

# HUNTERS POINT SHIPYARD

**THE RENAISSANCE OF HUNTERS POINT SHIPYARD**  
A COMMUNITY UPDATE FROM LENNAR/BVHP, LLC • SPRING 2007

## INCREASED HOUSING TO BE BUILT FOR FIRST PHASE

The Citizens Advisory Committee (CAC) and the San Francisco Redevelopment Agency (SFRA) Commission approved in October 2006 the Lennar/BVHP plan for increased housing, including adding additional homes for households below the Area Median Income for the Bayview-Hunters Point community.

This plan will increase the amount of housing in Parcel A from 1,238 homes to 1,600 homes.

With the approval of the CAC and the SFRA Commission, Lennar/BVHP is moving forward to amend the Disposition and Development Agreement for Parcel A.

For more information regarding the condominium conversion plan, please contact Deni Adaniya at (415) 995-1770 or e-mail [info@hunterspointshipyard.com](mailto:info@hunterspointshipyard.com).



*Conceptual rendering provided by Robert Frank*

## LENNAR/BVHP CREATES JOBS FOR THE BAYVIEW-HUNTERS POINT COMMUNITY

Lennar/BVHP is boosting the Bayview-Hunters Point economy by hiring locally owned and operated businesses and community members for the Hunters Point Shipyard redevelopment project.

During the grading stage of construction, which started in January 2006, Lennar invested more than \$3 million into the BVHP community through the hiring of local businesses for work. These contracts are helping to create economic opportunities for BVHP residents to get good-paying jobs and to improve the skills needed to succeed now and in the future. Lennar expects an even greater percentage of local construction jobs during the Infrastructure stage, which will begin this Spring and will include the installation of sewage and utilities lines to prepare home sites for redevelopment.

“The strong support of Supervisor Sophie Maxwell is making the redevelopment of the Hunters Point Shipyard a reality,” says Gary McIntyre, Project Manager for Lennar/BVHP. “We’re pleased that we’ve made good progress hiring local companies during the Demolition and Deconstruction stage and we are striving to get more local residents employed in later stages of Phase 1.”

Recently, Lennar announced hiring local subcontractor Remediation Services, Inc. (RSI) to perform clean-up efforts on the Shipyard.

RSI will perform remediation services that include:

- Recycling and reusing existing concrete on project site
- Implementing the Storm Water Pollution Prevention Plan
- Installing project site fencing
- Operating truck washing system to prevent dust and debris in neighboring communities

All workers hired will be from the BVHP Impact Area: 94107, 94124 and 94134 zip codes. RSI will actively seek referrals for local hires from the Young Community Developers. YCD is instrumental in identifying local contractors within the Bayview community to work on the Shipyard.

“We are pleased to perform construction-support services for the initial stage of the Shipyard redevelopment project,” says Allen Edson, President of RSI. “This partnership will provide great experience and job opportunities for local contractors that may not have worked on previous projects of such a large scale.”

For more information on construction and the Community Benefits Programs, visit the Hunters Point Shipyard website, [www.HuntersPointShipyard.com](http://www.HuntersPointShipyard.com). For more information about construction and related questions, please contact the Lennar toll-free hotline at (866) 5-LENNAR.

# OUR WEBSITE, NEW AND IMPROVED WWW.HUNTERSPOINTSHIPYARD.COM

Information about Hunters Point Shipyard can be found on our website, [www.HuntersPointShipyard.com](http://www.HuntersPointShipyard.com). The site offers easily accessible information about bid proposals, the Community Benefits Programs, as well as applications and updates on the latest community events. Community input is important to the Lennar/BVHP team, so if you are interested in providing suggestions to make the website even more user-friendly or have additional comments, please contact us at: [info@hunterspointshipyard.com](mailto:info@hunterspointshipyard.com). Questions or concerns related to construction activities on Parcel A can be made by calling the Lennar toll-free hotline at (866) 5-LENNAR, available 24 hours a day, 7 days a week.



