



---

# Pulse

Resident Newsletter Issue 6 | Winter 2016







## MOVING FORWARD.

As we reflect on 2016 and look to the future, Parkmerced renews its commitment to being open and transparent. While construction has yet to start, ongoing coordination with residents and the City has only made the Vision better. In this issue, you will find updates on the Vision's progress, Parking Relocation Plan, and construction.

## What is the Parkmerced Vision?

The Parkmerced Vision is a long-range mixed-use redevelopment project aimed at reinventing Parkmerced as a vibrant, pedestrian focused neighborhood where public spaces and buildings frame a comfortable public realm and make a positive contribution to the ecological and social health of the neighborhood, City, and region. The Vision was crafted beginning in 2006 in over 550 meetings with residents, neighbors, and stake holders. This collaborative effort resulted in a Vision that serves and represents the diverse needs of the community.

The Vision was approved in 2011 and will be carried out in phases with Subphases 1A and 1B expected to begin construction Spring 2017. The Vision will be implemented over the course of 20-25 years.

## Project Milestones

- **July 2011:** Project Entitlement and Development Agreement approved
- **August 2011:** First Source Hiring and Equal Opportunity Employment Program agreement established with the City
- **May 2015:** Development Phase 1 Application approved
- **August 2015:** Tentative Subdivision Maps for Subphases 1A and 1B approved; Informational Tenant Relocation packets mailed to residents in to-be-replaced apartments in Subphase 1A (see page 4)
- **October through December 2015:** Design Review Applications approved for buildings part of Subphases 1A and 1B (see page 4)

## Project Updates

### September 2016

- On September 26 over 100 residents attended a meeting at St. Thomas More School to discuss Vision Updates, Parking Relocation, Resident Relocation, and Construction. If you weren't able to attend, the presentation a summary can be viewed on the project website, [parkmercedvision.com](http://parkmercedvision.com) under Outreach.

### October 2016

- On October 25 the SFPUC Commission approved the elimination of PUC easements within private Parkmerced property. New PUC infrastructure that will be constructed in the streets eliminates the need for the PUC to have easements within private Parkmerced property.

# PROJECT TIMELINE

Future dates subject to change

## 2016



### September

Pulse Issue 5 Released and Resident Meeting to discuss project updates and parking relocation.

Public street vacations within Parkmerced approved by the Board of Supervisors in order to initiate construction of new streets and buildings. Upon approval of the Final Subdivision Maps for Subphases 1A and 1B, land will be dedicated back to the City that exceeds the amount of land the City vacated.

### October

Elimination of PUC utility easements approved by SFPUC (see page 1).

### November

Ongoing coordination with the City on Street Improvement Plans.

## 2017

### January 23

Resident Meeting  
*See page 10 for Information*

### May 2017

Break ground on 199 Vidal and 300 Arballo; Existing Tenant Notices will be mailed to existing Blocks 19, 34, and 37W.



Galindo Lot F Parking Relocation



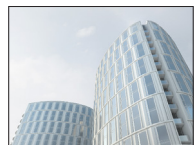
Break ground on 450 Serrano/  
850 Gonzalez



