



Pulse

Resident Newsletter Issue 4 | Spring 2016

Parkmerced

A DECADE IN THE MAKING.

In every quarterly issue of the Pulse you'll find important updates on the progress of implementing the Parkmerced Vision. In the coming months, you will continue to see the property being prepared for construction, as well as the introduction of new resident amenities. We're committed to keeping you informed.

What is the Parkmerced Vision?

Parkmerced Vision is a long-term master planned project to improve Parkmerced. Beginning in 2006, the Vision was developed through a collaboration with residents, neighbors, and other stakeholders. Over 550 meetings were held to determine how the Vision can better serve the community by improving upon aging structures and amenities, transforming Parkmerced into a vibrant neighborhood and model of urban sustainability. That vision is becoming a reality.

The Vision was approved in 2011. The project will be carried out in phases with Subphases 1A and 1B expected to begin construction in Fall 2016.

Project Milestones

- **July 2011:** Project Entitlement and Development Agreement approved
- **May 2015:** Development Phase 1 Application approved
- **August 2015:** Tentative Subdivision Maps for Subphases 1A and 1B approved
- **August 25, 2015:** Informational Tenant Relocation packets mailed to residents in to-be-replaced apartments on existing Blocks 19, 34, and 37W (see page 4)
- **October through December 2015:** Design Review Applications approved for 199 Vidal Dr., 300 Arballo Dr., 450 Serrano Dr./850 Gonzalez Dr., 1208-1218 Junipero Serra Blvd., and 95-99 Chumasero Dr.

Project Updates

January 2016

- On January 19 over 100 residents attended a meeting at St. Thomas More Church to discuss Vision Updates, Parking Relocation, Resident Relocation, and Construction. If you weren't able to attend, the presentation and summary can be viewed at parkmercedvision.com under Community Outreach.
- A Transportation Coordinator was hired to begin implementing new multi-modal transportation programs at Parkmerced. The Transportation Coordinator will educate residents, employers, employees, and visitors about the range of transportation alternatives available to them.

February 2016

- As a follow-up to the January 19 Resident Meeting, members of the Project Team met with residents individually to further discuss the Parking Relocation Plan (see Page 5) and the measures that will be taken to minimize construction impact to residents (see page 7).
- On February 1 a tree removal process began for privately owned and

maintained trees to minimize the potential impacts during breeding bird season (March-August). The Vision includes new open space landscaping in addition to new buildings and streetscape. Both the Development Agreement and Environmental Impact Report (EIR) acknowledged that in order to implement the community and open space improvements, tree removal would need to occur. In Subphases 1A and 1B, for every tree that is taken down, there will be at least three planted in its place.

- To verify the location of utilities and to minimize service disruptions during construction, exploratory holes have been dug and covered within the Subphases 1A and 1B boundaries (see page 4).
- On March 30, an appeals hearing was held in front of the San Francisco Board of Appeals regarding tree removal permits submitted to and approved by SFDPW for the removal of approximately 120 trees within the public right-of-way in preparation of construction of Subphases 1A and 1B. The appeals were unanimously denied and SFDPW's approvals will be upheld. Right-of-way tree removals will likely not commence until August, following the end of the breeding bird season.

A Look Ahead

Summer 2016

- Existing playgrounds adjacent to 310 and 350 Arballo Drive, 810 Gonzalez Drive, and 55 Chumasero Drive will be removed. A new, improved, and larger playground will be constructed adjacent to 355 Serrano Drive and 750 Gonzalez Drive prior to removing the existing playgrounds. At the completion of Subphases 1A and 1B additional play areas will have been constructed on proposed Blocks 1, 6, 20, and 22.

Fall 2016

- Within 60-days of starting construction of the buildings that will house replacement units (199 Vidal Dr. and 300 Arballo Dr.), the residents living in buildings which will be replaced (Blocks 37W, 34, and 19 (see page 4)) will receive their Existing Tenant Notices. This will be the first official notice as part of the Tenant Relocation Plan.
- Anticipated parking relocation from Arballo Circle, Galindo Lot F, and Felix Garage to Higuera Garage (see page 5).
- Construction start on Subphases 1A and 1B Street Improvements and Blocks 1, 6, and 20.

Spring 2017

- Anticipated parking relocation from Galindo Garage to Higuera Garage (see page 5).
- Construction Start for Block 22

PARKMERCED AT FULL BUILD OUT



RESIDENT COMMUNICATION AND PRELIMINARY CONSTRUCTION SCHEDULE



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

Parkmerced will provide multiple written notices to keep residents informed of the relocation timeline. Here is a summary of what to expect in each of the written notices.



Relocation Meeting

- Residents of existing Blocks 19, 34, and 37W learned about tentative moving timeline and received a copy of the Tenant Relocation Plan. These residents learned about the construction timeline and were able to view a project map, preliminary floor plans of the new units, and buildings if available.

Fall 2016: Existing Tenant Notice

- Confirm your seniority for the Unit Selection Process
- Receive Rent Board information on your rights as a tenant

Summer 2017: Unit Availability Notice

- Begin the Unit Selection Process
- Be invited to multiple Open Houses so that you can see a sample unit and pick your preferred unit layout
- Rank your preferred replacement units for Unit Selection

Selection of Replacement Unit

- Receive results of Unit Selection Process
- Find out your future unit and address
- Confirm that you plan to move into the unit

Relocation Notice

- Receive notice that your unit is move-in ready
- Work with Parkmerced to finalize a Moving Day that works best for you

Moving Services

- Receive free moving services
- Settle into your new unit!

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 in phases over the next 20-25 years. Subphase 1A includes the construction of 56 replacement apartment homes for residents of to-be-replaced apartments on existing blocks 37W, 34, and 19 (see page 4).

To protect our existing residents living at 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.

