

Parkmerced Vision Update
Resident Meeting, Q&A Portion
January 19, 2016

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Summary of Presentation and Q&A from January 19, 2016

The following is a summary of resident comments and suggestions noted during the January 19 presentation

The meeting was held at St. Thomas More School, Carrol Hall (50 Thomas More Way, San Francisco, CA 94132) exclusively for existing Parkmerced residents.

Since 2007, Parkmerced has held over 500 meetings with residents and neighbors to discuss concepts for long-range planning and how to enhance Parkmerced for all residents. Following the approval of the Development Phase 1 Application in Spring 2015, Parkmerced has been working diligently on acquiring all necessary implementing approvals needed to begin construction on Subphases 1A and 1B including: submittal and approval of Design Review applications for proposed buildings at 199 Vidal Drive, 300 Arballo Drive, 455 Serrano and 850 Gonzalez Drives, 1208-1218 Junipero Serra Boulevard, and 95-99 Chumasro Drive; submittal and review of Street Improvement Plans for Subphases 1A and 1B; submittal and approval of Tentative Subdivision Maps for Subphases 1A and 1B; and fulfilling CEQA obligations pursuant to the Mitigation Monitoring and Reporting Program approved with the Project EIR in 2011. Parkmerced anticipates holding quarterly resident meetings regarding the Vision Plan to keep residents informed on its progress.

Rogelio Foronda, Jr., Development Manager, presented an overview of current neighborhood improvements, the Parkmerced Vision Plan, buildings and community improvements part of Subphase 1A and 1B, and Parking Relocation Plan. As anticipated in the Parkmerced Vision Plan, residents who currently lease spaces at Felix Garage, Galindo Garage, Galindo Lot F (Chumasero Surface Lot), and Arballo Circle (adjacent to 310 and 350 Arballo Drive) will be relocated to Higuera Garage. Parkmerced is currently in the process of refining the Parking Relocation process.

Jim Abrams, legal counsel, provided a brief overview and anticipated timeline of the Tenant Relocation Plan Process as it relates to the first To-Be-Replaced apartments on Blocks 37W, 34, and 19. Residents of these blocks will be the first residents to relocate to brand new replacement apartments at 199 Vidal Drive and 300 Arballo Drive in 2017.

Jim Coyle, Director of Construction, presented an overview of the construction process, potential impacts, and mitigations.

Seth Mallen and Bert Polacci led the question and answer portion of the resident meeting.

Comments and Questions

Construction

- **What are the anticipated construction durations for Phase 1?**
Phase 1 is broken down into four (4) subphases (A-B). At this time, Parkmerced is implementing Subphases 1A and 1B which has a construction duration of approximately 2-3 years to complete.
- **What measures will be taken to mitigate potential health and environmental impacts around construction? '**
Parkmerced will take measures to make the health and safety of residents the top priority during construction. Construction sites will be secured and adequately protected through project completion. Parkmerced will follow all established protocols in regards to construction noise and air quality. Our construction Plan will be prepared with safety in mind. Further examples can be found in the [January 2016 Resident Newsletter](#).
- **What are the weekend and holiday construction hours?**
No construction is anticipated to occur on holidays, with the exception of emergency situations. In general, construction work hours are defined by San Francisco Police Code (7AM to 8PM on typical days), however construction hours at Parkmerced would likely be 7AM-4:30PM during the week. Weekend hours, if any, will be condensed.
- **What is the impact going to be on existing residents and who can residents reach out to?**
Prior to construction, Parkmerced and its general contractors will designate community liaisons. Their contact information will be made available on parkmercedvision.com and near the entries of each job site. Additionally, residents can always reach out with questions or to express concern by emailing info@parkmercedvision.com or by calling 415.405.4666.
- **Will construction workers be parking in Parkmerced?**
Construction workers will not be authorized to park in any Parkmerced owned lot or garage. Parkmerced is currently reaching out to its community partners to identify potential off-site parking opportunities for construction workers where they can take a shuttle to the job sites. Construction workers will also be encouraged to carpool and utilize public transportation.
- **Why has Parkmerced selected two (2) construction companies?**
The short answer is that there is a lot of work to be done covering 5 building sites and their associated community improvements. With two (2) construction companies Parkmerced is better positioned to provide higher quality homes for our existing and future residents.
- **If the intersection of Junipero Serra and Font Boulevards will be closed, how will people get to I-280?**

Prior to closing the existing intersection at Junipero Serra and Font Boulevards, a new intersection at Junipero Serra Boulevard will be constructed by realigning and extending Chumasero Drive. In the future and with the approval from Caltrans, this intersection will be signalized providing controlled and safer passage. Additionally, the signalized intersection will introduce a new left turn onto Chumasero and into Parkmerced from northbound Junipero Serra Drive. It will also include signal-protected pedestrian and bicycle to Randolph Drive.

