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# Pulse

Resident Newsletter Issue 10 | Winter 2019







## What is the Parkmerced Vision?

The Parkmerced Vision is a project aimed at revitalizing Parkmerced over the course of the next 20-25 years. Since 2006, the Vision has been 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 current and future community. This collaborative vision will transform Parkmerced into a vibrant neighborhood and a model of urban sustainability.

The Vision was approved in 2011 and will be carried out in many phases with Phases 1A and 1B expected to begin construction in 2019.



In this issue you will find project updates, information on resident and parking relocation, an updated tentative construction schedule, and community updates of what to anticipate at Parkmerced in the coming months.

## 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 Phase 1A.
- **October through December 2015:** Design Review Applications approved for buildings part of Phases 1A and 1B .
- **June 2016:** Street Easement Vacations/Dedications approved.
- **November 2017:** Final Subdivision Maps for Phases 1A and 1B approved.
- **November 2017 through January 2018:** Site permits approved for Phases 1A and 1B.
- **January 2018:** Site permits for 300 Arballo approved.

## Updates

### September 2018:

- Phase 1A and Phase 1B Green Infrastructure Plans and Stormwater Control Plans approved.

### October 2018:

- Phase 1A Street Improvement Permit Plan Package approved.
- Site Permit for 199 Vidal picked up and notice posted on site.

# PROJECT TIMELINE

The timeline is representative of the most accurate schedule to date. Due to the coordination needed with multiple City agencies, designers, consultants, and community stakeholders, dates are tentative and may shift.

## 2019

### Q2/Q3

60-Day Parking Relocation Notices will be sent to affected residents parking at Arballo Circle, Felix Garage, Galindo Outdoor Lot, and Galindo Lots E & F. *(See page 4 for the Parking Relocation Plan.)*

Arballo Circle, Felix Garage, Galindo Outdoor Lot, and Galindo Lots E & F Parking Relocation to Higuera Garage. *(See page 4 for the Parking Relocation Plan.)*

Break ground on Phase 1A Street Improvements



### Q3

Break ground on Block 1 (199 Vidal and 300 Arballo); Existing Tenant Notices will be mailed to existing Blocks 19, 34, and 37W. *(See page 3 for the Resident Relocation Process.)*



Break ground on Phase 1B Street Improvements



### Q3

Break ground on Block 20 (1208-1218 Junipero Serra).



### Q4

Break ground on Block 6 (450 Serrano/850 Gonzalez).

### Q4

60-Day Parking Relocation Notices sent to affected residents from Galindo Garage. *(See page 4 for the Parking Relocation Plan.)*

Galindo Garage Parking Relocation to Higuera Garage. *(See page 4 for the Parking Relocation Plan.)*

## 2020



### Q1

Break ground on Block 22 (95-99 Chumasero).

### Q3

Unit Availability Notices distributed to future residents of Block 1 (199 Vidal and 300 Arballo). *(See page 3 for the Resident Relocation Process.)*

### Q3

Replacement Unit Acceptance Notices distributed to future residents of Block 1 (199 Vidal and 300 Arballo). *(See page 3 for the Resident Relocation Process.)*

### Q4

Relocation Notices distributed to residents relocating to 199 Vidal Drive and 300 Arballo. *(See page 3 for the Resident Relocation Process.)*