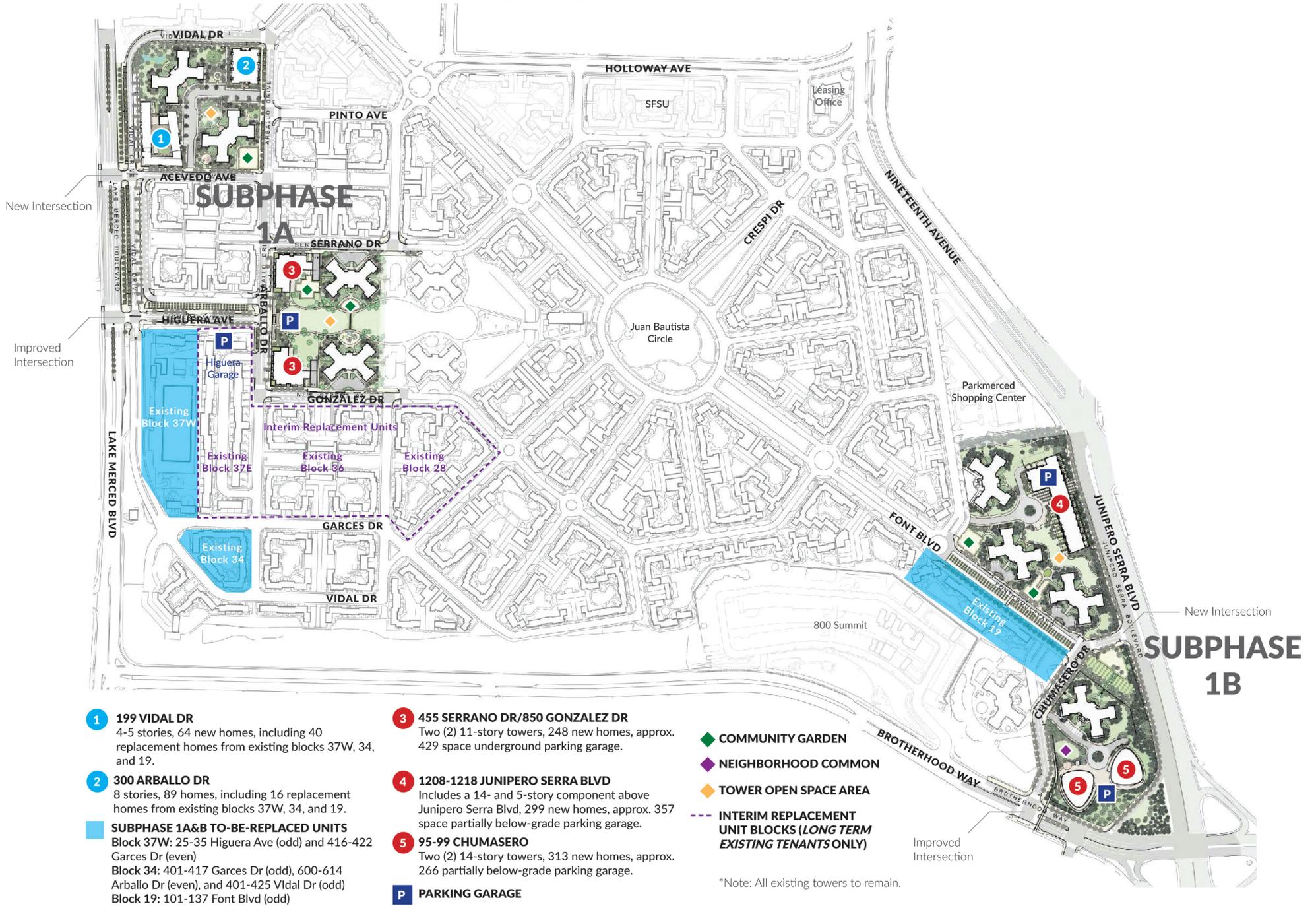
- New apartment homes will be rented at the same rent-controlled rate as the existing apartments prior to demolition (and also subject to rent increase limitations of the San Francisco Rent Control Ordinance).

- New apartments will be constructed prior to the replacement of existing apartments. This ensures that affected residents only need to move once into their new apartment and will not be displaced.
- Parkmerced will cover all moving expenses from residents' existing units to their brand new replacement unit. Additionally, moving services, including packing and unpacking, will be paid for by Parkmerced.

Replacement apartments will:

- be comparable in size to existing units with the same number of bedrooms and bathrooms, and in some cases more;
- be constructed with improved accessibility, making it more convenient for our elderly and or disabled residents;
- include brand new, energy efficient appliances and new fixtures including dishwashers and washer/dryers; and
- be more comfortable due to better construction, including insulated walls and efficient windows.

DEVELOPMENT SUBPHASES 1A AND 1B SITE MAP



- 1 199 VIDAL DR**
4-5 stories, 64 new homes, including 40 replacement homes from existing blocks 37W, 34, and 19.
- 2 300 ARBALLO DR**
8 stories, 89 homes, including 16 replacement homes from existing blocks 37W, 34, and 19.
- SUBPHASE 1A&B TO-BE-REPLACED UNITS**
Block 37W: 25-35 Higuera Ave (odd) and 416-422 Garces Dr (even)
Block 34: 401-417 Garces Dr (odd), 600-614 Arballo Dr (even), and 401-425 Vidal Dr (odd)
Block 19: 101-137 Font Blvd (odd)

- 3 455 SERRANO DR/850 GONZALEZ DR**
Two (2) 11-story towers, 248 new homes, approx. 429 space underground parking garage.
- 4 1208-1218 JUNIPERO SERRA BLVD**
Includes a 14- and 5-story component above Junipero Serra Blvd, 299 new homes, approx. 357 space partially below-grade parking garage.
- 5 95-99 CHUMASERO**
Two (2) 14-story towers, 313 new homes, approx. 266 partially below-grade parking garage.
- P PARKING GARAGE**

- ◆ COMMUNITY GARDEN
- ◆ NEIGHBORHOOD COMMON
- ◆ TOWER OPEN SPACE AREA
- INTERIM REPLACEMENT UNIT BLOCKS (LONG TERM EXISTING TENANTS ONLY)

*Note: All existing towers to remain.

