

An aerial architectural rendering of the Parkmerced apartment complex. The development features a dense cluster of modern, multi-story apartment buildings with flat roofs and large windows. The buildings are arranged in a grid-like pattern, interspersed with green spaces, trees, and a central circular pond. A winding path or stream runs through the center of the complex. The surrounding area includes existing residential buildings and a large open field. The overall scene is presented in a clean, illustrative style with soft lighting.

**PARKMERCED**  
APARTMENT HOMES

# RESIDENT NEWSLETTER

APRIL 2015



# DEAR PARKMERCED COMMUNITY,

This newsletter is being presented to all residents of Parkmerced in order to provide information about the progress of the Parkmerced Vision Project, which was approved by the San Francisco Board of Supervisors in 2011. Additional newsletters will be provided on a quarterly basis to the Parkmerced community.

## RESIDENT AND COMMUNITY PARTICIPATION

Keeping residents informed of the progress of the project is of utmost importance to Parkmerced. Since late 2006, we have held over 500 meetings with our residents, neighbors, and other stakeholders. These have ranged from small group briefings to large public workshops and we look forward to continued discussions throughout the coming year and beyond.

The next resident meeting will be held at 6 pm on May 11, 2015 at Lake Merced Church of Christ (777 Brotherhood Way) to announce additional information about the project, anticipated approved Development Phase 1 Application, and the Tenant Relocation Plan. Written notices of the time and location of this and future meetings will be announced to all residents.



## RESIDENT PROTECTION

Parkmerced is committed to protecting residents' rent controlled apartments for as long as they choose to live at Parkmerced. The project involves taking down and replacing a number of apartments within Parkmerced in phases. Phase I includes the replacement of 56 garden apartment homes.

In order to protect our existing residents who live within Parkmerced, prior to the replacement and demolition of any apartment, Parkmerced will provide the resident who lives in a to-be-replaced building with an apartment within one of the newly constructed buildings in Parkmerced.

- The new apartment home will be rented at the same rent-controlled rate as their existing apartment prior to demolition (and also subject to the protections against rent increases of the San Francisco Rent Control Ordinance).

- These new apartments will be constructed prior to the replacement of existing apartments. This will ensure that affected residents would need to move only once into their new apartment.

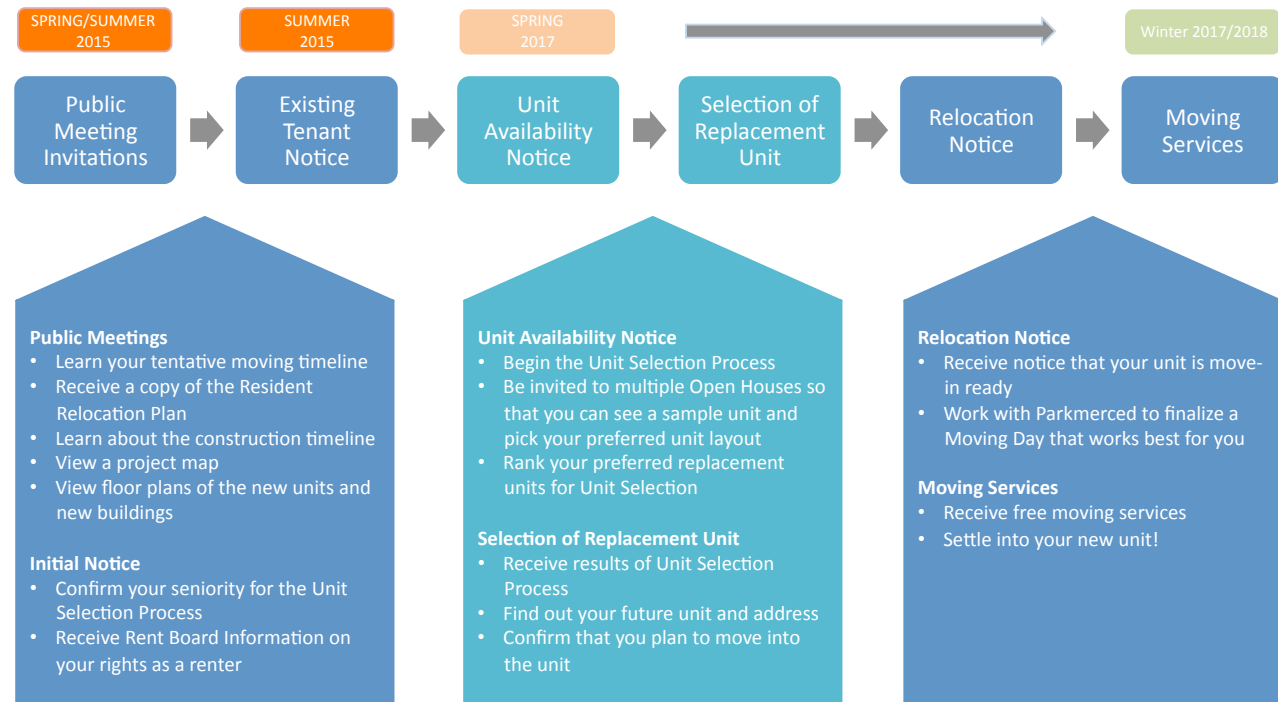
Replacement apartments will provide:

