

## II. APPLICATION METHODOLOGY

### A) A Pilot Application

As discussed in the introduction, the HDMT is an evidence-based method for decision-makers to evaluate health related conditions and needs in land use planning.<sup>38</sup> Prior to the creation of the web-based HDMT in March of 2007, SFDPH recognized the need to provide examples of HDMT applications to demonstrate its functionality and usefulness in the San Francisco development context.

Through conversations with Asian Neighborhood Design (AND), a community organization involved in land use planning in San Francisco who took part in the development of the HDMT, SFDPH was introduced to “Executive Park” as a large-scale development project that could benefit from a thorough application. SFDPH contacted the Visitacion Valley Community Development Corporation (VVCDC), a non-profit community housing developer based in the Visitacion Valley neighborhood, to be a resource and/or a partner in the HDMT application due to their familiarity and efforts with community planning near Executive Park.

During discussions with VVCDC, it was decided that SFDPH staff could apply the HDMT to the Executive Park Subarea Plan over several months, identifying positive and negative attributes of The Plan and generating policy and design strategy solutions. SFDPH would then share findings with the Planning Department, VVCDC, and other affected stakeholders. VVCDC agreed to the HDMT application and also agreed to meet with SFDPH periodically to discuss the Executive Park process and review the analysis.

Prior to this application, VVCDC identified a number of their own specific concerns with the Executive Park Subarea Plan, primarily that the Plan did not include enough affordable housing, public infrastructure, and community resources to support the anticipated 8,000 new residents. Given this lack of resources, as well as concerns with traffic and environmental pollution, VVCDC believed that residential spillover from Executive Park into the adjacent VV community would generate numerous health and environmental impacts in the VV neighborhood.

### B) Scope

The application was formally launched in August 2006 and completed in May 2007. During this period, between three to six SFDPH staff worked part-time on the application. In total, the evaluation was completed for all HDMT indicators with available data (n = 83). Some of the remaining HDMT indicators without data were discussed in other indicator assessments and reviewed in the objective summaries.

### C) Geography

The analysis of existing conditions and Plan impacts for this application occurred on three geo-spatial levels:

- Project Level: Executive Park
- Neighborhood Level: Visitacion Valley, Bayview Hunters Point
- Citywide Level: San Francisco

Nearly one-half of the indicators in the HDMT include data disaggregated at the neighborhood level. Much of the HDMT utilizes data collected by other agencies (e.g., the U.S. Census). The actual geographic area used for neighborhood-level analysis therefore varies based on the original data source’s level of aggregation (e.g., whether data was collected and reported by aggregating at the level of census tract, Planning District, zip code, or Supervisorial District). For example, when indicator data was available at the census tract-level, SFDPH aggregated census tracts into their corresponding Planning Districts which reflect the neighborhood units used by the Planning Department. These Planning Districts reflect the HDMT’s preferred level of aggregation for neighborhood analysis. However, the HDMT also includes indicator data only available at the zip code or

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<sup>37</sup> Alameda County Blueprint for Violence Prevention. Accessed on: July 6, 2006: <http://www.preventioninstitute.org/alameda.html>

<sup>38</sup> For more information on the structure of the HDMT, visit [www.theHDMT.org](http://www.theHDMT.org).

Supervisory District level. The geographic areas represented by these three units of analysis do not correspond to each other exactly (See Appendix B and C for maps showing geographic boundaries), and importantly, have varying degrees of meaning to neighborhood stakeholders. For example, stakeholders often referred to their neighborhoods by smaller units of analysis, such as “Little Hollywood” or “Sunnydale”, two sub-neighborhoods within the Visitacion Valley Planning District. Table 3 illustrates how the project and neighborhood areas referred to in this report correspond to each other, based on unit of analysis.

**Table 3. HDMT Geographic References by Level and Units of Analysis**

HDMT Geographic Reference	Level of Analysis	Unit of Analysis			
		Census Tracts	Planning District	Zip Codes*	Supervisory District**
Executive Park	Project	Executive Park resides within Census Tract 0610	Executive Park does not constitute its own Planning District. Households living in Executive Park would be counted as part of the BVHP Planning District	94134	10 (Maxwell)
Visitacion Valley	Neighborhood	0258, 0259, 0263, 0264, 0605, 0610	Visitacion Valley	94134	10 (Maxwell)
Bayview Hunters Point	Neighborhood	0230, 0231, 0232, 0233, 0234, 0606, 0609, 0610	Bayview Hunters Point	94124	10 (Maxwell)
* - Zipcode 94134 includes Executive Park, Little Hollywood, Sunnydale, Visitacion Valley, Portola, parts of Excelsior and Crocker Amazon. Zipcode 94124 includes Bayview Hunters Point.					
** - Supervisory District 10 includes Executive Park, Little Hollywood, Sunnydale, Visitacion Valley, Portola Bayview Hunters Point, Potrero Hill, and parts of Excelsior and Crocker Amazon.					

As noted in Table 3, Executive Park resides within Census Tract 0610, which also includes Little Hollywood in VV and the Bayview Hill section of BVHP. (See Appendix B for Map of Census Tracts for Executive Park Pilot Application). Because the only residential units currently in Executive Park were constructed in 2001, it is assumed that none of the current residents were included in the 2000 U.S. Census for Executive Park. According to the U.S. Census, census tract 0610 included 2,400 individuals living in 666 housing units over 1.16 sq mi. We therefore assumed those 2,400 individuals lived either in Little Hollywood or near Bayview Hill.

D) Inputs

The primary document analyzed in the application was the Executive Park Subarea Plan. Staff also identified and gathered a series of additional analysis “inputs.” These were defined as City documents, land use plans, maps, community meeting notes and presentations, site visits, and interviews that provided context for the Executive Park Subarea Plan. Specifically, these included the following:

- SF Planning Department Presentations on Executive Park
- Visitacion Valley Community Facilities and Infrastructure Fee and Fund Ordinance
- BVHP Community Revitalization Concept Plan and Redevelopment Plan
- VV/Schlage Lock Strategic Concept Plan and Workshop Summary
- Leland/Bayshore Commercial District Revitalization Plan
- Brisbane Baylands Redevelopment Plan
- San Francisco General Plan
- Newspaper Articles
- Developers’ Websites
- Craigslist.org

Staff also conducted four site visits / field assessments of Executive Park, WV and BVHP neighborhoods and attended three community planning meetings hosted by the Planning Department. In addition, staff also conducted several key informant interviews in-person and by phone. Finally, innumerable phone calls and emails were sent to individuals and organizations to gather information regarding specific indicators.

#### E) Assessment

Plan assessment consisted of a number of steps. For every indicator in the HDMT that had available data (n=83), staff completed the following steps:

- Assessing the data with respect to each of the units of analysis described above
- Identifying relevant facts from The Plan and if necessary other applicable documents
- Evaluating The Plan based on its impact on the indicator and HDMT development target
- Identifying potential Plan improvements
- Summarizing findings

As this was a pilot case study, for each indicator assessment, staff also identified a series of recommendations to improve the HDMT. Some of the recommendations are listed in the Indicator Analysis pages in the Appendix. These and other recommendations are being incorporated into ongoing revisions of the Healthy Development Measurement Tool website, [www.theHDMT.org](http://www.theHDMT.org).

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