PARKING RELOCATION AND PROPOSED RESIDENT SHUTTLE STOP MAP

Specific Resident Shuttle Stop Locations subject to change

 Parkmerced Shuttle Stop
 Connection to BART
 Connection to Muni
 Connection to SamTrans

OPERATING HOURS

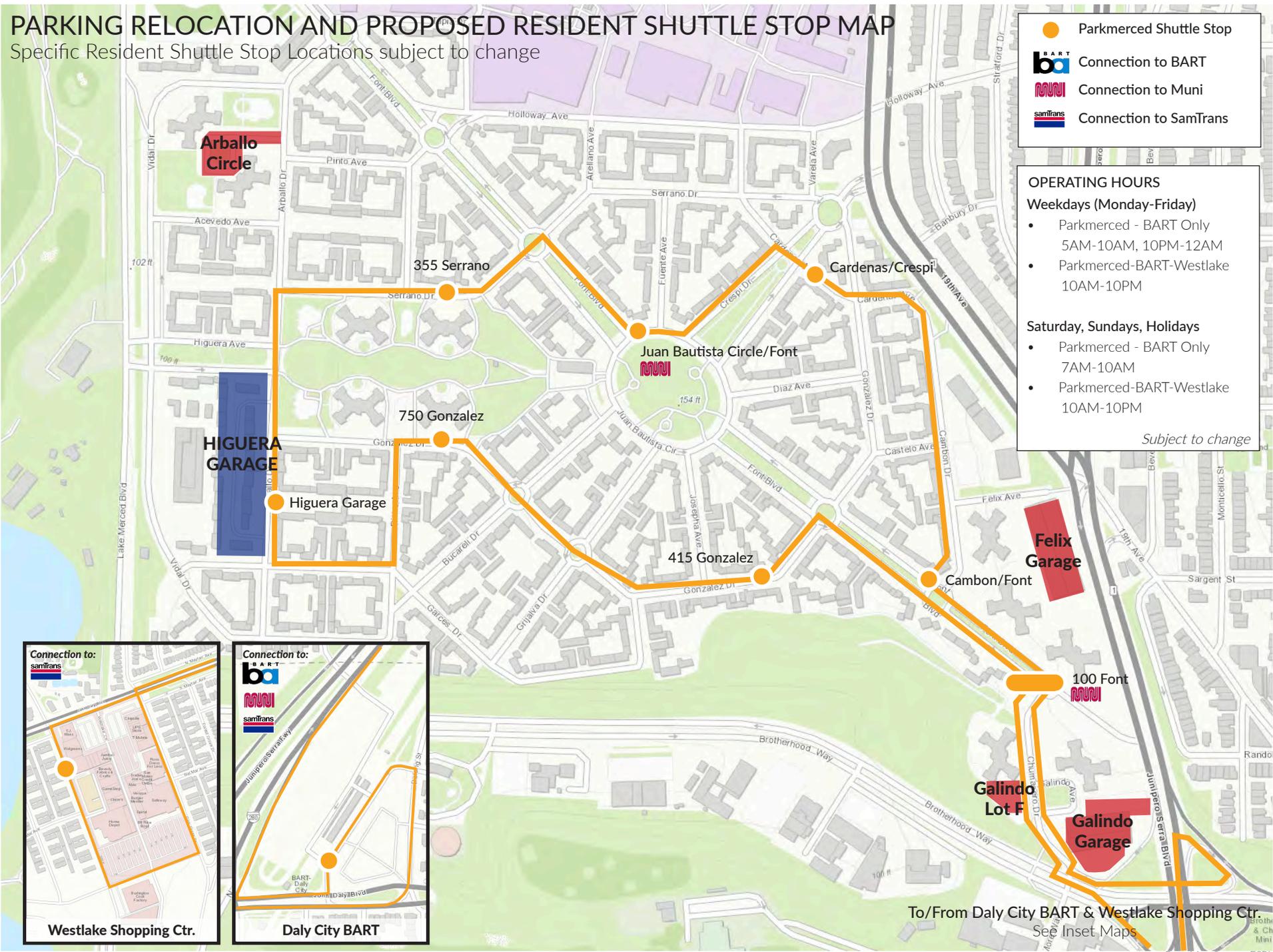
Weekdays (Monday-Friday)

- Parkmerced - BART Only
5AM-10AM, 10PM-12AM
- Parkmerced-BART-Westlake
10AM-10PM

Saturday, Sundays, Holidays

- Parkmerced - BART Only
7AM-10AM
- Parkmerced-BART-Westlake
10AM-10PM

Subject to change



Connection to:

 Westlake Shopping Ctr.

Connection to:



 Daly City BART

To/From Daly City BART & Westlake Shopping Ctr.
 See Inset Maps

Base Map Source: ESRI

PARKING RELOCATION

The Vision, approved in 2011, identified that the following garages and parking lots would be removed to construct new buildings and or community improvements: Arballo Circle, Felix Garage, Galindo Garage, and Galindo Lot F (see page 5). Prior to the removal of these garages and lots, most residents who currently park at these locations will have their parking spaces relocated to Higuera Garage which has vehicle access along Higuera Ave. and Garces Dr. and pedestrian access along Higuera Ave., Arballo Dr., and Garces Dr. (see page 5). Residents who currently park at Higuera Garage will not have to relocate their parking space.

An overview of the preliminary Parking Relocation Plan is as follows:

- **Guaranteed Replacement Space.** Residents affected by the Parking Relocation are guaranteed a replacement parking space within Higuera Garage.
- **Two Month Advance Notice.** Residents will be provided a minimum 60-day notice before parking relocation is to occur.
- **Special Accommodations.** Understanding that a relocation 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 replacement parking space in a carport closer to their existing parking spaces. The Special Needs Requests Form will be distributed with the official 60-day relocation notices. Special Needs Requests will not be accepted until that time.
- **Parking Rent Reduction.** Residents affected by the Parking Relocation will receive a parking rent reduction. If a resident currently does not pay for his or her parking space, the reduction will be made to their base rent.
- **Same Lease Terms.** Residents will have the same parking lease, same parking lease terms, and same parking rent-control. The only change will be with a new parking space address and reduced monthly parking or base rents.
- **Free Resident Shuttle.** To improve access in and around Parkmerced, a free Resident Shuttle will be launched as early as Summer 2016. Stops locate along Cambon Dr., Font Blvd., and Chumasero Dr. will provide convenient access for residents affected by the Parking Relocation. Stops are proposed near both the northern and southern entrances to Higuera Garage. As an alternative to driving a personal vehicle, the proposed shuttle route also includes stops at Daly City BART Station and Westlake Shopping Center.