- Comparable square footage
- Equal number of bedrooms and bathrooms
- Improved accessibility
- Brand new appliances and fixtures including dishwashers and washer/dryer units.
- Increased comfort due to better insulated walls and windows

### STAY INFORMED

Existing blocks:  
37W, 34, 19

Parkmerced will provide multiple written notices to keep residents informed of the relocation timeline.



See site plan on page 4 for existing block numbers.

# LONG RANGE PLAN

Parkmerced Vision is a long-term (approximately 20-30 years) project to comprehensively re-plan and re-design Parkmerced. The project will be constructed in phases, with the first phase of construction anticipated to commence in early 2016. Additional information about Phase 1 is on page 4.

## Major components of the Parkmerced Vision include:

### Housing

- Better Homes: Construction of a total of 5,679 net new homes
- More Options: Both for sale and rental apartments homes, range of building types and apartment home sizes
- Sustainable construction materials and methods for cleaner air, more sunlight, and better energy efficiency

### Retail and Amenities

- Social Heart: Creation of a vibrant core in the center of Parkmerced that includes neighborhood serving stores and services; all within a comfortable walking distance
- Conveniences Throughout: small stores, cafes, social and recreational amenities throughout the community
- Community Center: Workout Facility, Formal Playing Fields, swimming pools for residents' and neighbors' cultural and recreational use
- A pre-school, elementary school and daycare facility

### Smart Design

- Natural Elements: Street layout and landscaping configured to maximize sunlight and minimize strong winds in Parkmerced
- Human Scale: Reduced block sizes to create a neighborhood scale comfortable for pedestrians and bicycles

### Parks and Promenades

- New parks and promenades
- Social gathering places for picnics, community gardens, cultural events, recreation, small retail outlets and cafes

### Pedestrian and Bike Paths

- A network of pedestrian pathways to provide easy accessibility to neighborhood amenities and transit
- New bicycle paths to the San Francisco bike network to better connect Parkmerced with surrounding neighborhoods and recreational opportunities.
- A network of bike share pods throughout the community providing convenient; access to bicycles for residents and neighbors

### New Muni Light Rail Route and Stations

- Reroute portion of Muni-M Line from 19th Avenue median through commercial corridor and closer to residents' homes; all within a ten minute walk of their homes

### Natural Environment

- Revitalized water cycle by installing drainage systems of rain gardens, bioswales and biogutters that mimic natural systems

### Watershed

- Restore the natural habitat: storm water runoff disconnected from the combined sewer system with the use of bioswales, streams and riparian habitats
- Save Potable Water: Elimination of the use of millions of gallons of potable water for irrigation by replacing lawns with drought resistant plant materials and landscapes
- Replacement of potable water irrigation with recycled water

### Renewable Energy

- Alternative energy sources, including: cogeneration and solar photovoltaic
- New buildings will consume less energy, water and materials

## PHASE I

Phase I is broken down into four subphases (A-D). In addition to the components described in this section, each subphase will include the construction of significant new and improved neighborhood infrastructure, including new open space adjacent to all new buildings, community gardens, bicycle lanes and paths, new landscaping, additional car share locations, bioswales, treewells, and retention ponds.

