



Pulse

Resident Newsletter | Fall 2015

Parkmerced

TOGETHER WE ARE VISIONARIES.

In every issue of the Parkmerced Pulse, you'll find important updates on the implementation of the Parkmerced Vision. Construction is anticipated to begin in Spring 2016. As early as this fall you will begin seeing the property being prepared for construction. As we move forward with implementing the Parkmerced Vision, we're committed to keeping you informed of our progress—and welcome your questions, comments and concerns at any time.

RESIDENT AND COMMUNITY PARTICIPATION

Since late 2006, we've held well over 500 meetings with our residents, neighbors and other stakeholders, ranging from small group briefings to large public workshops. We look forward to continued discussions throughout the coming months and beyond. Most recently, at our May 2015 meeting over 130 residents were in attendance to learn more about the Phase 1 Development Plan, the Tenant Relocation Plan, and viewed the first renderings of the initial seven buildings to be constructed during Subphases A and B (see pages 7-8). In late August, residents of the first 56 to-be-replaced apartments were provided with an informational Tenant Relocation Plan and first official Notice.

In September 2015, a by-invitation-only Resident Meeting will be held to go over the Tenant Relocation Plan with the residents of the first 56 to-be-replaced apartments. Meeting Invitations were sent in August 2015.

APPROVALS TO DATE

- 2011: Project Entitlement and Development Agreement
- May 2015: Development Phase 1 Application
- August 2015: Tentative Maps for Subphase 1A & 1B

--

For the most up to date information on the Parkmerced Vision, please visit parkmercedvision.com, call 415.405.4666, or email info@parkmercedvision.com.

PREPARING FOR CONSTRUCTION

Approved in 2011, the Parkmerced Vision is a long-term project (approximately 25-30 years) that will be constructed in phases, with the first subphases expected to break ground in the Spring of 2016. Major components include new housing, amenities, safer and better access to transportation, a healthier environment and more usable public space.

On August 6, 2015 we presented designs for the first buildings at an informational meeting to the San Francisco Planning Commission. In furtherance of our commitment to the diversity of architecture, the designs were created by Fougerson Architecture, Leddy Maytum Stacy Architecture, Woods Bagot, Kwan Henmi, and Skidmore, Owings & Merrill LLP utilizing the Parkmerced Design Standards & Guidelines to guide their designs. Additionally, the presentation included an overview of the proposed landscape and open space improvements designed by PWP Landscape Architecture and the infrastructure improvements designed by BKF Engineers. In the coming months, we will begin the building permit application process for the first community improvements and buildings.

To begin preparing the property for the first new buildings, Parkmerced will relocate the existing playgrounds at the corners of Vidal/Arballo and Arballo/Gonzalez. A larger, new and improved playground will be constructed near 750 Gonzalez and the Community Garden. This work begun in August 2015 and is scheduled to be completed by October 2015.

To prepare for street realignments and improvements, new buildings, and redesigned open spaces, site preparation work will begin with a tree removal process in September 2015 that will be completed in February 2016. While we will be removing trees, we will be planting up to 4 new trees for each tree removed.



RESIDENT PROTECTION

Parkmerced is committed to protecting residents' rent-controlled apartments for as long as they choose to live at Parkmerced. The Parkmerced Vision involves removing and replacing all garden apartment homes within Parkmerced over the next 25-30 years in phases. Subphases 1A and 1B provide for the replacement of 56 garden apartment homes.

To protect our existing residents living within Parkmerced, prior to the replacement of any existing rent-controlled 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 and will not be displaced.
- Parkmerced will cover all moving expenses from your existing unit to your brand new replacement unit. Additionally, moving services, including packing and unpacking, will be paid for by Parkmerced.

Replacement apartments will provide:

- Comparable square footage
- At least the same 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

PARKING

The Parkmerced Vision includes the replacement of two existing parking garages. Prior to the removal of Felix and Galindo Garages as part of Subphases 1A and 1B, Parkmerced will work with residents who currently have parking spaces within these garages to relocate their parking space. For a majority of residents, this will be within existing Higuera Garage which may be accessed either from Higuera Avenue or the 400 block of Garces. (see Subphase 1A & 1B map on Page 5). Understanding relocating parking spaces to Higuera Garage may pose as a burden to those with special needs, Parkmerced will work with these residents on a case-by-case basis to find a parking space within a nearby existing carport if space permits.