Break ground on  
1208-1218 Junipero Serra

### July

Galindo Garage Parking Relocation



### Fall

Break ground on  
95-99 Chumasero

## 2018



Construction

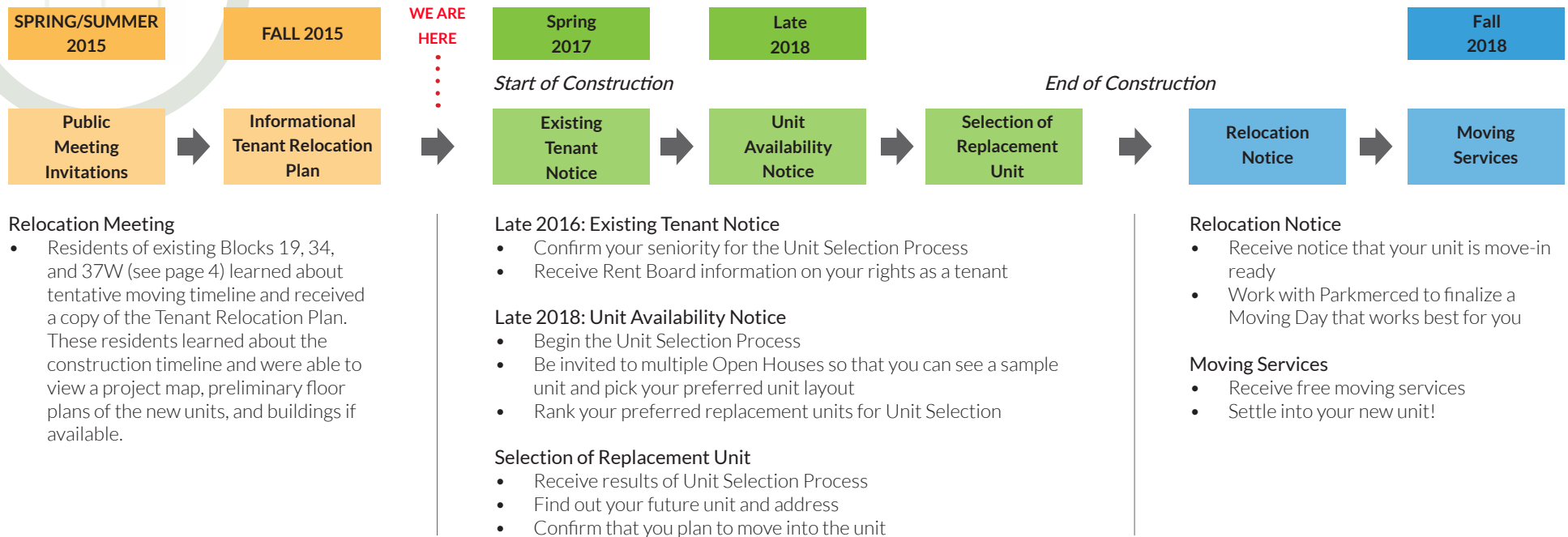


### Late-2018

Resident Relocation from existing Blocks 19, 34, and 37W to brand new homes at 199 Vidal and 300 Arballo.  
*See page 3 for the complete Resident Relocation Process.*

## 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.



## 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 be subject to rent increase limitations of the San Francisco Rent Control Ordinance).

