



Pulse

Resident Newsletter Issue 7 | Spring 2017





MOVING FORWARD.

As we move through 2017 and look to the future, Parkmerced continues its commitment to being open and transparent. In this issue, you will find updates on the Vision's progress, parking relocation, and construction scheduling.

What is the Parkmerced Vision?

The Parkmerced Vision is a project aimed at revitalizing Parkmerced over the course of 20-25 years. 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 will best serve and represent the community with the collaborative vision of transforming Parkmerced into a vibrant neighborhood and model of urban sustainability.

The Vision was approved in 2011 and will be carried out in many phases with Subphases 1A and 1B expected to begin construction Summer 2017.

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; Informational Tenant Relocation packets mailed to residents in to-be-replaced apartments in Subphase 1A (see page 5).
- **October through December 2015:** Design Review Applications approved for buildings part of Subphases 1A and 1B (see page 5).

Project Updates

January 2017

- On January 23, over 70 residents attended a meeting at St. Thomas More School to discuss Vision Updates, Parking Relocation, Replacement Unit Layouts, and Construction. If you weren't able to attend, the presentation and a summary can be viewed on the project website, parkmercedvision.com under Outreach.

February 2017

- On February 3, Mayor Ed Lee signed and approved the elimination of PUC easements within private Parkmerced property. The new infrastructure will be installed in the streets which eliminate the need for the PUC easements within private property. This allows for Parkmerced to improve the utilities creating greater efficiencies and greater opportunities to utilize recycled water.
- On February 23, Subphase 1A 100% Street Improvement Plans were submitted for review, outlining infrastructure improvements for Sub phase 1A.

March 2017

- On March 7, Subphase 1B 100% Street Improvement Plans were submitted for review, outlining infrastructure improvements for Subphase 1B.

PARKMERCED

Envisioned Full Build Out

BUILDING A SUSTAINABLE FUTURE



The main goal of the Parkmerced Vision is to craft a vibrant pedestrian focused neighborhood, where public spaces and buildings frame a comfortable public realm while also making a positive contribution to the ecological and social health of the region and city. The Parkmerced Vision will create 68 acres of usable recreational spaces which range from neighborhood commons, recreational fields, to community gardens. The added benefit to this is that rainwater will be channeled through the open space into a new stream corridor, filtering water to not only reduce the impact on the City's waste water treatment plants, but also restore and recharge the neighboring Lake Merced.

PROJECT TIMELINE

Future dates subject to change

2017



Pulse
Resident Newsletter Spring & Summer 2017



January

Pulse Issue 6 released and Resident Meeting to discuss project updates and parking relocation.

February

Public Utility Easement Vacations approved. New improved utilities within streets will include space new utilities and dedicated infrastructure for recycled water and fire protection.

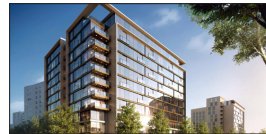


July

Break ground on 199 Vidal and 300 Arballo; Existing Tenant Notices will be mailed to existing Blocks 19, 34, and 37W. *See page 4 for the Relocation Process*



Arballo Circle, Felix Garage, and Galindo Lot F Parking Relocation. *See page 6 for the Parking Relocation Plan.*



September

Break ground on 450 Serrano/
850 Gonzalez



Break ground on
1208-1218 Junipero
Serra

December

Galindo Garage Parking Relocation. *See page 6 for the Parking Relocation Plan.*

2018



January

Break ground on
95-99 Chumasero

Construction



June

Unit Availability Notices distributed to residents of To-Be-Replaced apartments. Find out which new apartments will be available to you and schedule a tour of the new buildings. *See page 4 for Relocation Process.*

August

Replacement Unit Acceptance distributed to residents of To-Be-Replaced apartments. Now that you have selected your apartment preferences, a final assignment will be made.