*Photograph by Spencer Brown*

## ENVIRONMENTAL UPDATE TO THE COMMUNITY

Parcel A of the Hunters Point Shipyard has been determined to be safe for residential use by relevant city, state and federal agencies. The remaining parcels of the Hunters Point Shipyard are still owned by the Navy, which is working with the U.S. Environmental Protection Agency and other appropriate regulatory agencies to address any outstanding environmental issues.

Lennar/BVHP is taking aggressive steps to control dust and other environmental issues. Because Parcel A contains rock formations in which naturally-occurring asbestos may be found, Lennar and its consultants developed an Asbestos Dust Mitigation Plan, approved by the Bay Area Air Quality Management District, to control airborne asbestos during grading of the site, and have taken an array of precautionary measures to further minimize the risk of disturbing naturally-occurring asbestos and to minimize dispersion. In addition, Lennar/BVHP's activities are regulated by a Dust Control Plan, approved by the San Francisco Department of Public Health, which includes extensive measures to mitigate visible dust as it is generated by soil disturbance and excavation activities.

Safety is Lennar's highest priority. As a result, the company is executing significant measures to comply with all

regulatory requirements and protect the community. Our recent efforts include:

- Redesigning grading to minimize the disturbance of naturally-occurring asbestos;
- Increasing the number of personnel conducting air monitoring;
- Increasing the number of air monitoring sites within the community;
- Responding rapidly to dust that is observed on the job site or crossing the job site boundary;
- Adding trucks to water the work area;
- Installing a spray system to double the amount of water to the haul road;
- Providing supplemental watering during truck loading;
- Installing a stationary mister;
- Continuing to apply water to the site during downtime;
- Adding a dust suppressant to water;
- Setting up fire hoses on project site, including excavation locations and soil placement locations;
- Minimizing travel speeds for trucks;
- Deploying street cleaners with water sprays twice per day;
- Cleaning roads as needed;
- Preparing and reviewing daily inspection reports by construction/environmental manager; and
- Managing rapid response to community concerns through a 24-hour hotline

During the course of this air monitoring, naturally-occurring asbestos has been periodically detected at the site. In compliance with the law, Lennar has issued a Proposition 65 notice. The CAC Environmental Subcommittee is hosting a series of community workshops to discuss control procedures for asbestos and dust. Please check [www.HuntersPointShipyard.com](http://www.HuntersPointShipyard.com) for the latest scheduled community session or contact the San Francisco Redevelopment Agency Site Office at (415) 822-4622 for more information.

Questions or concerns related to construction activities on Parcel A can be made by calling the Lennar toll-free hotline at (866) 5-LENNAR, available 24 hours a day, 7 days a week.

### HUNTERS POINT SHIPYARD PARCEL A REDEVELOPMENT OVERVIEW

- Comprised of 63 acres
- 1,600 residential homes
- 20 acres of recreation and open space
- Roughly 20,000 square feet of commercial and retail space
- Construction began in late Summer 2005
- 11 Community Benefits Programs to facilitate the Bayview-Hunters Point community

# GRAND OPENING FOR THE INTERNATIONAL AFRICAN MARKETPLACE

The highly-anticipated grand opening of the International African Marketplace (IAM) was deemed a huge success by the Bayview-Hunters Point community.

The IAM partnered with the Bayview Farmers Market, which is located at Third and Oakdale streets across from the Bayview Opera House, in the heart of the Bayview-Hunters Point community. This “crown jewel” of the Hunters Point Shipyard redevelopment project ran for eight weeks in the Fall.

To provide support for the opening, the IAM started an informational and promotional tour around the San Francisco Bay Area. IAM Development Director Alton Byrd, Lennar Ethnic Outreach Consultant for the Community Benefits Programs Shelley Bradford-Bell, and the Bayview Opera House, began reaching out to San Francisco artisans and small businesses for their participation.

The IAM is a celebratory series of events and activities of cultural diversity representing the African Diaspora and its cultural influences worldwide. It serves as a venue for all

cultures of the African Diaspora and as a rallying point for coordinating resources in the African American business, social service and art community. It further serves as a cultural destination for tourists and residents.

“The marketplace was designed to create an economic environment that encompasses arts, crafts and education of local vendors who will hopefully turn into permanent African marketplace vendors as we build toward the permanent site,” says Mr. Byrd.