Comments and suggestions were received at the January 19 Resident Meeting and subsequent individual meetings and communications with residents on how the impact of the Parking Relocation can be further mitigated. As a result, the following resident suggestions are being explored, which will be discussed at our next resident meeting on May 9, 2016 (see page 12):

- **Extended Shuttle Hours.** The hours of operation for the Resident Shuttle have been reevaluated and will be Monday-Friday 5AM-12AM and 7AM-10PM Saturdays, Sundays, and holidays. During AM and PM Peak hours, shuttles

will run approximately every 10 minutes. During off-peak hours, the shuttle will run approximately every 20 minutes. The shuttle will be available to all Parkmerced residents at no cost.

- **Supplementary On-Call Service.** For residents affected by the Parking Relocation only, to supplement the hours during which the Resident Shuttle is not operating, Parkmerced is looking into partnering with a local taxi company or similar service to provide these residents with free, on-call transportation between Higuera Garage and their existing unit in both directions.
- **Staggered Relocation.** The Parking Relocation schedule is contingent upon the project construction schedule, in which case relocation from Arballo Circle, Felix Garage, Galindo Garage, and Galindo Lot F to Higuera Garage will not occur all at the same time (see FAQ below).

Parkmerced will continue to work with residents on the Parking Relocation Plan and process over the next few months.

Parking Relocation FAQ

What is the timeline for Parking Relocation to Higuera Garage?

The timeline of parking relocation is contingent upon the start of construction at specified locations. While the following relocation timeline is subject to change, affected residents will be notified at least 60 days prior to their parking relocation:

- Felix Garage: Notification in Summer 2016, Relocation in Fall 2016
- Galindo Lot F: Notification in Summer 2016, Relocation in Fall 2016
- Arballo Circle: Notification in Late Fall 2016, Relocation in Late Fall 2016
- Galindo Garage: Notification in early 2017, Relocation in Spring 2017

For people whose parking is relocated, but not their apartment, will they have priority in relocating to spaces in the new garages at 1208-1218 Junipero Serra and 95-99 Chumasero?

Parkmerced is exploring the possibility of offering residents relocation to the new garages based on their seniority and availability.

What kind of rent reduction will residents receive if they are impacted by the parking relocation?

There will be a parking or base rent reduction. The specifics of the reduction are currently under review, but the reduction will likely be proportionate to the additional distance to the relocated parking space. A historical audit is being conducted for residents who do not pay for their space to calculate what they would be paying so that an appropriate discount can be deducted from their base apartment rent. More information regarding the Parking Relocation Plan is forthcoming and will be publicly available in the coming months.

Have questions about the Parking Relocation Plan? Reach us via email at info@parkmercedvision.com or call 415.405.4666.

THE BUILDING BRIEF: CONSTRUCTION UPDATES

Fall of 2016 will bring construction activity to select areas of Parkmerced as we start Subphases 1A and 1B of the Parkmerced Vision (see Map on Page 4). Planning construction with residents in mind is of the highest importance to ensure the resident experience is considered during construction. Construction of Subphases 1A and 1B can be broken down into two primary elements: Buildings/Landscape and Streets.

Construction contractors on site will adhere to all applicable laws and regulations during the construction process, as well as obligations and mitigations identified in the Project's Environmental Impact Report (EIR). These regulations will ensure that residents experience as little disruption as possible from construction noise and vibration, road closures, construction dust, etc.

Construction

Building construction will generally begin with putting up fencing as noted in the following construction staging and phasing diagrams. Where structures exist, such as the Felix and Galindo Garages, deconstruction will prepare the site for future buildings. Blocks 6, 20, and 22 have sub-grade parking structures that will require installation of shoring systems and excavation to prepare foundations.

Street Improvement Construction

In addition to the construction of new buildings, a street improvements plan (SIP) will be implemented. The SIP includes road reconfigurations, new sidewalks, improved landscaping, new bike lanes, additional street and pedestrian lighting, and new utilities. The following streets will be included in the SIP:

- Subphase 1A: Vidal Dr., Acevedo Ave., Arballo Dr., Higuera Ave., Serrano Ave., Gonzalez Dr., Lake Merced Blvd.
- Subphase 1B: Font Blvd., Chumasero Dr., Brotherhood Wy., and Junipero Serra Blvd.

Transportation, Circulation, and Parking During Construction

Parkmerced has developed a Construction Traffic Management Plan to ensure that traffic and parking management best practices are used during construction. Parkmerced will work to minimize and mitigate added traffic and parking impacts from this and nearby construction projects (e.g. San Francisco State University). Construction workers will not be authorized to park in Parkmerced; dedicated off-site parking lots have been identified where construction workers will take shuttles from to their job sites.

Ensuring Safety and Minimizing Noise and Dust

The well being of Parkmerced residents, visitors, and neighbors will be a priority during construction. The general contractors have efficient workforces and public

safety as their core values. They further understand that Parkmerced residents are the most important part of this project and have plans put in place that will minimize the impact of construction. This includes ensuring noise, dust, transportation policies, and other Mitigation Measures are transparent and well executed. The full text of the Mitigation Monitoring and Reporting Program (MMRP) approved as part of the Project's Environmental Impact Report (EIR) can be found on SF Planning's Parkmerced Project page at <http://www.sf-planning.org/index.aspx?page=2529>.

Communication Program

Prior to the start of construction, Parkmerced will designate a Noise Disturbance Coordinator for each construction area. The Noise Disturbance Coordinator will be available to take calls and inquiries through the duration of the construction. The contact information of the noise disturbance coordinator will be posted outside of each construction site, published in each newsletter, and will also be available on the project website.

Additionally, for general inquiries or to stay informed with project progression and milestones, we welcome you to visit the project website at parkmercedvision.com, email info@parkmercedvision.com, call 415.405.4666, and look for our quarterly newsletter with updates.



LOGAN DANIELS

Construction Manager

We are including a series to introduce the Parkmerced community to the team behind the scenes of the Vision Plan. Logan is responsible for the implementation and successful completion of Subphase 1B.