Late 2018

Relocation Notices distributed to residents relocating to 199 Vidal Drive. *See page 4 for Relocation Process*

2019



Early 2019

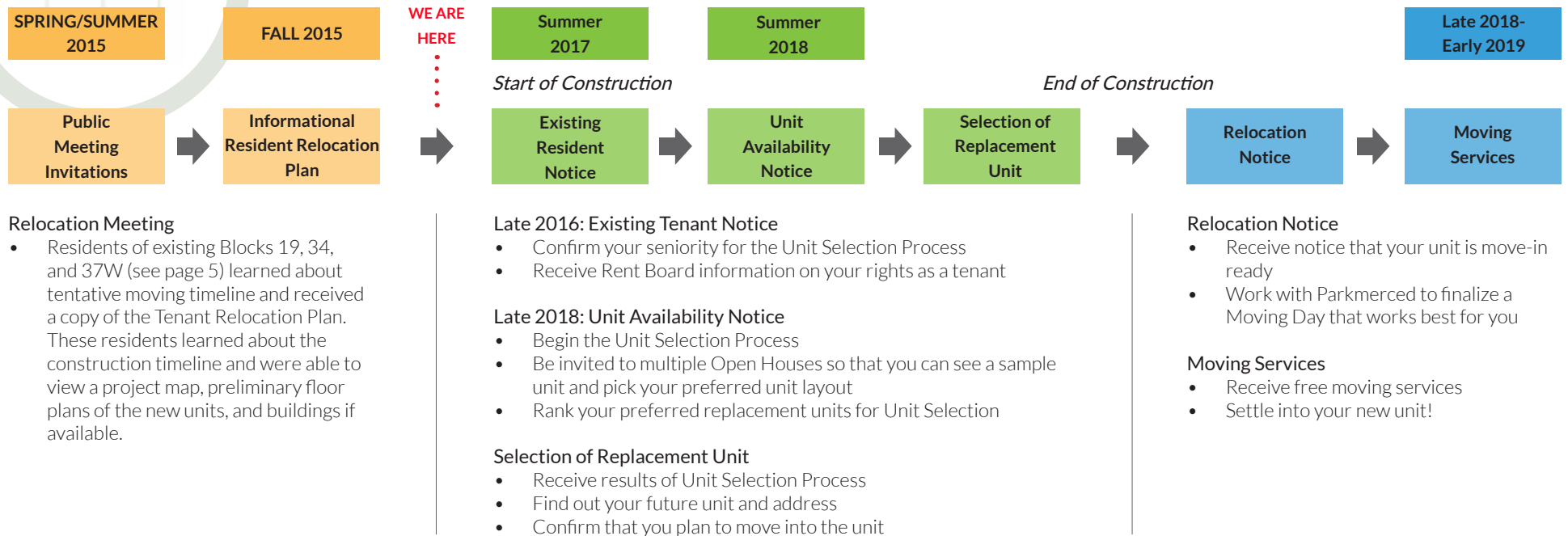
Relocation Notices distributed to residents relocating to 300 Arballo. *See page 4 for Relocation Process.*

Construction



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 5).

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.