The next step in the infrastructure approval process is to present the updated IAM plans to the San Francisco Redevelopment Agency, the CAC Business and Employment Subcommittee and then finally to the full meeting of the CAC.

For information on the International African Marketplace, please visit the Hunters Point Shipyard website: [www.HuntersPointShipyard.com](http://www.HuntersPointShipyard.com). For more information for vendors and artisans interested in participating, please contact Alton Byrd at (888) 381-7731.



# HUNTERS POINT SHIPYARD

# PUBLIC POWER COMES TO THE HUNTERS POINT SHIPYARD — SFPUC, NEWSOM HAIL THE APPROVAL OF A HISTORIC AGREEMENT

Lennar/BVHP signed a historic agreement with the San Francisco Public Utilities Commission (SFPUC) to have it provide affordable, public power to the new Hunters Point Shipyard development.

“Green power is vital for our future, not just for Hunters Point, but for San Francisco,” says District 10 Supervisor Sophie Maxwell. “I am so proud to say that the Southeast Community is truly at the cutting edge of clean energy and environmental leadership for the Bay Area.”

Under the Green Public Power Community agreement for Hunters Point, the SFPUC and Lennar/BVHP will share costs of constructing the necessary electrical transmission and distribution infrastructure within the development, with

Lennar/BVHP deeding the infrastructure to the City. Lennar/BVHP will contribute \$2 million towards the cost of providing renewable energy to customers in the new neighborhood.

“Lennar/BVHP has been committed to creating an environmentally friendly community at Hunters Point from the beginning,” says Kofi Bonner, President of Lennar Bay Area Urban Division. “Our partnership with the City will provide green power directly to the community’s residents and businesses and will help make this new Hunters Point community an environmental showcase for the nation.”

The SFPUC will deliver reliable, 100 percent renewable, and cost-competitive power to new residents and businesses of the current and future developments through its extensive hydropower, solar and other renewable energy generation projects.

## COMMUNITY BENEFITS PROGRAM NEW OPPORTUNITIES IN OUR COMMUNITY



The Community Benefits Program is a suite of 11 economic and social development programs that was established in a collaborative effort with Lennar/BVHP and the San Francisco Redevelopment Agency for the benefit of the Bayview-Hunters Point community.

One of these programs is the Mentorship-Protégé program, which is already helping to stimulate economic development in the community. Designed to create a professional mentoring partnership between contractors and local BVHP businesses, the program provides a host of economic opportunities for local community members.

One example is Linda Hunter of Space Savers Design. She participates in the Mentorship-Protégé program as a protégé. Her mentor is Mahendra Shah of Peak Engineering. As a result of her membership in the program, Ms. Hunter has been awarded two contracts totaling \$185,000 from the San Francisco Unified School District and the Potrero Hill Neighborhood House.

Ms. Hunter believes that by being a protégé, she has a safety net as she learns more about the construction industry in San Francisco.

“I’ve learned a lot from Mahendra about being aggressive

with my bids. Plus, having someone to talk to and review my bids provides me a chance to ask questions,” says Ms. Hunter. “With the support of my mentor, I’ve been able to complete many of my professional goals – I’ve established my company’s website, created a working safety plan for my office, joined a union, and now I am presently studying to get my civil engineer Class A license.”

Ms. Hunter says the Mentorship-Protégé is crucial for small businesses like her own.

Mentorship-Protégé Program Manager Alton Byrd says the program’s success is evidence of Lennar’s strong commitment to supporting the suite of Community Benefits Program for Bayview-Hunters Point.

“It is clear that Lennar is committed to doing something that other builders haven’t tried to do before, which is build community relations. I believe there are a number of opportunities for the community to really get involved with the 11 programs, from education to job training to the various business building resources,” Mr. Byrd says.

Allen Edson of Remediation Services, Inc. (RSI) is also participating in the Mentorship-Protégé program as a protégé of Sterling Environmental. RSI has recently received a contract for \$170,000 by Gordon Ball to perform dust and erosion control work on Parcel A of the Hunters Point Shipyard.