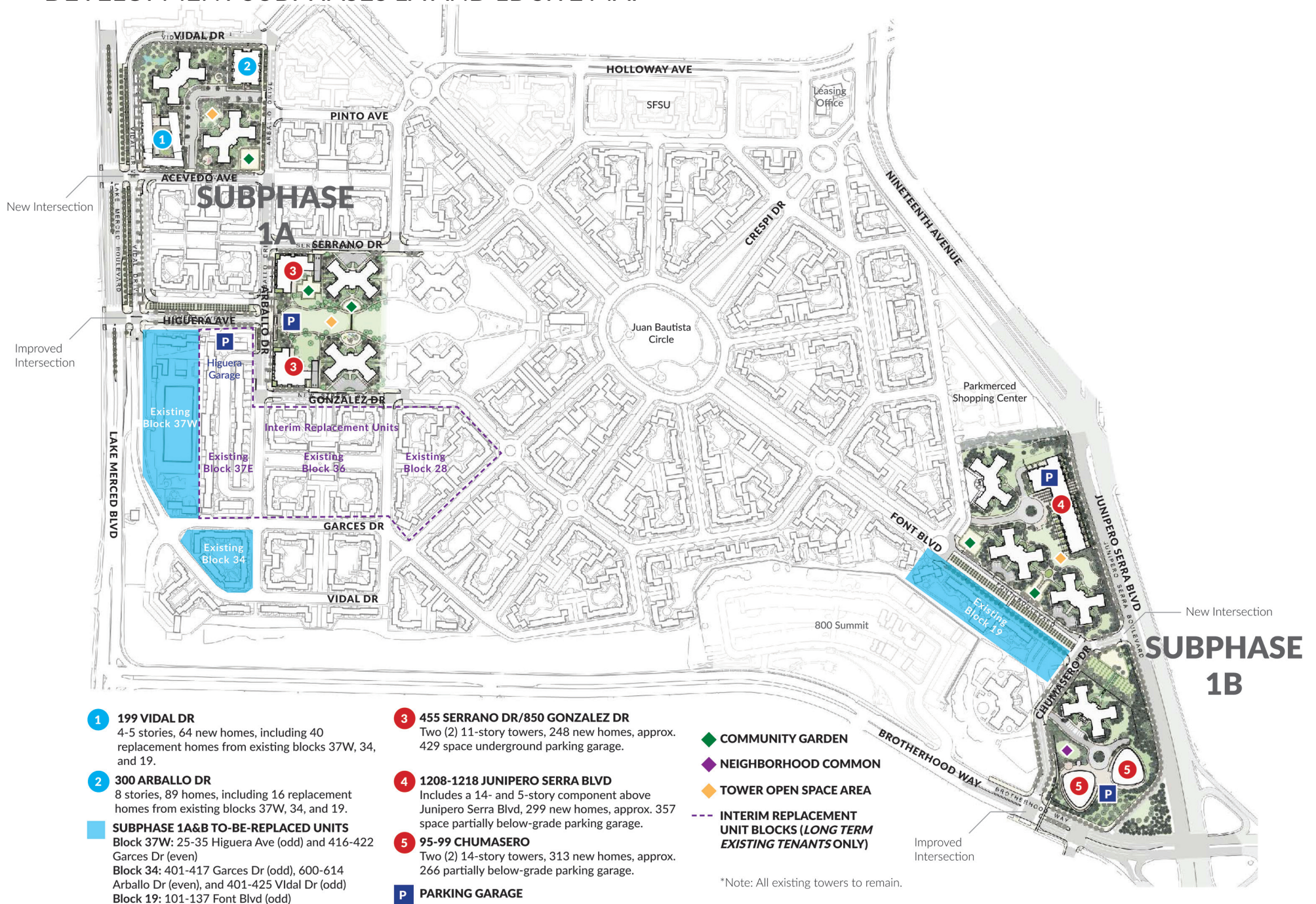
- New apartments will be constructed prior to the replacement of existing apartments. This ensures that affected residents only need to move once into their new apartment and will not be displaced.
- Parkmerced will cover all moving expenses including packing and unpacking from residents' existing units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

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





## PARKING RELOCATION PLAN

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 X). Parkmerced is committed to keeping residents' current parking spaces available to them as long as possible until the parking structures and lots need to be removed for construction. Affected residents will be notified at least 60 days prior to their Parking Relocation:

- Felix Garage: Notification in Early 2017, Relocation in Spring 2017
- Arballo Circle: Notification in Early 2017, Relocation in Spring 2017
- Galindo Lot F: Notification in Early 2017, Relocation in Spring 2017
- Galindo Garage: Notification in Fall 2017, Relocation in Winter 2017

Residents who currently park at these locations will have their spaces relocated to Higuera Garage (see page 6); residents who currently park at Higuera Garage will not have to relocate their space. Highlights of the Parking Relocation Plan include:

- **Guaranteed Replacement Space.** Residents affected by the Parking Relocation will be provided 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.
- **Reasonable Accommodations.** On a case-by-case basis, Parkmerced will work with Residents who require reasonable accommodations to find a replacement parking space in a carport closer to their existing parking space, as space allows. Reasonable Accommodation Request forms are now available and can be downloaded from the project website, [parkmercedvision.com](http://parkmercedvision.com) under Outreach, or picked up from Resident Services at 1 Varela Ave during operating hours.
- **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 deducted from their base rent.
- **Same Lease Terms.** Residents will retain the same parking lease terms and same parking rent-control. The only change will be a new parking space address and a reduced monthly parking or base rent.