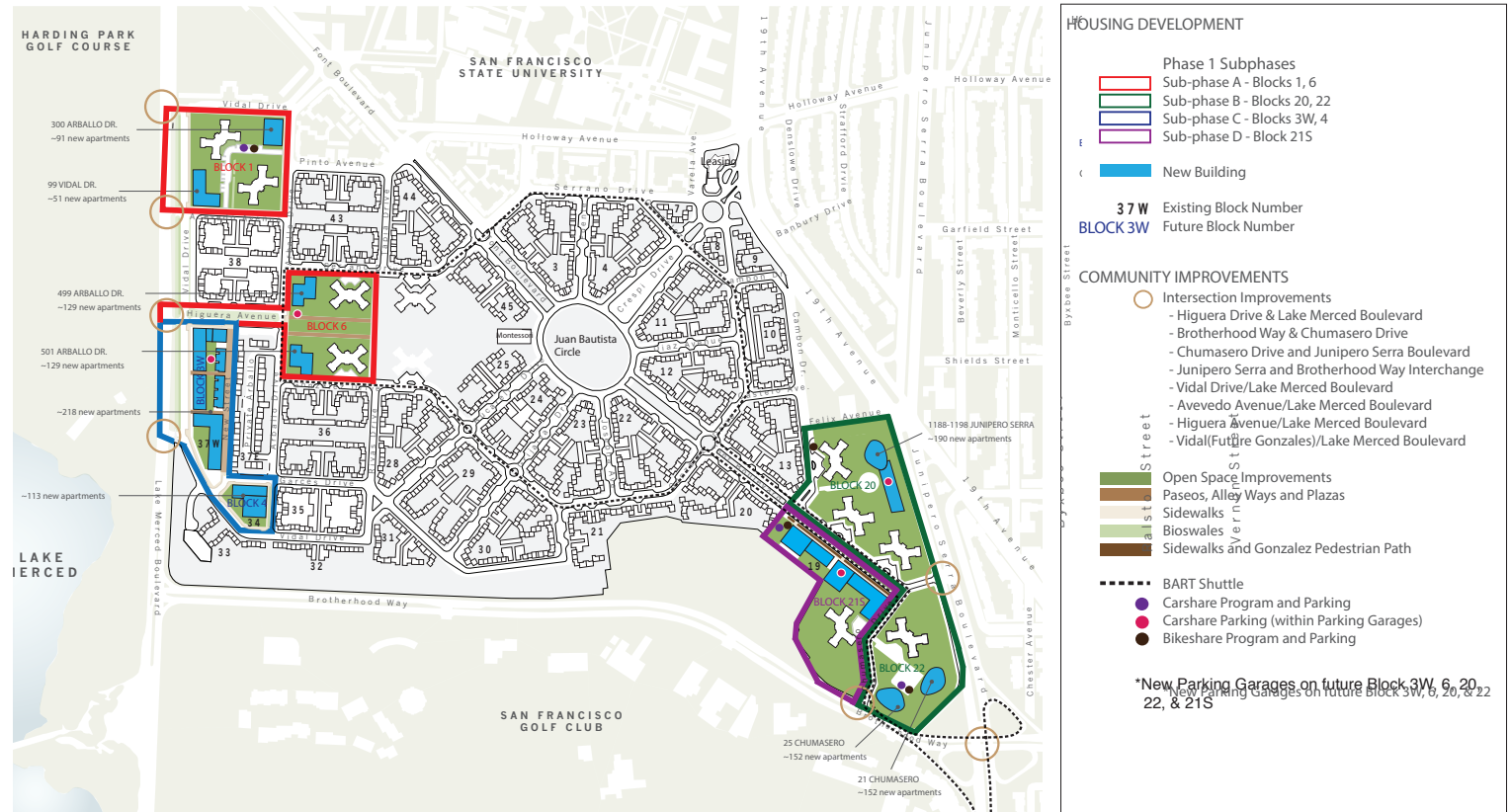
## PHASE I - SUBPHASE A

Includes construction of 390 new residential apartment homes in four new residential buildings. No existing residential apartment homes will be taken down during Phase I Subphase A. Construction of Phase I Subphase A will occur between early 2016 through 2018.

- 99 Vidal Drive (at the corner of Vidal Drive and Acevedo Avenue), a 4 story, approximately 51 apartment homes, including 40 replacement homes. This building will contain 40 replacement apartment homes to replace existing apartment homes that would be demolished as part of Phase I Subphases C and D.

Phase 1  
is highlighted  
on the map:

- Existing Block 37W (bound by Higuera, Vidal, and Garces)
- Existing Block 34 (bound by Vidal, Garces, and Arballo)
- Existing Block 19 (Font Blvd between Cambon and Chumasero)





- 300 Arballo Drive (at the corner of Vidal Drive and Arballo Drive), an 8 story, approximately 91 home apartment building, including 16 replacement apartment homes. This building will contain 16 replacement apartment homes to replacement existing apartment homes that would be demolished as part of Phase 1 Subphases C and D.
- 499 Arballo Drive (between Serrano Drive and Gonzalez Drive), a 11 story, apartment building with 129 apartment homes.
- 501 Arballo Drive (between Serrano Drive and Gonzalez Drive), a 11 story, apartment building with 129 apartment homes.

**Additional components of Phase I Subphase A include:**

- Construction of a two-level, below-grade parking garage, accommodating approximately 453 parking spaces along Arballo Drive between Serrano and Gonzalez Drive. Below grade parking garage will be located below new residential buildings at 499 and 501 Arballo Drive. The garage will include new car and bike share spaces.
