concept design.

- We will now be breaking into 4 small groups. There will be one Chinese-language breakout group.
- Each group will have a member from the architect team, a member from the developer team, and a notetaker.
- We are breaking into groups so we can hear from more people and have more intimate conversations.

The slides/presentation materials from today's meeting will be posted on the project's website: www.1234GreatHighway.com

討論

我們希望聽取您對初步概念設計的意見

- 我們現將劃分成 4 個小組，其中一個為中文分組。
- 每個小組將有一名來自建築設計師團隊的成員，一名來自開發團隊的成員和一名記錄員。
- 我們分成若干小組，目的是可以聽取到更多人士的聲音，並有著更親密的溝通談話。

今天會議的投放內容/演講資料將發佈在項目網站內：
www.1234GreatHighway.com

Thank you for attending!

多謝您們的參與!

- The slides/presentation materials from today's meeting will be posted on the project's website:
www.1234GreatHighway.com
 - Email Us:
1234GreatHighway@gmail.com
 - Join our mailing list for updates.
 - Monthly virtual Office Hours (3rd Wednesday of the month, 2:30pm)
 - Come to our next community meeting in the spring. Details and updates will be shared via mailing list and website.
- 今天會議的投放內容/演講資料將發佈在項目網站內:
www.1234GreatHighway.com
 - 電郵給我們:
1234GreatHighway@gmail.com
 - 加入我們的郵寄名單以獲取更新資料。
 - 每月線上辦公時間(當月第三個星期三, 下午2點半)
 - 歡迎參加我們下一次在春季舉行的社區會議。詳情和更新將透過郵寄名單及在網站上分享。