-I was born in Long Beach, CA, but grew up in Lake Oswego, OR.

-My father was in real estate and got me interested in construction.

-I attended the University of Arizona.

I've always enjoyed math and science, so I majored in engineering.

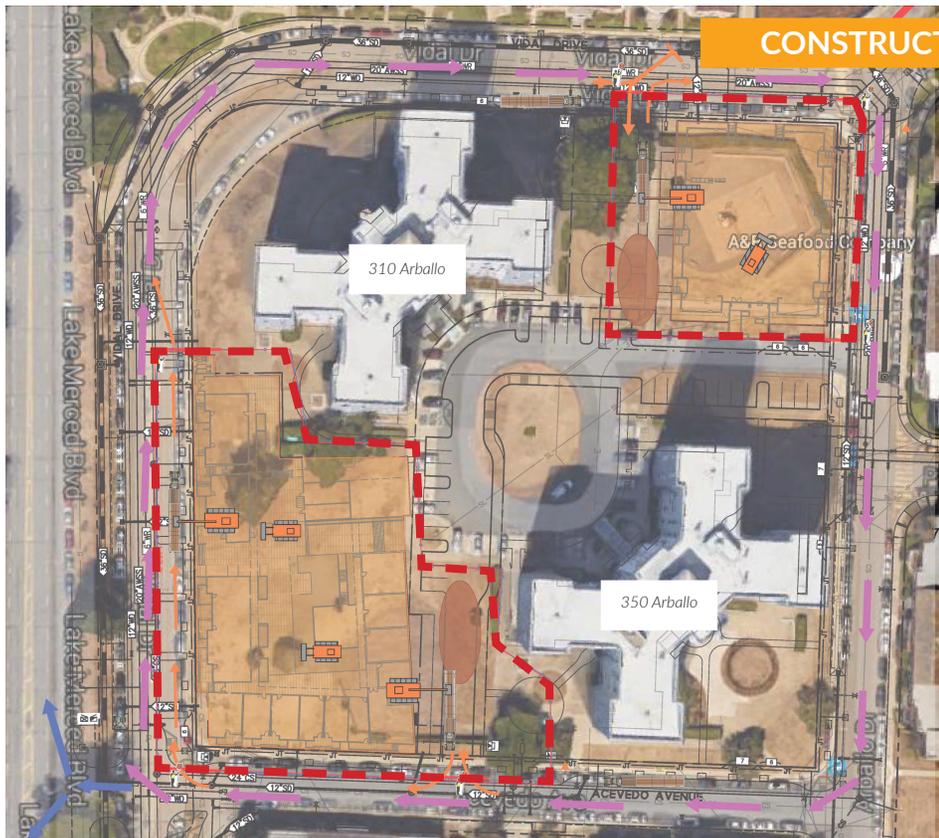
-The Parkmerced Project has given me the ability to be involved in a master planned community. I love working for a company with like-minded people.

-Parkmerced residents are the most important aspect of the Project. Continuous and positive communication through outreach is key. We definitely want to minimize the impact to the residents and ensure we are doing everything possible to reduce impacts to our residents. We have worked at the highest level with consultants to ensure we have the best plans in place for our resident safety and security.

-I enjoy spending time with my family.

Riding bikes with my kids. I also enjoy outdoor activities – skiing, soccer and running. In between keeping up with life, I try to find time to play my guitar.

CONSTRUCTION STAGING



Block 1 Construction Staging Plan

— Construction Fence Construction Area

BLOCK 1

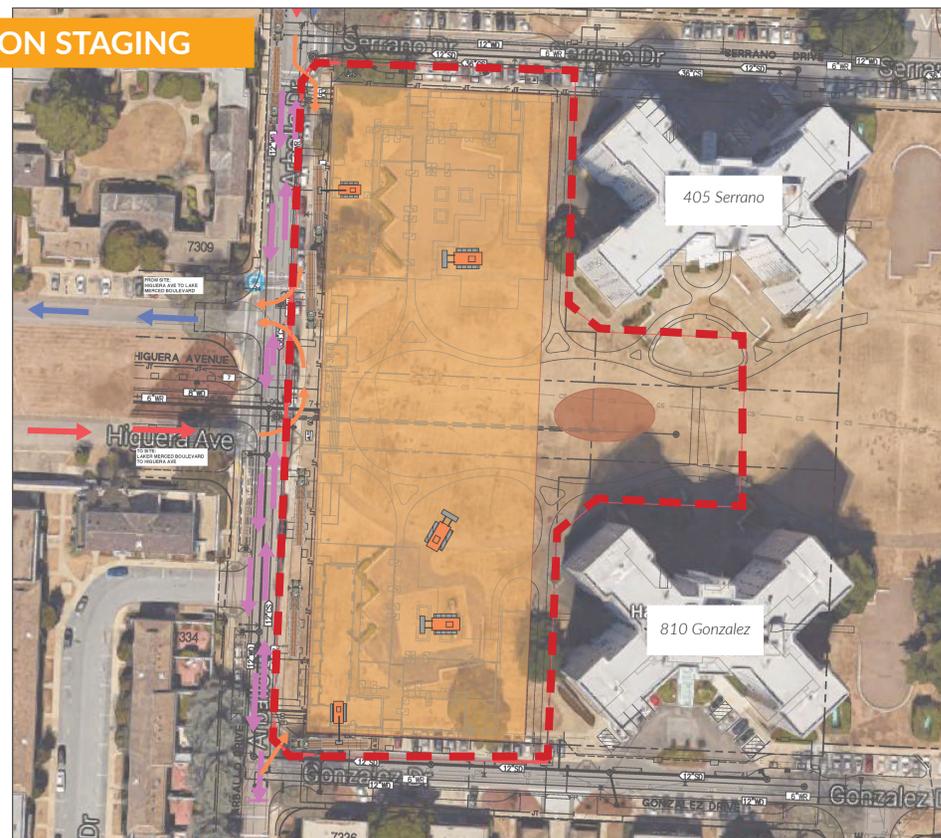
199 Vidal Dr.