At the time residents' parking is relocated, Parkmerced will initiate a free resident BART shuttle that will transport residents to locations within Parkmerced (including Higuera Garage) as well as to Daly City BART Station. The shuttle will run on a published schedule and stop locations will be placed conveniently throughout the property and specifically around the eastern side of the property.

Higuera Garage will also be the closest available garage to the first buildings constructed at 300 Arballo and 99 Vidal (see Subphase 1A & 1B map on Page 5). The overall parking plan includes new subterranean parking garages as part a majority of new buildings. Parkmerced will be able to construct up-to-one (1) parking space per apartment at Parkmerced. Since there will be approximately 8900 homes at Parkmerced in the future, there will be up to 8900 parking spaces constructed.

The approved Parkmerced Vision also includes a detailed Transportation Plan designed to encourage residents to take advantage of the convenient current and future transportation options. We will be expanding our on-site carshare program as well as implement a bike share program with "bicycle libraries" located throughout the property. Of course, a renewed emphasis will also be placed on walking and pedestrian safety.

RESIDENT COMMUNICATION AND PRELIMINARY CONSTRUCTION SCHEDULE

2015

- Begin preparation for Historical Architectural Building Survey/Historical Architectural Landscape Survey

Fall 2015

- Tenant Relocation Packets mailed to residents in to-be-replaced apartments in existing blocks 37W, 34, and 19*
- Invitation-Only Resident Meeting for residents in to-be-replaced apartments in existing blocks 37W, 34, and 19*
- Existing playground replacement/relocation
- Subphase 1A & 1B Development Site Preparation: Phase 1 Subphase A and B tree removal begins

Early 2016

- Available: Archaeological and Paleontological Resource Mitigation Monitoring Programs
- Break ground on Phase 1 Subphase A (~12-24 month construction)
- Break ground on Phase 1 Subphase B (~18-24 month construction)

Late 2016/Early 2017

- SF Planning Commission design review/informational presentations for Phase 1 Subphases C and D
- SF Planning Commission design review approvals or Phase 1 Subphases C and D