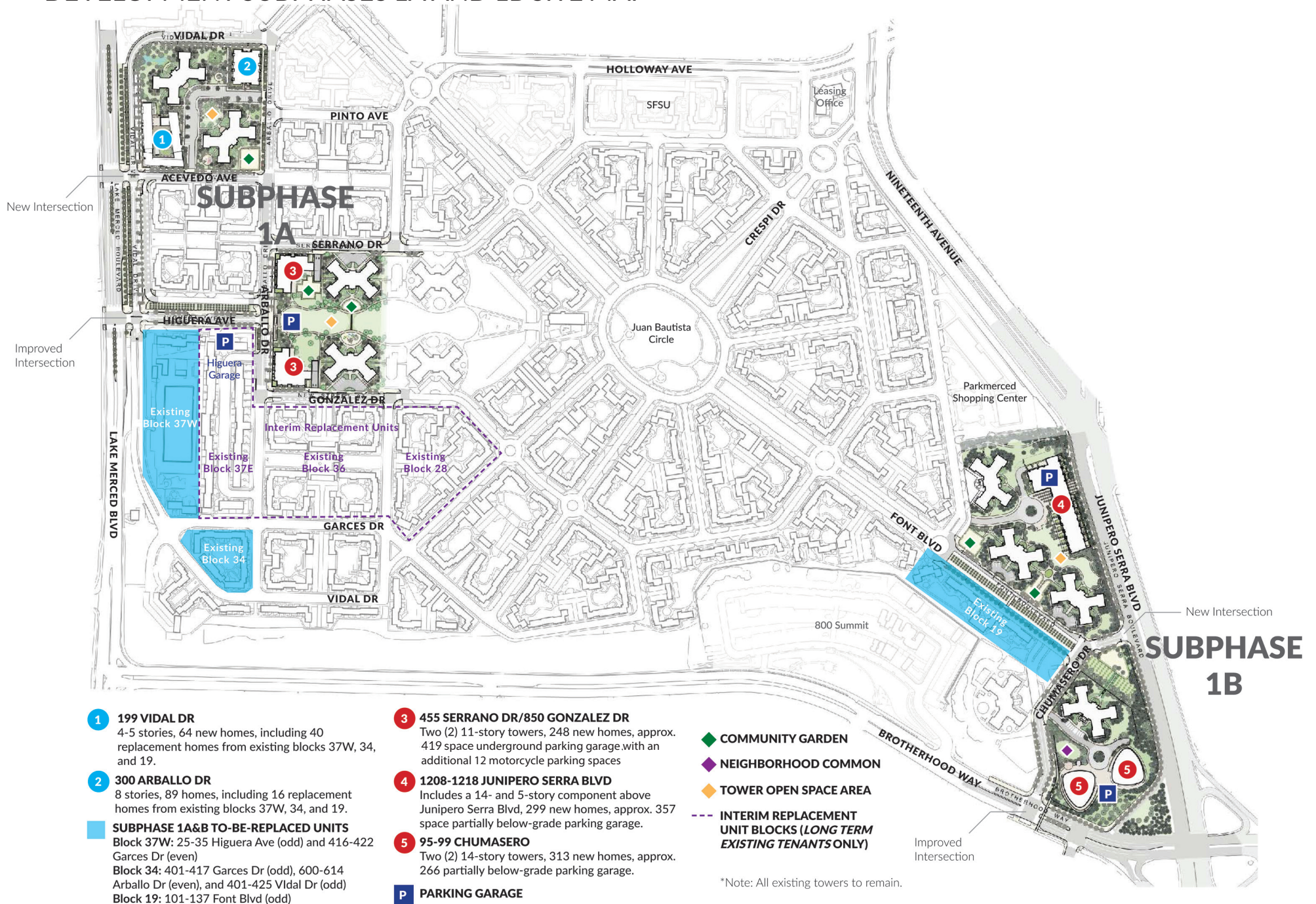
- New apartment homes will be rented at the same rent-controlled rate as the existing apartments prior to demolition (and be subject to rent increase limitations of the San Francisco Rent Control Ordinance).

- 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, 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 7). Parkmerced is committed to keeping residents' current parking spaces available to them 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 Summer 2017, Relocation in Summer 2017
- Arballo Circle: Notification in Early Summer 2017, Relocation in Summer 2017
- Galindo Lot F: Notification in Early Summer 2017, Relocation in Summer 2017
- Galindo Garage: Notification in Late Fall 2017, Relocation in Winter 2017

Residents who park at these locations will have their spaces relocated to Higuera Garage (see page 7); residents who currently park at Higuera Garage see no change. 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.** As space allows and 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. Reasonable Accommodation Request Forms can be downloaded from the project website, parkmercedvision.com under Outreach, or picked up from Resident Services at 1 Varela Ave during business hours.
- **Parking Rent Reduction.** Residents affected by the Parking Relocation will receive a parking rent reduction. The reduction will be calculated based on a resident's distance from their home to the relocated parking space. 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 protections. 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 with 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 7) The shuttles will all be ADA accessible.

The hours of operation for the resident shuttle are Monday-Friday 6:30AM-10PM and on Saturdays, Sundays, and holidays 9AM-10PM. During morning and afternoon commute hours, shuttles will run every 10 minutes. During off-peak hours, the shuttle will run 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.