- **Free Resident Shuttle.** To improve access in and around Parkmerced, a free Resident Shuttle will be launched prior to the Parking Relocation. Stops located along Cambon, Font, and Chumasero will provide convenient access for Residents affected by the Parking Relocation to Higuera Garage. In addition, the shuttle route will include stops throughout Parkmerced, at Daly City BART Station, and Westlake Shopping Center (see map on page 6)

The hours of operation for the resident shuttle are Monday-Friday 5AM-12AM and 7AM-10PM Saturdays, Sundays, and holidays. During morning and afternoon commute hours, shuttles will run approximately every 10 minutes. During off-peak hours, the shuttle will run approximately every 20 minutes.

- **Tower Loading Zones:** Electric Vehicle Charging Stations at 100 and 150 Font have been converted to timed loading zones. Additional spaces at other towers may be converted to timed loading zones based on demand.

As a results of the comments and suggestions that were received at the previous resident meetings, individual meetings, and communications with residents on how the impact of the Parking Relocation can be further mitigated, the following resident suggestions are being explored:

- **Supplementary On-Call Service.** Parkmerced is looking into partnering with a local taxi company or similar on demand service provider to bring on-call transportation between Higuera Garage and their existing apartments in both directions from 12AM to 5AM, when the Resident Shuttle will not be available.
- **New Garages.** A limited number of parking spaces in the future parking garages at 1208-1218 Junipero Serra and 95-99 Chumasero may be made available for residents who require Reasonable Accommodations. Reasonable Accommodation Request Forms to park in the new garages are not being accepted at this time. Residents will be notified of space availability prior to construction completion.