- A Parkmerced-Daly City BART Shuttle Service, stopping at locations throughout Parkmerced and to Daly City BART
- Reconstruction and improvement of the intersections of Vidal Drive (North) at Lake Merced Boulevard and Acevedo Avenue at Lake Merced Boulevard.
- New landscaping and open space improvements (including new community gardens) in the areas surrounding the new buildings.



## PHASE I SUBPHASE B

Would construct 567 new apartment homes in three new buildings. No existing residential apartments will be taken down during Phase 1 Subphase B. Construction of Phase I Subphase B will occur between early 2016 through 2018.

- 1188-1198 Junipero Serra Boulevard (behind existing 150 Font Boulevard and 125 Cambon Drive), 14 and 5 story approximately 291 apartment home apartment buildings.
- 21 Chumasero Drive (at the corner of Chumasero Drive and Brotherhood Way), a 14 story rental apartment buildings with approximately 153 apartment homes.
- 25 Chumasero Drive (at the corner of Chumasero Drive and Brotherhood Way), a 14 story rental apartment buildings with approximately 153 apartment homes.

### Additional components of Phase I Subphase B include:

- Demolition of Felix and Galindo Garages and the construction of two, two-level below grade parking garages in their place, accommodating approximately 248 and 225 parking spaces, respectively. Below grade parking garages will be located below new residential buildings at 1188-1198 Junipero Serra Boulevard and 21-25 Chumasero Drive.
- New open space and park improvements surrounding the new residential buildings, including a new Neighborhood Commons.
- Reconstruction and improvement of Chumasero Drive between Brotherhood Way and Font Boulevard, and the Chumasero Drive intersection at Brotherhood Way to meet the requirements of the San Francisco Better Streets Plan.