- **Existing traffic signals around Parkmerced are not correctly timed which creates congestion. Will this issue be considered as construction gets underway?**

The signalized intersections proposed along the Lake Merced Boulevard, Junipero Serra/Nineteenth Avenue, and Brotherhood Way corridors as part of the Parkmerced project will be synchronized. Parkmerced will reach out SFMTA to find out if there are any current signal timing issues around Parkmerced that can be remedied prior to construction to minimize potential construction traffic impacts. Traffic will increase, particularly during construction, but the work will result in wider sidewalks and narrower traffic lanes making it safer for pedestrians and cyclists.

Resident Relocation

- **Where can we see images of the inside of units?**

Interior renderings for the buildings have not been prepared, but apartment plans and layouts for buildings in Subphase 1A and 1B are available at parkmercedvision.com under Community Outreach < Phase 1 Project Implementation < Design Review Applications

- **If I have sequentially lived in multiple apartments at Parkmerced, how is my seniority determined?**

The approved Parkmerced Project Development Agreement defines that a lease holder's seniority is tied to their most recent apartment lease date. Since residents will be moved as a block, seniority will be compared to the most recent apartment lease date for each block and not seniority across the property. Seniority will determine the order in which residents will select their apartments in a replacement building. Residents will be able to select from replacement apartments that are the same unit type and roughly the same size as their existing apartments. All relocated residents will maintain their existing lease terms including rent control status.

- **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 their seniority date prior to moving to an Interim Replacement Unit. Long-Term Existing Tenants may choose to relocate to an Interim Replacement Unit 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 from the Interim Replacement Unit to a Replacement Unit.

- **What will happen to people who currently live on the blocks that have been identified to include Interim Replacement Units (Blocks 37E, 36, and 28)?**

If a resident lives on an Interim Replacement Unit block, they will not have to move to accommodate Long-Term Existing Tenants. Interim Replacement Units will be offered to Long-Term Existing Tenants only if they are vacant and available to lease at the time of relocation.

- **When will my block be relocated?**

At this time, only Blocks 37W (bound by Vidal, Higuera, Garces, and Higuera Garage), Block 34 (bound by Arballo, Vidal, and Garces), and Block 19 (along Font Boulevard between Cambon and Chumasero) have been identified to relocate as Subphase 1A and 1B. A conceptual phasing plan can be found at parkmercedvision.com under Conceptual Plans. The Development Agreement includes a detailed Tenant Relocation Plan. While the Conceptual Phasing Plan does not provide exact dates at this time, the Tenant Relocation Plan requires that Parkmerced notify residents at least two years in advance of their moving date.

Parking Relocation

- **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 to consider seniority to relocate back to new garages as part of the Parking Relocation Plan for residents who have to relocate to Higuera Garage.

- **Which parking garages will be affected by the Parking Relocation Plan? Are there other alternatives for people to park?**

Residents who currently lease parking spaces in Galindo Garage, Felix Garage, Galindo Lot F (Chumasero Surface Lot) and Arballo Circle (adjacent to 310 and 350 Arballo) will be relocated to Higuera Garage. The dates of relocation have not been finalized, but affected residents will receive a notice at least 60 days prior to relocation. The relocation to Higuera Garage may be particularly burdensome to some residents. As part of the Parking Relocation Plan, Parkmerced will work with residents who have special needs to identify an available parking space closer to their existing apartment.

Some publicly owned on-street parking around the construction sites will not be available during construction, but will return upon completion. A majority of public on-street parking at Parkmerced will not be affected by construction of Subphase 1A and 1B. To the extent possible, all privately owned timed and visitor spaces currently located in front of the existing towers will remain available through the duration of construction. Parkmerced will work with Courtesy Patrol to better enforce the timed parking limits.

- **What will the Resident Shuttle service timing be and where are the scheduled stops?**

Parkmerced is currently working on refining the Resident Shuttle Program, including its route, stops, timing, and operating hours. The hours identified in the Parkmerced Transportation Plan for the BART Shuttle are weekdays 6:00AM to 10:00PM and weekends and holidays 8:00AM to 10:00PM. Shuttle times will be published online and throughout the property. Depending on the size of shuttle selected, a shuttle will arrive at any given stop every 7 minutes or up to every 14 minutes. The Shuttle will transport residents throughout Parkmerced as well as to Daly City BART. An additional shuttle option may possibly be made available providing transport to Westlake and/or Stonestown Shopping Centers.