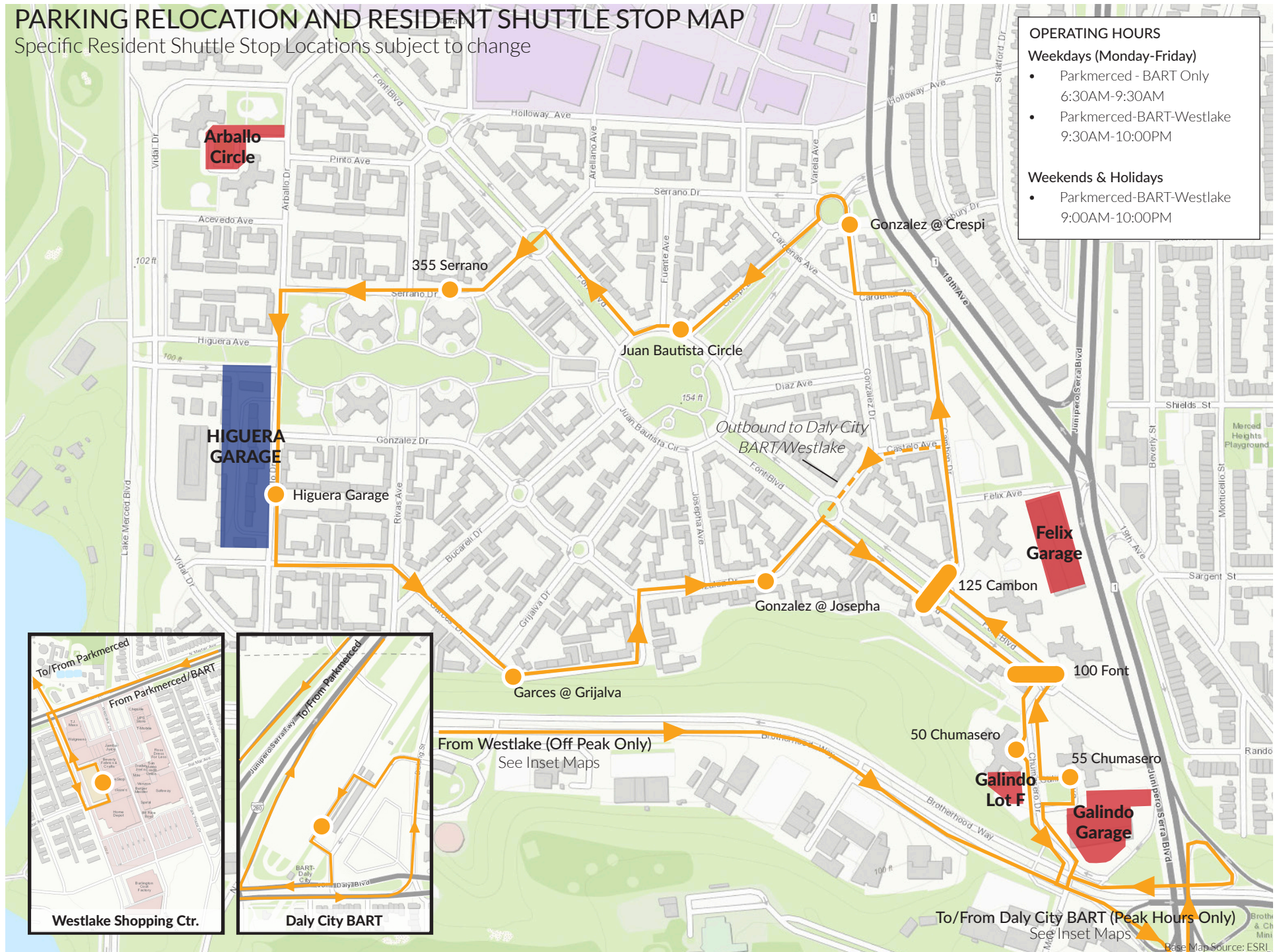
As a result of the comments and suggestions that were received at previous resident meetings, individual meetings, and communications with residents on how the impact of the Parking Relocation can be further mitigated, the following resident suggestions are being explored:

- **Supplementary On-Call Service.** Parkmerced is looking into partnering with an on-demand service provider to bring on-call transportation between Higuera Garage and their existing apartments in both directions from 10PM to 6:30AM, 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 or call 415.405.4666.