Architect: Fougerson Architecture
Units: 64 homes, 40 replacement
Bike Parking: 64 spaces

300 Arballo Dr.

Architect: Leddy Maytum Stacy
Units: 89 homes, 16 replacement
Bike Parking: 89 spaces

Construction of Block 1 (bound by Vidal Dr., Arballo Dr., and Acevedo Ave.) is scheduled to start late Fall 2016. Construction on Block 1 consists of two buildings as outlined above. Preparation work includes relocating the existing playground, protecting existing trees to remain (including the significant tree east of 310 Arballo), and relocating utility lines on site. To secure the construction area, a fence will be set as shown in red above. 199 Vidal will have the shortest duration because of its structure type and height (wood framed, 4 story). The construction duration of Block 1 is anticipated to take up to 18 months.



Block 6 Construction Staging Plan

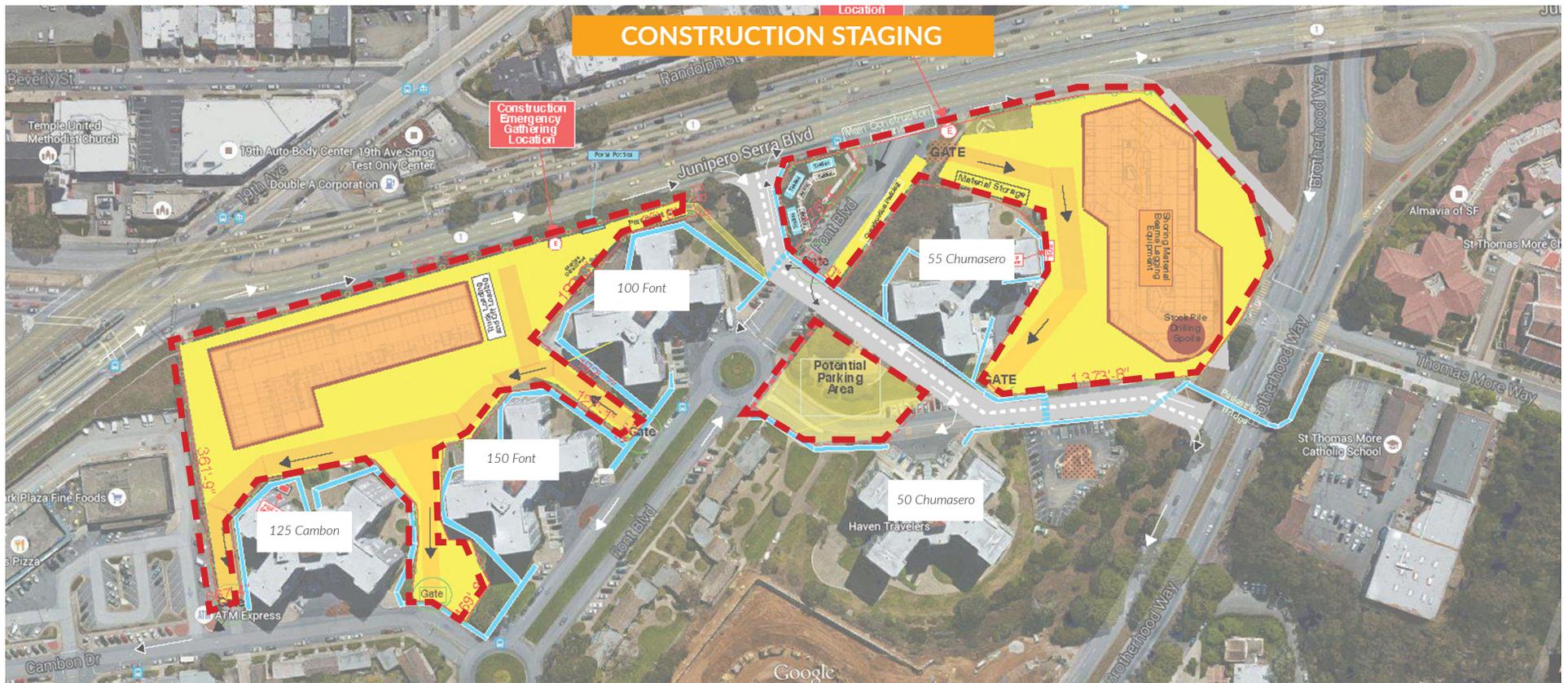
— Construction Fence Construction Area

BLOCK 6

455 Serrano Dr./850 Gonzalez Dr.

Architect: Woods Bagot
Units: 248 homes
Unbundled Parking: 429 spaces, Bike Parking: 250 spaces

Construction of Block 6 (bound by Serrano Dr., Arballo Dr., and Gonzalez Dr.) is scheduled to start late Fall 2016. Construction on Block 6 consists of the building site and a new open space area, as outlined above. Preparation work includes relocating an existing playground, protecting existing trees to remain, and relocating utility lines on site. To secure the construction area a fence will be set as shown in red above. As one of the first construction activities, shoring will be installed to excavate for a 2-level underground parking structure. The construction duration of Block 6 is anticipated to take up to 24 months.



— Pedestrian Paths
 — Construction Fence
 Construction Area

Block 20

1208-1218 Junipero Serra Blvd

Architect: Kwan Henmi

Units: 299 homes

Unbundled Parking: 343 spaces, Bike Parking: 332 spaces

Construction of Block 20 (bound by Font Blvd., Cambon Dr., and Junipero Serra Blvd.) is scheduled to start late Fall 2016. Due to the close proximity to existing towers of 125 Cambon Dr. and 100/150 Font Blvd., fencing and screens will be set early in the project preparation process to secure the construction area. Access to the existing tower entries will remain. Site preparation includes the removal of Felix Garage; residents who currently park at Felix Garage will be relocated to Higuera Garage (see page 5). Following garage removal shoring will be installed to excavate for a 2-level underground parking structure. The construction duration for Block 20 is anticipated to take up to 24 months.