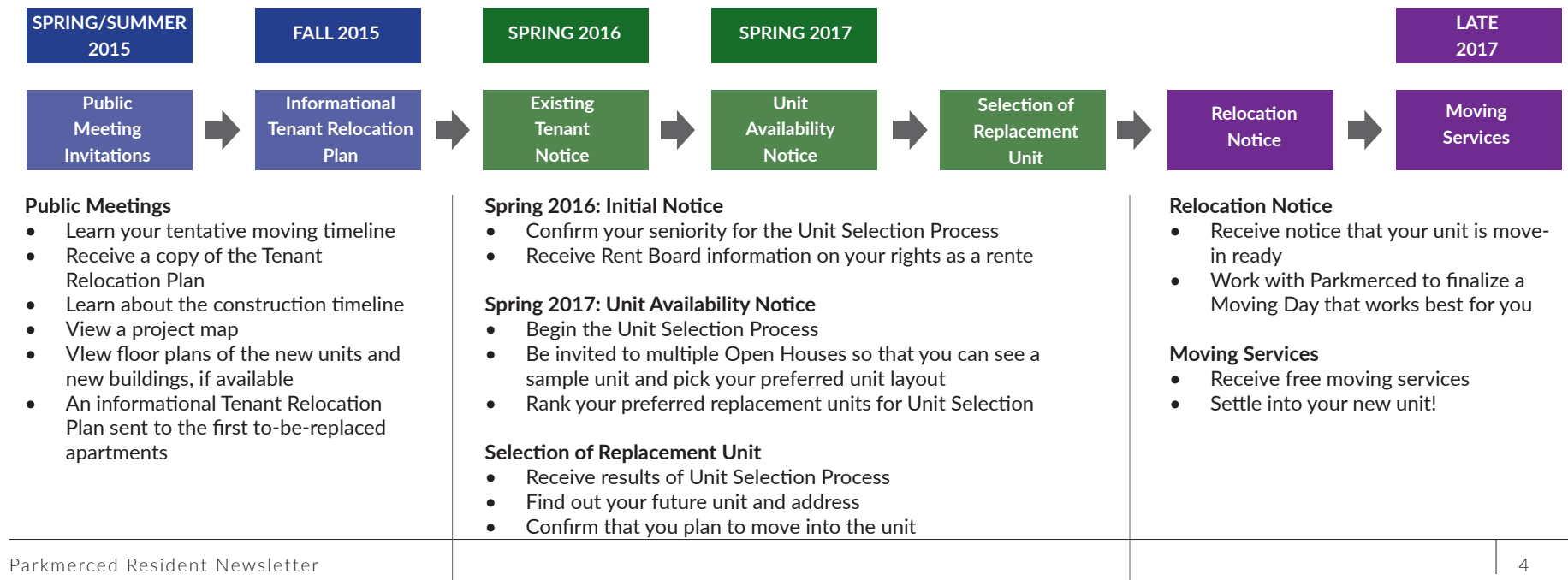
2017

- Break ground on Phase 1 Subphase C (~18-24 month construction)
- Break ground on Phase 1 Subphase D (~18-24 month construction)

* see Subphase 1A & 1B map on Page 5

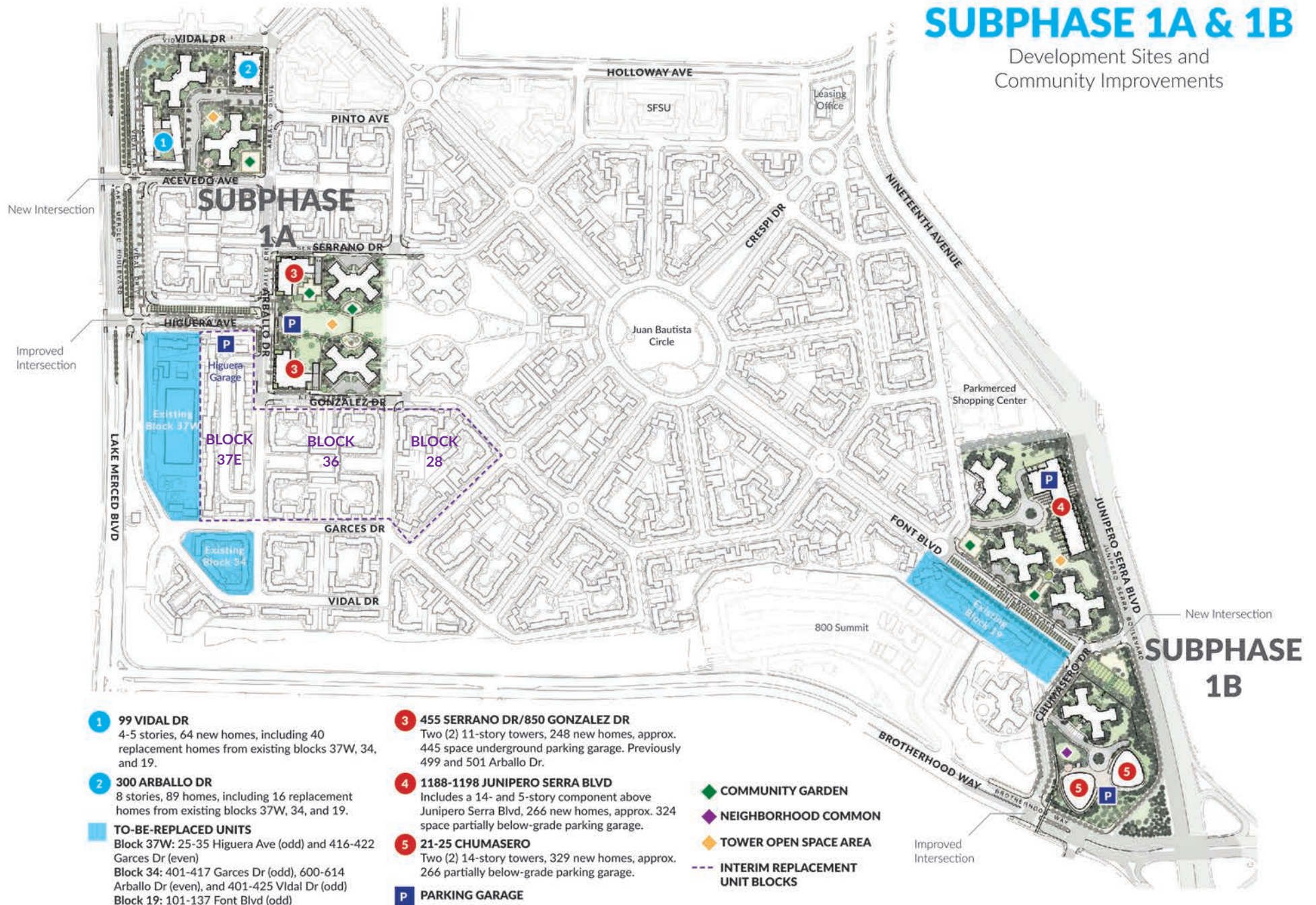
RELOCATION PROCESS: EXISTING BLOCKS 37W, 34, and 19