PARKING RELOCATION AND RESIDENT SHUTTLE STOP MAP

Specific Resident Shuttle Stop Locations subject to change



PROFILE



Coworkers and Friends: Sara (center) enjoying laughs with colleagues Andrew Johnson (left) and Jen Canchola (right).

Sara Doran Senior Project Manager

We are including a series to introduce the Parkmerced community to the team behind the scenes of the Vision Plan. Sara is responsible for the design implementation and successful completion of Subphases 1A/1B along with the street improvements in Subphase 1A/1B.

-I was **born** in Hinsdale, Illinois. After graduating from high school, I attended Bowdoin College in Maine and received a BS in Biology with a minor in Studio Art.

-**When I was young** I dreamed about being a marine biologist. As I progressed through college I found myself gravitating more toward physics and the fine arts.

-**When I graduated**, I began working for an environmental non-profit, however my interests started leading me toward architecture which is the perfect marriage between math, science, and the fine arts.

-I **initially started out** as a receptionist for an architectural firm where I learned how to draft from my peers, I then went on to get a Master's degree in Architecture from the University of Pennsylvania.

-I **worked for Skidmore Owings & Merrill (SOM)** as a licensed architect before joining Parkmerced, helping develop and write the Vision Plan and the Design Standards and Guidelines which are now part of the San Francisco Planning Code.

-**Parkmerced is so important to me** because, from my experience working with SOM to now, I have more than 8 years of experience and history working on the Vision -- Parkmerced is very dear to my heart. I am passionate about building a sustainable community both environmentally and socially, and I believe there is a tremendous opportunity to do so with the Vision.

-I **am especially excited** about the new landscaping and public spaces that are being designed and hope they will bring joy to each and every resident. Residents will get to explore and experience the beautifully choreographed gardens and groves in new parks, playgrounds, community gardens,

THE BUILDING BRIEF: CONSTRUCTION UPDATES

Summer 2017 will bring construction activity to select areas of Parkmerced and during this time our residents will be of the utmost importance.

Construction of Subphases 1A and 1B (see map on page 5) 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



Parkmerced is making efforts to prioritize a positive resident experience during construction. To help facilitate this process, we have identified several off-site locations for construction parking (see image above) and we will be providing shuttles for construction workers between these off-site locations directly to their building sites.

Building Construction

If you are not familiar with the construction process, the following points illustrate a general overview of the construction process:

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 4). Prior to deconstruction, the garages and structures will be abated, where required.
4. **Shoring & Excavation** - Blocks 6, 20, and 22 have sub-grade 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.