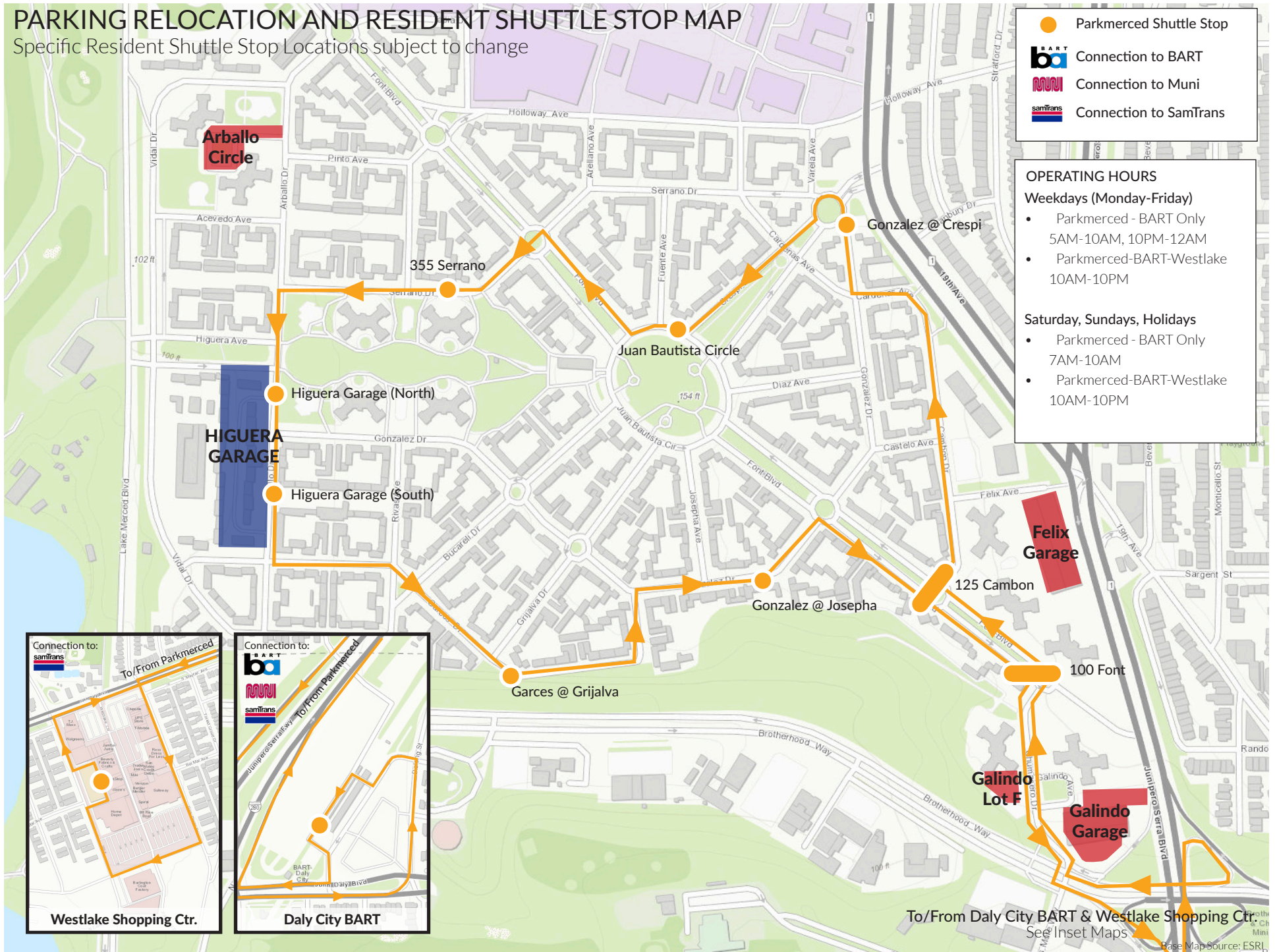
---

*Have questions about the Parking Relocation Plan? Reach us via email at [info@parkmercedvision.com](mailto:info@parkmercedvision.com) or call 415.405.4666.*



# PARKING RELOCATION AND RESIDENT SHUTTLE STOP MAP

Specific Resident Shuttle Stop Locations subject to change





## PROFILE



Picture Perfect: Bill and Essie holding William (3 years) and Lucie (8 months).

### Bill McGivern

Infrastructure Project Manager

We are including a profile series to introduce the Parkmerced community to the team behind the scenes of the Vision Plan. Bill is responsible for managing the implementation and successful completion of street and infrastructure work for both Subphases 1A and 1B.

**-I was born in San Francisco** and grew up in Marin County. After I graduated from high school I went on to attend the University of Oregon where I graduated with a Bachelors of Science in Anthropology.

**-When I graduated** there weren't many opportunities in the job market in my field of study, so during my school break I decided to consider construction as a potential career path.

**-I initially** intended on working in the field for six months to save then explore and travel the world. However, what wound up happening was I came upon the opportunity to work for a Bay Area general engineering contracting firm. I

ended up working three and a half years before taking a year and a half sabbatical to travel the world.

**-Upon returning** to work, I picked up where I left off managing heavy infrastructure projects throughout the Bay Area. After 14 years at the same firm, I was chanced with the opportunity to work on Parkmerced. Since joining the team I have been ecstatic to be part of the epic and groundbreaking Parkmerced Vision project.

**-In my spare time**, my wife Essie, my three year-old son William, and my eight month-old daughter Lucie enjoy frequenting the cafes and parks in Berkeley, where we currently live.