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



SUBPHASE 1A & 1B

Development Sites and
Community Improvements



FAQs

Here's a brief list of frequent questions we've received at previous resident meetings, via email, and the Vision Info Line.

Will the new buildings have walk-up/townhome apartments like the existing apartments and will they be accessible to the elderly and people with disabilities?

While we were going through the approval process, residents told us that having walk-ups to new buildings was important. This has been integrated into the Parkmerced Design Standards and Guidelines. All new buildings within Parkmerced will include ground-floor apartments with direct access to the sidewalk, similar to what townhome residents are accustomed to today. This includes the first two buildings adjacent to existing 310/350 Arballo, where the first 56 apartments will be relocated to. Both these buildings, and all new buildings will be compliant with the American Disabilities Act (ADA) and will include elevators to the upper floors for residents who don't transfer into a ground-floor apartment. The existing garden apartments aren't ADA compliant since they were constructed prior to ADA, but all new buildings constructed will comply with ADA, including providing access to all floors of the building.

Will the rents for the new apartments have water, electric, waste, and gas included, or will residents need to have a separate hookup and pay for utilities?

How you pay for utilities will stay the same going forward. However, Parkmerced is responsible for all connection/hook-up charges related to their resident relocation.

What existing blocks will be relocated to buildings constructed as part of Subphase A?

The existing blocks and apartments that will be relocated to buildings constructed as part of Subphase A include (see Subphase 1A & 1B map on Page 5):

- **Block 37W:** 23-33 Higuera Avenue (odd), 416-422 Garces Drive (odd)
- **Block 34:** 401-417 Garces Drive (odd), 600-614 Arballo Drive (even), 401-425 Vidal Drive (odd)
- **Block 19:** 101-137 Font Boulevard (odd)

If residents are relocating, how soon will they be notified?

The Development Agreement includes a detailed Tenant Relocation Plan, which requires that Parkmerced notify residents of their relocation within two years of their moving date. A variety of other notices will be provided throughout this two-year period updating residents on the relocation and moving process. Residents of the first 56 to-be-replaced apartments received an informational Tenant Relocation Plan in Fall 2015. They will receive their first official notice in Spring of 2016. Additionally, an invitation-only resident meeting will be held on September 9, 2015 for the first 56 to-be-replaced apartments to discuss the Tenant Relocation Plan in detail and view preliminary unit layouts.

Can you clarify where the locations of the Interim Replacement Units are located for the Long-Term Existing Tenants who qualify for this additional option?

Long-Term Existing Tenants are defined within the Development Agreement as those who have lived under the same lease at Parkmerced for 10 years or more as of the effective date of the Development Agreement (July 9, 2011). Residents who moved into their current apartment at Parkmerced prior to July 9, 2001 would qualify as a Long-Term Existing Tenant. In addition to having the option to relocate to a brand new apartment or receive a buy-out payment as defined by the Rent Board, Long-Term Existing Tenants have the option to relocate to an Interim Replacement Unit through the duration of construction until the Interim Replacement Unit blocks are replaced themselves.