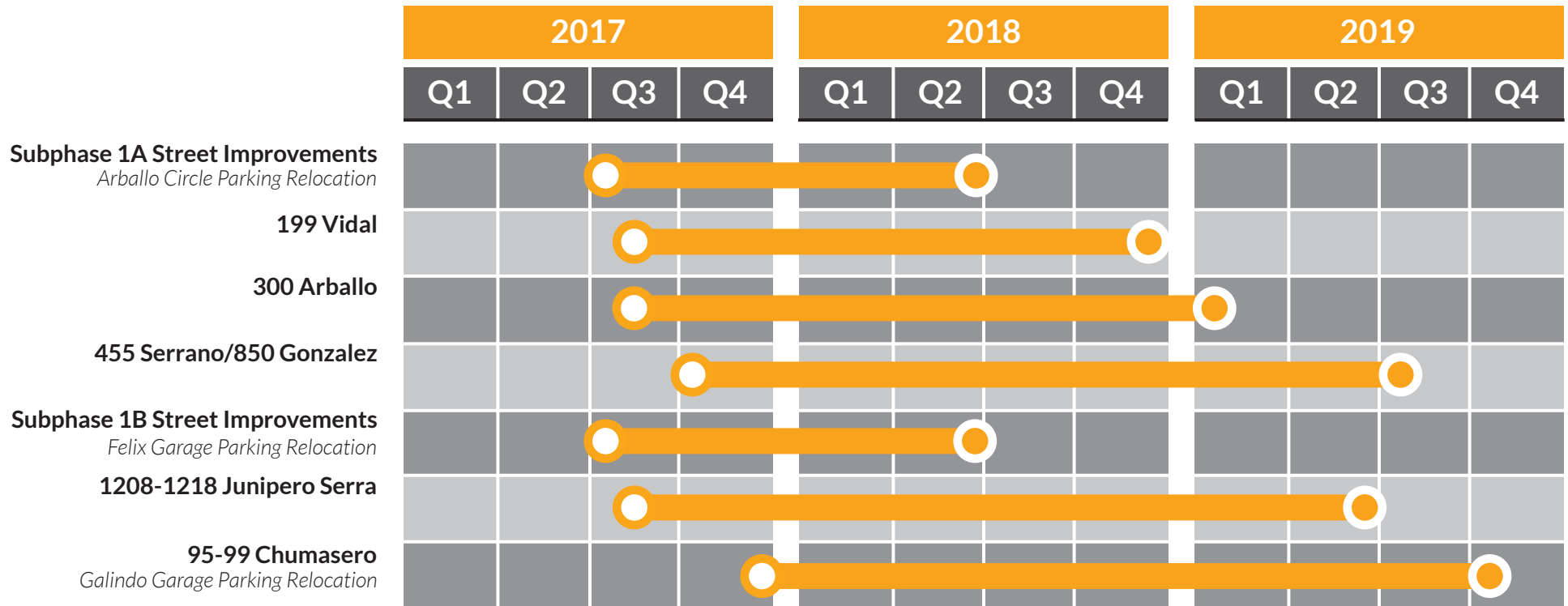
Make Ready Work

Make-ready work will continue through 2017. In most cases, this work will be minimal and indistinguishable in context of the daily hustle and bustle at Parkmerced. One month prior to construction 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:

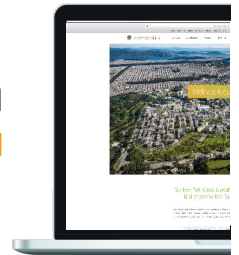
- **Soil Testing.** A crane will be in the Meadow where 450 Serrano/850 Gonzalez will be constructed to confirm the soil conditions for future drilled piers.
- **Wall Sample.** A mock-up of the façade of 1208-1218 Junipero Serra will be erected in a discreet location to be determined. This will help provide the architects and contractors with a visual representation of the facade system of what will be constructed.
- **Material Staging.** Materials, such as specialized water pipes, will need to be stored in predetermined areas near the construction sites prior to the start of construction. This will allow for a more efficient construction schedule.
- **Relocation of PG&E Vault.** We will be working in coordination with PG&E to relocate a PG&E vault at the intersection of Chumasero & Font, to make way for street improvements, landscaping, and improved pedestrian safety.
- **Relocate Electrical Gas Lines/Electrical Lines.** In preparation for the new buildings on Block 1 we will be improving the existing gas and electrical lines in coordination with PG&E. Any work will be coordinated with PG&E to minimize any cut over time and residents will be noticed prior to any work to be done.
- **Temporary Fencing/Pedestrian Walkways.** Prior to any start of construction, we will begin setting up temporary fencing to close off any sites used for construction/staging. Pedestrian walkways will be maintained pedestrian during the construction process.
- **Installing Temporary Access Roads.** As part of our Construction Traffic Management Plan we will be installing temporary access roads to mitigate any adverse impacts on traffic.



CONSTRUCTION SCHEDULE



FOR THE MOST UP TO DATE PROJECT INFORMATION
VISIT US AT PARKMERCEDVISION.COM



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 hot line 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 a full list of FAQs.

Who qualifies for a replacement apartment?

All residents who live in a garden town home 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. Any resident selected for moving will be notified at least 2 years in advance prior to any relocation.