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

There will be a parking and or base rent reduction, but the specifics of the reduction are currently under review. The reduction will need to be reviewed and approved by the Rent Board. More information regarding the Parking Relocation Plan and any rent reductions will be forthcoming. When affected residents receive their official notices to relocate their parking space, it will identify proposed rent reductions.

- **How far is Higuera Garage from Galindo and Felix Garages? Will I be able to move to a closer parking option?**

Higuera Garage is approximately 2/3 of a mile from Galindo and Felix Garages. The relocation to Higuera Garage may be particularly burdensome to some residents; as part of the Parking Relocation Plan, Parkmerced will work with residents who have special needs to identify an available parking space closer to their existing apartment. Additionally, a dedicated Resident Shuttle will be made available.

- **Will residents who park at Higuera Garage get to keep their parking spots?**

Yes. Residents who currently lease a space in Higuera Garage will not be affected by the Parking Relocation Plan. Higuera Garage has historically been underutilized and is able to accommodate the relocated parking spaces from Galindo and Felix Garages, Galindo Lot F (Chumasero Surface Lot), and Arballo Circle (adjacent to 310 and 350 Arballo).

- **Has Parkmerced considered adding secure bike racks in Higuera Garage for those who park there and have to get across the neighborhood to their apartment?**

Great idea! We're also looking into providing an additional bike library (similar to Bay Area Bike Share) for residents to utilize.

Parking (General) and Transportation '

- **In front of the existing high rises there aren't enough 20-minute spaces as it is and those are often taken by people who stay longer than the allotted time without penalty. What will be done about that?**
Parkmerced will direct Courtesy Patrol to improve time limit enforcement for the parking spaces in front of the existing high rise to make them more readily available. We encourage residents to notify Resident Services and/or Courtesy Patrol if they notice offenders.
- **The Muni 57-Parkmerced has been realigned and many stops were eliminated. Will you consider the stops that were lost on and possibly reinstate them?**
Through the Resident Shuttle Program Parkmerced and future transportation improvements existing Muni service will be supplemented as best possible, but the SFMTA would be responsible for reinstating former 57-Parkmerced bus stops.
- **How will parking change to when compared to existing?**
Consistent with San Francisco Planning Code, the Parkmerced Vision plan includes only up to the same number of parking spaces as there are homes on site. At full build out there will be approximately 8,900 homes, therefore there will be up to 8,900 off-street parking spaces located within parking garages throughout the property. Additional parking will be designated for any retail and commercial uses, separate and in addition to residential parking.
- **Will there be parking structures built under each new building?**
No. Parking structures will be spread out around the property. Decisions about where they will be are determined based on size of buildings being constructed.
- **What will the guest parking be like? How will you improve existing situation?**
Parkmerced will work with appropriate City agencies to better define guest parking. In the existing and proposed parking garages, residents will have priority parking options and any remaining may be made available to guests and visitors.
- **What will be happening to the carports located in the townhome blocks?**
Over the next 20-25 years all townhome blocks will be replaced, including the carports within them. All resident parking will eventually be located within parking garages.

General

- **Will the existing high rises be impacted by construction?**
All eleven (11) existing high rises will remain through the duration of the redevelopment project. Subphase 1A and 1B does include construction close to existing towers and will be impacted by construction activities.
- **Will there be improvements to high-rise units?**
There are no immediate plans for upgrades to existing high-rise units. However, the renovation of common areas (including fitness centers, laundry, business centers, lobbies, and hallways) are anticipated. At this time 350 Arballo and 750 Gonzalez have commenced common area

renovations. Additionally, all community improvements like open space and children's play areas will be to the benefit of all residents, not just new units.

- **What will happen to the Montessori Children's Center?**

The school will not be affected as part of Phase 1. When the school must relocate in a future development phase, Parkmerced will work with the School administrators on finding a temporary or permanent location. The Parkmerced Vision Plan zoning does allow for a new K-5 school.

- **What is the next phase?**

After residents have relocated from existing Blocks 37W, 34, and 19 to their new units, these blocks (which are included as Subphase 1C and 1D) will commence construction. Subsequent phases have not been finalized, but an illustrative phasing plan can be found on parkmercedvision.com under Conceptual Plans.

- **How are we supposed to know about community meetings?**

Transparency and proper notification are of utmost importance to Parkmerced management. Future resident meetings will be advertised on Parkmerced.com, parkmercedvision.com, Parkmerced's social media account, via email, flyers, and resident newsletters. Parkmerced will continue to work on improved communication to ensure that up-to-date and accurate information is reaching the community.