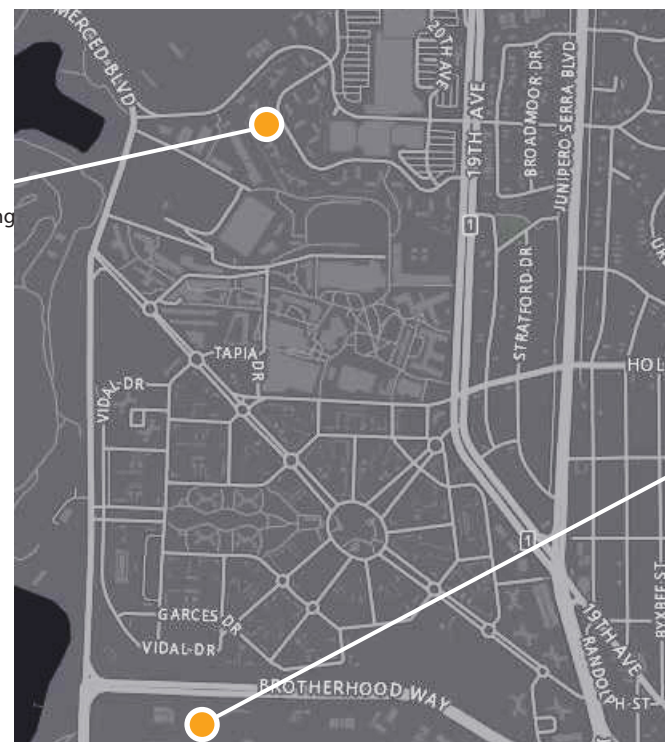
**-As a family man**, I am aware of how important a home and community environment can lend to health and happiness of the individuals who live there. I am thrilled to be able to help transform Parkmerced and promote the creation of an environment where individuals can flourish in.

## THE BUILDING BRIEF: CONSTRUCTION UPDATES

Summer 2017 will bring construction activity to select areas of Parkmerced and our residents are of the utmost importance. Construction of Subphases 1A and 1B (see map on Page 4) can generally be broken down into two primary elements: Building/Landscaping and Street Improvements. All contractors will adhere to all applicable laws and regulations during construction including any obligations and mitigations identified in the Vision's Environmental Impact Report (EIR). These regulations will aid in mitigating potential impacts to residents from construction noise and vibration, dust, and road closures/detours.

### Construction Workforce Parking

Construction  
Workforce Parking  
for Subphase 1A



Construction  
Workforce Parking  
for Subphase 1B

In an effort to reduce or mitigate potential impacts to residents, Parkmerced is taking efforts to prioritize the resident experience and as such we have established that during construction all construction workers (both general contractors and subcontractors) will not be authorized to park their personal vehicles within Parkmerced. To help facilitate this process, we have identified several off-site locations for construction parking (see image above) and we will be shuttling construction workers between these off-site locations directly to their building sites.