BLOCK 22

95-99 Chumasero Drive

Architect: Skidmore Owings & Merrill

Units: 313 homes

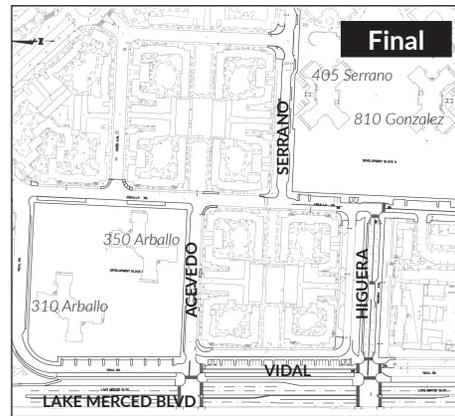
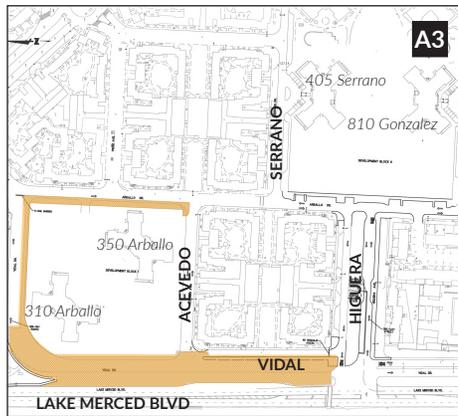
Unbundled Parking: 266 spaces, Bike Parking: 160 spaces

Construction of Block 22 will start after realignment of Chumasero Dr. (see page 10), approximately late Spring 2017. As Chumasero Dr. is realigned, Galindo Garage will be removed. Residents who currently park at Galindo Garage will be relocated to Higuera Garage (see page 5). Upon completion of the realignment of Chumasero Dr., the new building construction will begin with the installation of shoring and excavation. The construction duration of Block 22 is anticipated to take up to 24 months.

1A CONSTRUCTION PHASING

Construction Area

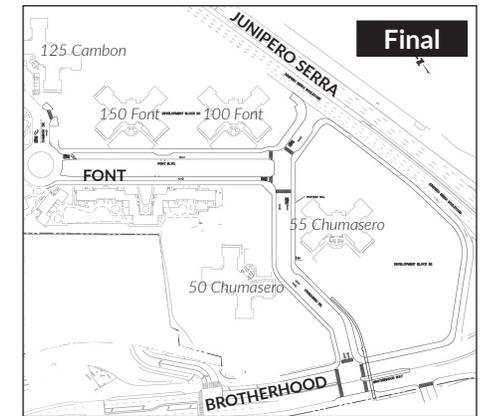
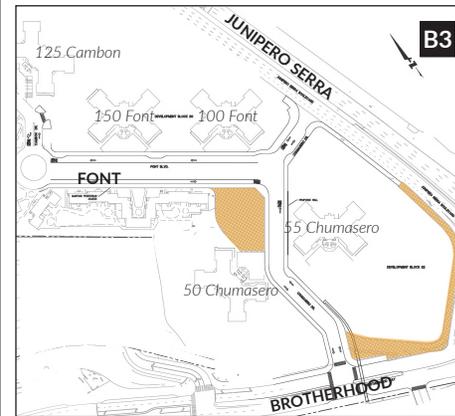
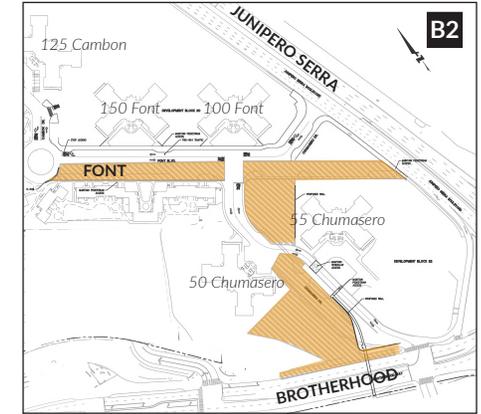
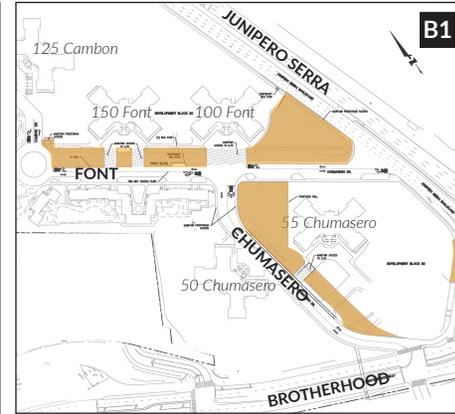
1B CONSTRUCTION PHASING



Subphase 1A Street Improvements

Lake Merced Blvd., Vidal Dr., Arballo Dr., Acevedo Ave., Higuera Ave., Serrano Dr., & Gonzalez Dr.

As indicated by the construction sequencing above, it will be necessary to work the streets in Phase 1A at one time to minimize construction duration and circulation interruptions. At all times during the street improvement construction residents will be provided a safe and clear path of travel. Access to all existing apartments will be maintained and access to existing carports will also be maintained with minimal impact. A significant portion of work will relate to the reconstruction of Higuera Ave., a major entry to Parkmerced. An additional access point into Parkmerced will be constructed on Lake Merced Blvd. at Acevedo Ave. Construction will be conducted diligently to ensure traffic can continue to flow normally. The construction of the Subphase 1A street improvements will be in parallel to construction of Blocks 1 and 6.



Subphase 1B Street Improvements

Font Blvd., Chumasero Dr., Brotherhood Wy., & Junipero Serra Blvd.

One of the centerpieces of the construction of the Subphase 1B street improvements will be the realignment and extension of Chumasero Dr. to a new intersection at Junipero Serra Blvd., the permanent closure of the intersection of Font Blvd. at Junipero Serra Blvd., and installation of new utilities along Font Blvd. As with Subphase 1A, at all times residents will be provided a safe and clear path of travel. Access to all existing garden apartments and towers along Font Blvd. will be maintained. In order to realign Chumasero Dr., a temporary road will be constructed to maintain vehicular access from Brotherhood Wy. during construction. The construction of the Subphase 1B street improvements will begin prior and continue in parallel to construction of Blocks 20 and 22.

FREQUENTLY ASKED QUESTIONS

This section contains a collection of the answers to the most common questions regarding the Parkmerced Vision received from residents at community meetings or via the Vision Info hotline and email. If you have any comments, or if you have a question about the Parkmerced Vision, feel free to call 415.405.4666, email info@parkmercedvision.com, or visit the project website at parkmercedvision.com.