The Interim Replacement Unit blocks include:

- Block 28: bound by Gonzalez, Bucareli and Rivas Drives.
- Block 36: bound by Gonzalez, Rivas, Garces and Arballo Drives, and
- Block 37E: Private Arballo Drive between Higuera and Garces,

Interim Replacement Units are subject to availability. Blocks 37E, 36 and 28 will be the last blocks at Parkmerced to be redeveloped. Given the length of the implementation plan, these blocks would be developed no less than 16 years from this summer. Please see the Subphase 1A & 1B map on page 5 for the locations of the Interim Replacement Units.



300 Arballo Drive by LMS Architecture

San Francisco-based Leddy Maytum Stacey Architecture has created a diverse collection of architecture consistently recognized by the industry and the press. We're excited to have LMS bring their dedication and architectural excellence to Parkmerced. LMS's design is an eight-story apartment building located at the intersection of Arballo Drive and Vidal Drive with approximately 89 homes, 16 of which are Replacement Units. Apartment types range from studios to 3-bedrooms. The building entrance will be located on Vidal Drive. Amenity spaces include a first-floor lounge and terrace, a second-floor fitness center and potentially a roof-level terrace. The building will also include approximately 89 bicycle parking spaces. Vehicle parking for residents of 300 Arballo will be available one block away in existing Higuera Garage.



99 Vidal Drive by Fougeron Architecture

San Francisco-based Fougeron Architecture is a nationally recognized design firm whose work exhibits a strong commitment to clarity of thought, design integrity and quality of architectural detail. Fougeron's design is a four to five-story apartment building located at the intersection of Vidal Drive and Acevedo Drive with approximately 64 homes, 40 of which are Replacement Units. Apartment types range from studios to 3-bedrooms. The building consists of ground-floor, walk-up apartment homes, similar in character to existing Parkmerced townhomes. Residents of 99 Vidal Drive will enjoy a new community room and landscaping, as well as close proximity to the natural environment of Lake Merced. The building also includes approximately 64 Class-I bicycle parking spaces. Vehicle parking for residents of 199 Vidal would be available one-block away in existing Higuera Garage.

455 Serrano Drive/850 Gonzalez Drive by Woods Bagot

Woods Bagot is an international design firm with a studio in San Francisco. Their diverse portfolio spans more than 140 years, a legacy of design excellence. The Woods Bagot design includes two 11-story component towers that sit atop a two-level underground approximately 445 space parking garage.

The buildings include approximately 248 homes that range from studios to 3 bedrooms. The building also includes approximately 250 bicycle parking spaces. The two towers will have amenities at ground floor, including a resident lounge, fitness center and common work areas. The ground floors feature walk-up apartment homes to provide character to the street front, and the buildings include green open space dedicated to the building at ground level and on roof decks. Interior courtyards of the towers include a community garden and multi-purpose open green, with direct access to a reimagined Meadow.



1188-1199 Junipero Serra Boulevard by Kwan Henmi Architecture

San Francisco-based Kwan Henmi believes in making a meaningful contribution toward the built environment at Parkmerced. The firm designs thought-provoking, modern architecture and utilizes the best contemporary building technologies and practices. The Kwan Henmi building includes a 14- and 5-story component above Junipero Serra Boulevard. The buildings include approximately 266 homes that range from studios to 3 bedrooms. The building includes a partially-below grade, approximately 324 space parking garage and approximately 332 Class-I bicycle parking spaces. Both buildings would share a common lobby with access to Cambon Drive, Font Boulevard, and Junipero Serra Boulevard. Ground floor units will have direct access to a new community green. Ground floor and rooftop amenities are also planned.



21-25 Chumasero Drive by Skidmore, Owings and Merrill LLP (SOM)

Having prepared the Parkmerced Vision plan, SOM was the perfect fit to design one of Parkmerced's first buildings. Located along Brotherhood Way and Junipero Serra Boulevard, 21-25 Chumasero Drive will usher in the beginning of a new civic gateway into the westside of San Francisco from Highways 1 and 280. The project includes two 14-story residential buildings with approximately 329 homes over an underground, approximately 266 space parking garage. The building also includes 160 Class-I bicycle parking spaces. Adjacent to the new buildings is an approximately 15,000 square foot Neighborhood Common with active play areas.