“As a result of the Mentorship-Protégé program, [RSI and Sterling] have been able to bid together. That has been the biggest benefit. RSI has also been able to increase its credit line with Wells Fargo,” explains Mr. Edson.

To participate in the Mentorship-Protégé program as a mentor or protégé, please contact Alton Byrd, Mentorship-Protégé Program Manager, at (888) 381-7731. Information is also available by visiting the Hunters Point Shipyard website: [www.HuntersPointShipyard.com](http://www.HuntersPointShipyard.com).

## FEATURED SMALL BUSINESSES

Lennar/BVHP is proud to sponsor the Small Business Directory as part of the Small Business Assistance program. It is the first ever compilation of small businesses in the Impact Area: 94107, 94124 and 94134 zip codes. The directory can be found on the Hunters Point Shipyard website: [www.HuntersPointShipyard.com](http://www.HuntersPointShipyard.com). In addition, each Hunters Point Shipyard newsletter will feature a small business in Bayview-Hunters Point that is a member of the Lennar/BVHP Small Business Assistance directory. If you are a local BVHP business and would like to participate in the program and also be listed in the directory, please contact Clem Clarke, Community Benefits Manager at (415) 995-1770.

### DRAPED IN ELEGANCE

45 Scotia Avenue  
San Francisco, CA 94124  
(415) 467-7458

**Specialty:**

Handmade jackets, jewelry accessories and a small purchased clothing line

**Why clothing and jewelry is their business:**

Jessie Tealer and Betty Crowder opened Draped in Elegance on January 1, 2005. Draped in Elegance is a boutique clothing and accessory store located in the home of Ms. Tealer. The shop features handmade jackets sewn by Ms. Tealer and Ms. Crowder from vintage scarves.

The design pair are renowned in the Bayview area for their keen eye and stylish taste in clothing fashion for the mature woman.

Draped in Elegance serves residents in the Bayview and San Francisco, as well as out-of-town visitors referred by satisfied customers in the community. Their clientele continues to grow.

For the first time in the history of the Bayview-Hunters Point community, Lennar/BVHP has created a comprehensive directory of local small businesses to promote their goods and services. To get a copy of the Small Business Assistance Directory, or to learn more about the SBA program, please visit: [www.HuntersPointShipyard.com](http://www.HuntersPointShipyard.com).



Jessie Tealer and Betty Crowder, Draped in Elegance

### LET'S GET BUSY CONSTRUCTION CO.

PO Box 24028  
San Francisco, CA 94124  
(415) 641-8156

**Specialty:**

Construction management in field operation projects and independent contracting

**Why construction is his business:**

Darryl Bishop founded Let's Get Busy Construction in 1993. Since then, Let's Get Busy Construction has worked on some of the largest projects in San Francisco. As a journeyman who has participated in numerous construction projects in San Francisco, Mr. Bishop is proud to do contract work throughout the Bayview community. Mr. Bishop was born and raised in Bayview and throughout his adulthood has watched the area grow and change in a positive way. "I am always happy to see new development and new changes in the Bayview," says Mr. Bishop. "Any development is beneficial to a community because it gives a community the economic opportunity to grow."



Darryl Bishop, Let's Get Busy Construction

# KIDS CORNER — CREATING ART AND BEAUTY FOR THE SHIPYARD

Kids Corner is featuring Bayview-Hunters Point youth participating in the Bayview Opera House program “Dialogues in Culture.”

Students Lexus Trail Thomas and Naima McAlister, along with 14 other Bayview-Hunters Point children, recently completed an extensive art course focused on painting the metaphors in Dr. Martin Luther King, Jr.’s “I Have A Dream” speech and the art of West African tribes.

The next goal for these students is to travel in 2007 to Dakar, Senegal, and Paris, France, where they will exhibit their artwork and meet with young people from those countries.



“Dialogues in Culture” student Lexus Trail Thomas (left) and her mother, Delilah Trail, Photographed by Heidi Hardin



Exhibit of artwork from the “Dialogues in Culture” class, Photographed by Heidi Hardin



“Dialogues in Culture” student Naima McAlister and program artwork, Photographed by Heidi Hardin

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