## Building Construction

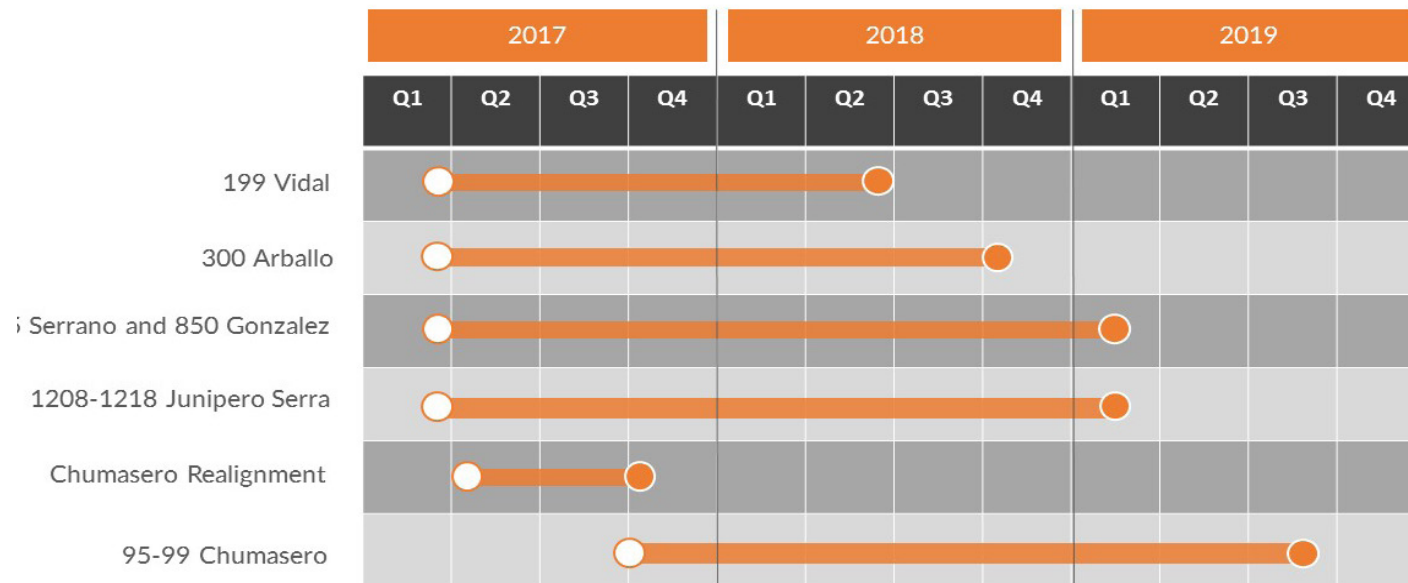
If you aren't familiar with the construction process, the following points illustrate a general overview as a reference:

1. **Secure Construction Area.** To establish safe working zones in and around construction sites, work will generally begin by securing construction areas. This includes installing fencing around the project signs as well as temporary signage to help navigate circulation.
2. **Make-Ready Work.** All blocks that the buildings will be constructed on will require some work prior to starting on new structures. This includes relocation of existing utilities and conducting quality and test programs.
3. **Deconstruction.** This includes the removal of existing parking structures, including Arballo Circle, Felix Garage, Galindo Garage, and Galindo Lot F. Residents will relocate their parking spaces as part of a Parking Relocation Plan (see page 5). Prior to deconstruction, the garages and structures will be abated, where required.
4. **Shoring & Excavation** - Blocks 6, 20, and 22 have subgrade parking structures that require installation of shoring systems and excavation to prepare foundations for vertical construction.
5. **Duration** - For each building, construction will range from roughly 18 to 28 months from the start of construction.

## Make Ready Work – Test Piles

Make-ready work will begin in early 2017. In most cases, this work will be minimal and indistinguishable in context of the daily hustle and bustle at Parkmerced. However, there may be occasional traffic diversions and construction material deliveries and staging. Where appropriate, residents will be notified of work prior to commencement. We strive to make this work clear, so you can have comfort in knowing the purpose and extent of each work element. Some of the work expected prior to official ground breaking includes:

- **Soil Testing.** A crane will be in the Meadow where 450 Serrano/850 Gonzalez will be constructed to confirm the soil conditions for future drilled piers.
- **Wall Sample.** A mock-up of the façade of 1208-1218 Junipero Serra will be erected in a discreet location to be determined. This will help provide the Architects and Contractors with a visual representation of the facade system of what will be constructed.
- **Material Staging.** Select materials, such as specialized water pipes, will need to be staged in pre-determined areas near the construction sites prior to the start of construction. This will allow for a more efficient construction schedule.
- **Tree Removal.** Another phase of tree removal is slated to occur in January 2017. As part of the new landscaping within Subphase 1A and 1B, for every tree removed up to three replacement trees will be planted.



ced

## Subphases 1A & 1B Construction Schedule

## 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](mailto:info@parkmercedvision.com), or visit the project website at [parkmercedvision.com](http://parkmercedvision.com) for a full list of FAQs.*

### **Who qualifies for a replacement apartment?**

All residents who live in a garden townhome will be offered a replacement home, at the same rent-controlled rate, at some point over the duration of the project. Replacement Apartments will be equivalent in size, include at least the same number of bedrooms and bathrooms, meet accessibility requirements, and have all new appliances and fixtures. All Replacement Apartments will include a dishwasher and washer/dryer unit.