How are Residents guaranteed that replacement apartments will remain Rent Controlled if Rent Control does not apply to buildings constructed after June 13th 1979?

The Development Agreement (DA) negotiated with the City is essentially a contract between Parkmerced and the City of San Francisco. The DA requires that Parkmerced must always have 3,221 rent controlled units. If Parkmerced does not comply with this requirement, Parkmerced would be in default of the Development Agreement and the City would be able to stop the Project from continuing until the Project is compliant.

How are Replacement Apartments assigned if existing apartments of a certain type vary in square footage?

Per the Development Agreement every resident who is relocated will receive a Replacement Apartment within 5% of their existing apartment homes square footage.

The proposed buildings on Block 6 seem to have little separation from the existing high rises of 405 Serrano and 810 Gonzalez; will this affect the privacy of residents?

All new buildings have been designed with the existing towers in mind. The current "X" shape of the existing high rises interface with the "L" shape of the proposed new buildings in a way that preserves the views of the existing high rises and also preserve privacy. Additionally, the exterior wall of the proposed buildings on Block 6 which face the existing high-rises have been designed with smaller windows.

Will the existing staircase at the top of Felix Drive that provides pedestrian access to Junipero Serra and the existing public transit stops be affected by construction or the Vision Plan?

Parkmerced is finalizing the construction sequencing plan for this area of the project. During construction, in an effort to protect Residents there may be instances where the staircase will be inaccessible, however, Parkmerced will work to minimize the closure. While access is still being determined, Parkmerced is currently exploring several options as possible solutions. Following the completion of Subphase 1B, the staircase will remain. However, this area is the location of the future Muni realignment. While the staircase will be removed as part of the Muni realignment, three (3) Muni stops will be constructed within Parkmerced. All new Muni stops within the property will be within a 10-15-minute walk from all Parkmerced residents.

Will Font Boulevard continue to be open to Junipero Serra Boulevard?

As part of the Subphase 1B Street Improvement Plans, Font Boulevard between Chumasero Drive and Junipero Serra Blvd will be permanently closed. However, prior to this closure, a new intersection will be constructed at Junipero Serra Blvd and a northern extension of Chumasero Drive. During construction Font Blvd between Chumasero Drive and Junipero Serra Blvd will remain accessible. For the most up to date road closure information, during construction the information will be readily available via parkmercedvision.com.

Has Parkmerced worked with existing residents on the Parking Relocation?

Yes. Throughout the whole process Parkmerced has been working in close association with all Residents, since 2007 Parkmerced has held over 50 meetings both in a large group and on an individual basis. We understand and hear resident concerns and will continue working with them through the Parking Relocation process. The Parking Relocation was discussed at each resident meeting over the past year and a half and many of the elements of the Parking Relocation Plan and the concessions are direct suggestions from residents. Additionally, Parkmerced distributed a Transportation Survey in April 2015 to better understand how residents commute. Transportation Surveys will be conducted annually. For more information on parking relocation see pg. 6 of the Resident Newsletter or visit parkmercedvision.com

CONTACT INFORMATION

Parkmerced Vision

Attn: Project 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
residentservices@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.

SCHOLARSHIPS & INTERNSHIP PROGRAM

Hannah Mckay | 2017 Robert L. Pender Memorial Scholar

Hannah is currently a student at Cal Poly San Luis Obispo studying architecture. She anticipates graduating spring 2020. Hannah is currently combining her love of creative arts and affinity for math and problem solving, as she seeks to learn more about sustainable architecture. The Robert L. Pender Memorial Scholarship will help support her tuition and fuel her dreams to innovate in the field and build sustainably.



Upcoming Scholarship and Internship Opportunities

Applications for the 2017 Parkmerced Vision Scholarship and Parkmerced Vision Intern programs are now available. To view the full application form and requirements, visit parkmercedvision.com, email opportunities@parkmercedvision.com, or call 415.405.4666.

SAVE THE DATE! OUR NEXT RESIDENT MEETING

When: Monday, May 15th, 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, email info@parkmercedvision.com, or call 415.405.4666.



415.405.4666
info@parkmercedvision.com
parkmercedvision.com