## PHASE I SUBPHASE C

Parkmerced has not yet started the design of the buildings as part of Phase 1 Subphase C. Subphase C includes the replacement of 56 existing residential apartments. Residents will relocate to new buildings constructed in Phase 1 Subphase A. Affected residents will receive their initial Tenant Relocation Plan correspondence summer 2015. Subphases C will be constructed later than Phase 1 Subphase A and B. We currently expect construction of Phase 1 Subphases C to occur between 2017 and 2019.

### Includes:

- Approximately, 333 new apartment homes with the demolition of a maintenance building, 10 apartment homes on existing Parkmerced block 37W (bound by Higuera Drive, Vidal Drive, and Garces Drive) and 28 apartment homes on existing block 34 (bound by Garces Drive, Vidal Drive, and Arballo Drive). Block 37W does not include apartment homes within



Private Arballo Drive. Of the new 333 new apartment homes, 66 will be Replacement Apartment homes to replace apartments taken down in future Development Phase 2 (affected Parkmerced blocks TBD).

- Demolition of the former maintenance building at 345 Vidal Drive and its 37 existing surface parking spaces. Construction of a two-level below grade parking garage in its place, accommodating approximately 618 parking spaces. Below grade parking garage will be located underneath new residential buildings.
- Redesigned Higuera Drive and intersections at Arballo and Lake Merced Boulevard, improvements along Vidal Drive between Higuera Avenue and Garces Drive, and a new intersection on Vidal Drive (South/Future Gonzalez Drive realignment) at Lake Merced Boulevard.
- A new north-south private street connecting Higuera Avenue and Garces Drive.



## PHASE I SUBPHASE D

Parkmerced expects to construct approximately 378 new apartment homes with the demolition of 18 existing apartment homes on existing Parkmerced block 19 (Font Boulevard at Chumasero Drive).

Of the 378 new apartment homes, 100 will be Replacement Apartment homes to replace apartment homes demolished in future Phase 2. Construction of Subphase D will occur between 2017 through 2019. Affected residents will receive their initial Tenant Relocation Plan correspondence summer 2017.

### Also includes:

- New Neighborhood Common and a one-level below grade parking garage accommodating approximately 66 parking spaces on existing Parkmerced block 19.
- Transportation Coordinator: The Transportation Coordinator will oversee all transit demand management programs at Parkmerced including the distribution of applicable subsidized transit passes, coordinating carpools/vanpools, and other transit oriented program.
- Redesigned Chumasero Drive and new intersection at Junipero Serra Boulevard.
- Complete reconstruction of Font Boulevard between Cambon Drive and Chumasero Drive
- Elimination of Font Boulevard between Chumasero Drive and Junipero Serra Boulevard (including elimination of the intersection of Font Boulevard and Junipero Serra Boulevard)
- Reconfiguration of Brotherhood Way cloverleaf at Junipero Serra Boulevard to improve safety and access for pedestrians, bikes, and vehicles.

## PROJECT SCHEDULE

### Spring 2015

- Parkmerced Resident Meeting - Monday May 11, at Lake Merced Church of Christ at 777 Brotherhood Way, San Francisco, CA 94132  
Shuttle service will be provided.  
RSVP [info@parkmerced.com](mailto:info@parkmerced.com)

### Summer 2015

- SF Planning Commission Design Review Informational Presentations for Phase 1 Subphases A and B
- Tenant Relocation Packets mailed to Residents in To-Be-Replaced apartments (Existing Block 37W, 34, and 19)
- SF Planning Design Review Approvals for Phase 1 Subphases A and B

### Fall 2015

- Building Permit Approvals

### Early 2016

- Break ground on Phase I Subphase A (~18-24 month construction)
- Break ground on Phase I Subphase B (~18-24 month construction)

### Mid 2016 to Late 2016

- SF Planning Design Review Approvals for Phase 1 Subphases C and D
- SF Planning Commission Design Review Informational Presentations for Phase 1 Subphases C and D