### **What qualifies a resident as a Long-Term Existing Tenant?**

A Long-Term Existing Tenant is any resident of an existing Parkmerced townhome whose lease for their current apartment was originally signed prior to July 9, 2001. Long-Term Existing Tenants qualify for an additional alternative to moving into a brand new Replacement Apartment or relocation benefits. As an alternative, a Long-Term Existing Tenant may elect to move into an Interim Replacement Unit (another existing Parkmerced apartment). If a resident qualifies as a Long-Term Existing Tenant they would have received a Long-Term Existing Tenant Notice in August 2011. If you did not receive this Notice and believe you qualify please send us a message at [info@parkmercedvision.com](mailto:info@parkmercedvision.com).

### **To alleviate the impact of the Parking Relocation, can additional loading zones be added in front of towers? Will there be better enforcement on time limits?**

Opportunities for adding additional loading zones in front of existing towers are currently being evaluated. Most recently, loading spaces have been added in front of 100 and 150 Font through the elimination of electric vehicle charging stations. Parkmerced is also working with Community Patrol to create a work plan for stricter enforcement of the time limits of loading spaces.

### **Can Parkmerced convert the medians along Font into parking spaces?**

This option has been explored, however street improvements must be completed in order to complete the construction of new parking. Additionally, the Development Agreement and City Policy limits the amount and locations of on-street parking that can be constructed across the site.

### **What will be the impact to on-street parking during construction?**

A Construction Traffic and Parking Management Plan has been developed so that impact on traffic and parking are minimized. Where possible, Parkmerced will work to mitigate added traffic and parking impacts from neighboring construction sites. Additionally, construction workforce will not be authorized to park their personal vehicles within Parkmerced.

### **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 a limited number of residents affected by the Parking Relocation Plan priority for relocating to the new garages based on need, Reasonable Accommodations, and/or seniority

### **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 for existing residents impacted by the Parking Relocation. The specifics of this reduction are currently under review, but the reduction will likely be calculated based on a resident's distance from their home to the relocated parking space. For residents who do not pay for their parking, a historical audit is being conducted 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.



## 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

Elizabeth Purl  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
elizabeth.purl@sfgov.org  
415.558.6409

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

The San Francisco Rent Board 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](mailto:info@parkmercedvision.com).

## SCHOLARSHIPS & INTERNSHIP PROGRAM

### Onza Janyaprasert | Development Intern, Fall 2016

Born and raised in Thailand, Onza is currently pursuing his BS in Architectural Design at Stanford University. Before beginning his curriculum at Stanford, Onza received the King's Scholarship from the King of Thailand, an accolade only awarded to nine Thai students a year. Onza brings with him a unique background of experience ranging from tech and marketing to urban design and real estate. Planning for a career in real estate development, Onza intends on pursuing an MBA upon graduation.

### Upcoming Scholarship and Internship Opportunities

Applications for the 2017 Parkmerced Vision Scholarship and Parkmerced Vision Intern programs are now available. Applications will be due in January 2017. To view 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.

---

## SAVE THE DATE! OUR NEXT RESIDENT MEETING

When: Monday, January 23, 2017, 6pm - 8pm

Where: St. Thomas More Catholic School, Gymnasium  
50 Thomas More Way at Brotherhood Way, San Francisco

Join us for our next resident meeting where we will be providing an update on the Parkmerced Vision Plan, Parking Relocation, and future construction. 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](http://parkmercedvision.com), email [info@parkmercedvision.com](mailto:info@parkmercedvision.com), or call 415.405.4666.*



415.405.4666  
info@parkmercedvision.com  
parkmercedvision.com