For those with disabilities having the parking spaces in front of the existing towers is very important. During construction will these spaces be eliminated or will construction workers be utilizing the spaces?

Construction workers will not be authorized to park in the existing spaces in front of the towers during construction. It is anticipated that workers will have a designated parking area off-site where a dedicated shuttle will transport them to their respective construction sites. However, if there is construction directly within the existing high-rise driveway, the parking spaces may be temporarily cordoned off for resident safety, but will be returned to a similar configuration and designation as it was prior to construction. See *Construction Phasing Plans on page 10*.

If I have a question or concern about the noise levels on the property, who should I get in touch with?

Prior to the start of construction, Parkmerced will designate a Noise Disturbance Coordinator that will be available to take calls and inquiries through the duration of the construction process. The contact information of the coordinator will be posted outside of each construction site as well as published in the Resident Newsletter as the information becomes available. Additionally, residents can always reach out to a representative on the Development Team by calling the Vision Info Line at 415.405.4666 or via email at info@parkmercedvision.com.

What will the construction hours be each day?

The Department of Building Inspection sets specific hours during which construction is allowed to take place. For projects under construction in San Francisco, construction can occur during the hours of 7:00 AM and 8:00 PM, seven days per week, including holidays. Construction at Parkmerced will likely occur between the hours of 8AM and 5PM Monday-Friday. There may be situations where construction will occur outside of these hours including weekends or holidays, but it will be limited and residents will be notified appropriately.

Which building(s) will be constructed first?

The first buildings to be constructed will be 199 Vidal Drive and 300 Arballo Drive in Subphase 1A adjacent to 310 and 350 Arballo Drive. The new buildings include Replacement Units for the residents of To-Be-Replaced Units on existing Blocks 19, 34, and 37W (see page 4). No residents will be displaced by construction of the new buildings. Therefore, residents of To-Be-Replaced Units will move directly from their existing apartment to their brand new apartment.

How long will construction last for Subphases 1A & 1B?

Construction lengths will vary depending on building size and their complexity. Buildings in Phase 1A are expected to take up to 24 months to complete; buildings in Phase 1B are expected to take up to 24 months to complete. Street improvements within each subphase will be constructed simultaneously to the buildings' construction.

What kind of security measures will be taken around the construction sites?

Prior to and during construction all sites will be secured with fences, barricades, and/or temporary walls. Access points into construction sites will be manned during active construction hours to ensure only construction vehicles and authorized personnel are able to enter. During non-active construction hours, access points will be securely locked.

If I am a Long-Term Existing Tenant (defined as a resident who has signed a lease at Parkmerced prior to July 9, 2001) and I select to relocate to an Interim Replacement Unit instead of a new Replacement Unit, will I retain my original seniority date?

Yes. Residents will maintain the seniority date they had prior to moving to an Interim Replacement Unit. Long-Term Existing Tenants may choose to relocate to an Interim Replacement Unit (see page 4) through project build out and Parkmerced will cover relocation costs associated with relocating from an Existing Unit to an Interim Replacement Unit as well as for relocating the Interim Replacement Unit to their brand new Replacement Unit.

Will there be improvements to tower apartments?

There are no immediate plans for upgrades to existing tower apartments. However, renovation of tower common areas including new fitness centers, laundry rooms, business centers, lobbies, and hallways have begun at 50 Chumasero Drive and 750 Gonzalez Drive. The improvements will be a pilot program for what may be replicated at the remaining high-rises in the future. Additionally, all community improvements constructed as part of Subphases 1A and 1B, like open space and children's play areas, will be to the benefit of all Parkmerced residents.

CONTACT INFORMATION

Parkmerced Vision

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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 show proof that they have more than 10 members (defined as tenants of Parkmerced, each occupying a separate unit) and have been in existence for at least 24 months. Please contact Bert Polacci at 415.405.4666 for more information or email info@parkmercedvision.com.

SCHOLARSHIPS & INTERNSHIP PROGRAM

Jeremy Chin | Parkmerced Vision Development Intern

Jeremy is a San Francisco native and current student at City College of San Francisco pursuing his A.S. in Architecture. Prior to attending CCSF, Jeremy received his bachelors in Urban Studies and Planning from UC San Diego and is an alumnus of San Francisco's Balboa High School. Jeremy brings with him a wealth of knowledge and is interested in better understanding the development process from conception to construction.

Miguel Ernesto Coto | Parkmerced Vision Scholar

Recipient of the \$1000 Parkmerced Vision Scholarship, Miguel is currently pursuing his bachelors degree in Civil Engineering from San Francisco State University. In addition to excelling in his academics, Miguel was also President of the Society of Hispanic Professional Engineers at SFSU, 2015 Society of Hispanic Professional Engineers Scholarship awardee, and 2015 Bruce A. Rosenblatt Community Service Scholarship awardee. Miguel's long term goal is to become a role model and inspiration for younger generations in his community.

Upcoming Scholarship and Internship Opportunities

Applications for the 2016 Robert L. Pender Memorial Scholarship and Parkmerced Vision Intern Program will be available in Spring 2016. Applications will be due in June 2016. To view the full application form and requirements, visit parkmercedvision.com, email opportunities@parkmercedvision.com, or call 415.405.4666.

SAVE THE DATE! SPRING 2016 RESIDENT MEETING

When: Monday, May 09, 2016, 6pm - 8pm

Where: St. Thomas More Catholic School, Gymnasium

50 Thomas More Way at Brotherhood Way, San Francisco

Our next meeting open to all existing Parkmerced residents where we will be providing an update on the Parkmerced Vision Plan and reaching out to get more feedback on the Parking Relocation Plan. A shuttle will be provided with pick-up locations at the Parkmerced Leasing Office and 810 Gonzalez Drive; the shuttle will operate on a loop beginning at 5:30PM until 8:30PM. Refreshments will be served. We look forward to seeing you there!

To stay up-to-date with the latest information at Parkmerced, look for the next issue of Parkmerced Pulse, visit parkmercedvision.com, email info@parkmercedvision.com, or call 415.405.4666.

Parkmerced

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