### 2017

- Break ground on Phase I Subphase C (~18-24 month construction)
- Break ground on Phase I Subphase D (~18-24 month construction)



# ANNOUNCEMENTS

## 2015 PARKMERCED VISION INTERN PROGRAM

### Applications Due May 17, 2015

Parkmerced is currently accepting applications for our 2015 Parkmerced Vision Intern Program based in San Francisco, CA. Up to two (2) applicants may be selected. The position is paid and will occur over a 6-month period. Parkmerced will give priority to students currently enrolled at San Francisco State University or City College of San Francisco in urban design, planning, architecture, engineering, or related program. For more the full application form and requirements visit [parkmercedvision.com](http://parkmercedvision.com), email [opportunities@parkmercedvision.com](mailto:opportunities@parkmercedvision.com) or call 415.405.4666.

## 2015 PARKMERCED ROBERT L. PENDER MEMORIAL SCHOLARSHIP

### Applications Due May 17, 2015

The Parkmerced Robert L. Pender Memorial Scholarship was established to encourage the pursuit of career paths in engineering, architecture, urban planning, and related fields. The \$1000 scholarship will be awarded to any full-time student pursuing undergraduate or graduate studies in engineering, architecture, urban planning, or a related field and is enrolled at San Francisco State University or City College of San Francisco. For the full application form and requirements visit [parkmercedvision.com](http://parkmercedvision.com), email [opportunities@parkmercedvision.com](mailto:opportunities@parkmercedvision.com) or call 415.405.4666.

Take Pride in Your Community!

- Clean up after your pets in common areas
- For information on proper recycling and composting protocol visit [www.recology.com](http://www.recology.com) or [parkmercedgogreen.wordpress.com](http://parkmercedgogreen.wordpress.com)

## CONTACT INFORMATION

### Parkmerced Vision

Attn: Development Manager  
3711 Nineteenth Avenue  
San Francisco, CA 94132

For more information regarding the Parkmerced Vision plan please call 415.405.4666 or email [info@parkmercedvision.com](mailto:info@parkmercedvision.com). Please check [www.parkmercedvision.com](http://www.parkmercedvision.com) for updates. You can also view all public documents on the San Francisco Planning Department Parkmerced Project Page: <http://www.sf-planning.org/index.aspx?page=2529>.

### Parkmerced Resident Services

1 Varela Avenue  
San Francisco, CA 94132

For information and comments on existing operations please contact Resident Services at 415.405.4600 or email [services@parkmerced.com](mailto:services@parkmerced.com). Also visit [www.parkmerced.com](http://www.parkmerced.com) for general property information.

### San Francisco Planning Department

Joshua Switzky  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
[Joshua.switzky@sfgov.org](mailto:Joshua.switzky@sfgov.org)  
415.558.6378

### San Francisco Rent Board

25 Van Ness Avenue, Suite 320  
San Francisco, CA 94102

The Rent Board provides counseling information on subjects that are covered by the Rent Ordinance. You can speak with a counselor by calling 415.252.4602 during weekday counseling hours (9:00AM to Noon and 1:00PM to 4:00PM). Counselors are also available at the Rent Board Office 8:00AM to 5:00PM, Monday through Friday, excluding holidays.

### RESIDENTS' ORGANIZATION

Parkmerced Residents Organization

Groups of tenants interested in becoming a recognized residents' organization can do so by notifying Parkmerced and the Planning Department of its formation in writing. In order to be formally recognized, the group must be (i) more than ten (10) members (defined as tenants of the Parkmerced, each occupying a separate unit) and (ii) have been in existence for not less than twenty-four (24) months.

Please contact Bert Polacci at 415.405.4666 for more information or by emailing [info@parkmercedvision.com](mailto:info@parkmercedvision.com).

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APARTMENT HOMES

**(415) 405-4600**

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**[parkmerced.com](http://parkmerced.com)**