Community Improvements: Subphase 1A and 1B by PWP Landscape Architecture, Engineered by BKF

For nearly 30 years, PWP Landscape Architecture has developed a tradition of design practice that responds to, as well as influences, its environment. Their recent work includes the National 9/11 Memorial in New York and the Constitution Gardens on the National Mall in Washington, DC. PWP and BKF are designing new streetscape and landscaped areas with improved access points into Parkmerced, including Lake Merced Boulevard at Higuera Avenues and Brotherhood Way at Chumasero Drive. New entry points into Parkmerced will be constructed at Lake Merced Boulevard at Acevedo Avenue and Chumasero Drive at Junipero Serra Boulevard. New open spaces will be constructed adjacent to all new buildings, including a reimagined Meadow between Serrano

and Gonzalez Drives with community gardens, children's play areas, entertainment terrace and bocce courts. Landscape features on Block 1 include child and active play areas, flexible lawn space, a coniferous grove, and community garden. Block 20 includes a multi-purpose family park and picnic area, play areas, and community gardens. In addition to a Neighborhood Common, Block 22 includes a tree farm and new dog park.

Transportation elements to be implemented as part of Phase 1 include an expansion of Parkmerced's carshare program, a new bike share program, dedicated resident shuttle to Daly City BART, and carpool/vanpool coordination services.



Block 22 Preliminary Landscape and Streetscape Plan

CONTACT INFORMATION

Parkmerced Vision

Attn: Development Manager
3711 Nineteenth Avenue
San Francisco, CA 94132
info@parkmercedvision.com
415.405.4666
parkmercedvision.com

Parkmerced Resident Services

1 Varela Avenue
San Francisco, CA 94132
services@parkmerced.com
415.405.4600
parkmerced.com

San Francisco Planning Department

Joshua Switzky
1650 Mission Street, Suite 400
San Francisco, CA 94103
Joshua.switzky@sfgov.org
415.558.6378

You can also view all public documents on the Planning Department
Parkmerced Project Page: <http://www.sf-planning.org/index.aspx?page=2529>.

San Francisco Rent Board

25 Van Ness Avenue, Suite 320
San Francisco, CA 94102
415.252.4602

Provides counseling information on subjects covered by the Rent Ordinance.
You can speak with a counselor during weekday counseling hours (9am-Noon
and 1-4pm). Counselors are also available at the Rent Board office 8am-5pm,
Monday through Friday, excluding holidays.

Residents' Organization

Parkmerced Residents Organization

Any group of tenants interested in becoming a recognized residents' organization can do so by notifying Parkmerced and the San Francisco Planning Department of its formation in writing. To formally be recognized, the group must be more than 10 members (defined as tenants of Parkmerced, each occupying a separate unit) and have been in existence for not less than 24 months. Please contact Bert Polacci at 415.405.4666 for more information or email info@parkmercedvision.com.

ANNOUNCEMENTS

Scholarship & Internship Program

Sean Buxton | Parkmerced Vision Development Intern

Sean is a current student at City College of San Francisco pursuing a construction management core skills certificate. He also received his undergraduate degree in urban studies and planning at San Francisco State University. Sean brings with him a wealth of knowledge and is interested in better understanding the development process from conception to construction.

Salma Lira | 2015 Parkmerced Robert L. Pender Memorial Scholar

Salma received her associate's degree in engineering from City College of San Francisco in May 2015 and has been admitted to UC Santa Cruz for the fall 2015 to pursue her bachelor's degree. Salma aims to become a role model for young women pursuing a career in science, technology, engineering and mathematics.

If you're interested in a Parkmerced scholarship or internship, send an email to: opportunities@parkmercedvision.com for more information. As part of our First Source Hiring Program/Equal Opportunity Employment Program we will award at least two scholarships and offer two internships a year.

For more information on the Parkmerced Vision visit parkmercedvision.com, email info@parkmercedvision.com, or call 415.405.4666.

Parkmerced

415.405.4666

info@parkmercedvision.com

parkmerced.com