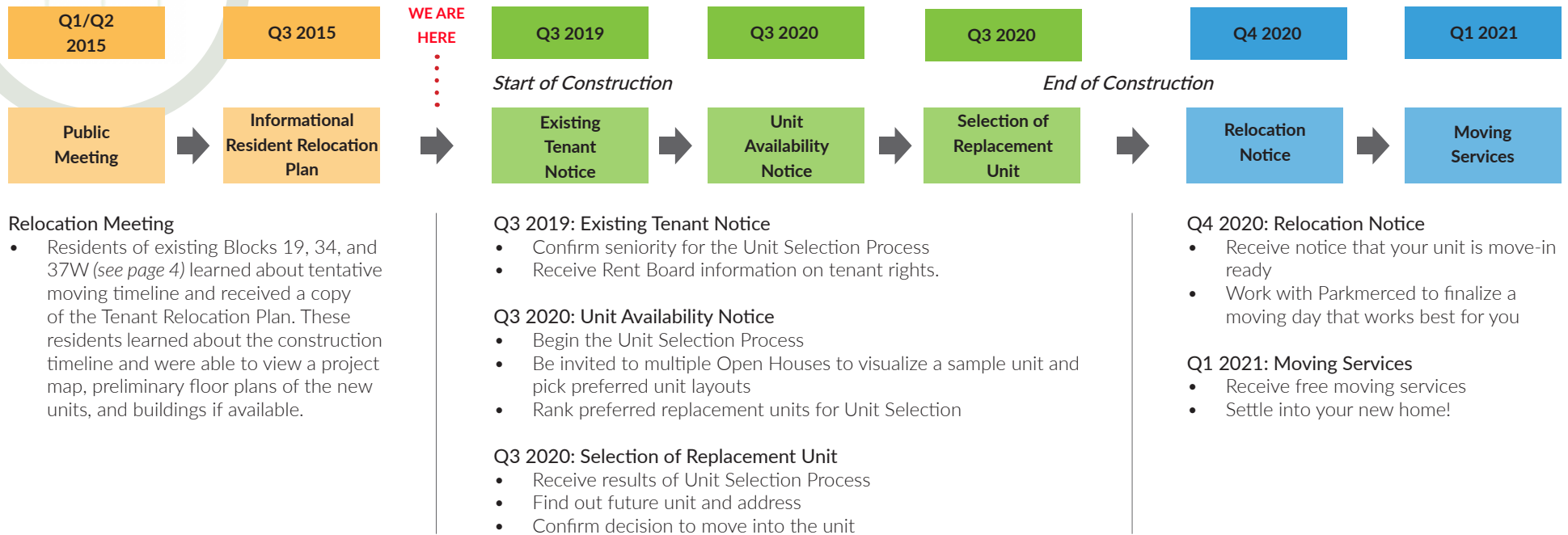
## 2021

### Q1

Resident Relocation for residents relocating to 199 Vidal and 300 Arballo.

## 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 units for residents of To-Be-Replaced Units on existing blocks 37W, 34, and 19 (see page 6).

To protect our existing residents living at Parkmerced, prior to the replacement of any existing rent-controlled apartment, Parkmerced will provide the residents who live in a To-Be-Replaced Unit 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 home.

### Replacement Homes 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 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.



## PARKING RELOCATION PLAN

The Vision identified that the following garages and parking lots would be removed to construct new housing and/or community improvements: Arballo Circle, Felix Garage, Galindo Garage, Galindo Lots E and F, and Galindo Outdoor Lot. Parkmerced is committed to keeping residents' current parking spaces available 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 Q2/Q3 2019, Relocation in Q3 2019
- Arballo Circle: Notification in Q2/Q3 2019, Relocation in Q3 2019
- Galindo Lot E & Outdoor Lot F: Notification in Q2/Q3 2019, Relocation in Q3 2019
- Galindo Garage: Notification in Q4 2019, Relocation in Q4 2019

Residents who park at these locations will have their spaces relocated to Higuera Garage permanently. Residents who currently park at Higuera Garage will 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](http://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:** The only change will be a new parking space address and reduced monthly parking or base rent for any additional distance that will have to be travelled. Residents will retain the same parking lease terms and same parking rent-control protections

- **Free Community Shuttle:** To improve access for Parkmerced residents, a free ADA-accessible Community Shuttle will be launched in parallel to the Parking Relocation. (see page 5 for route info). Stops located along Cambon, Font, and Chumasero will provide convenient access for Residents relocated to Higuera Garage. In addition, the shuttle will stop throughout Parkmerced, Daly City BART Station, and Westlake Shopping Center.

The hours of operation for the shuttle are 6:30AM to 10PM Monday-Friday and 9AM to 10PM Saturdays, Sundays, and holidays. During morning and afternoon commute hours, shuttles will run every 10 minutes. During off-peak hours, the shuttle will run every 20 minutes.

- **Galindo Lots E & F, and Outdoor Lot:** Residents who currently park at the Galindo Lots E & F and Outdoor Lot will be given the option to temporarily relocate their parking space to Galindo Garage. Residents who relocate to Galindo will have to relocate a second time when Galindo Garage is deconstructed. These residents may also elect to relocate to Higuera Garage directly.

In response to valued comments and suggestions from previous resident meetings, individual meetings, and communications with residents, the following resident suggestions are being explored:

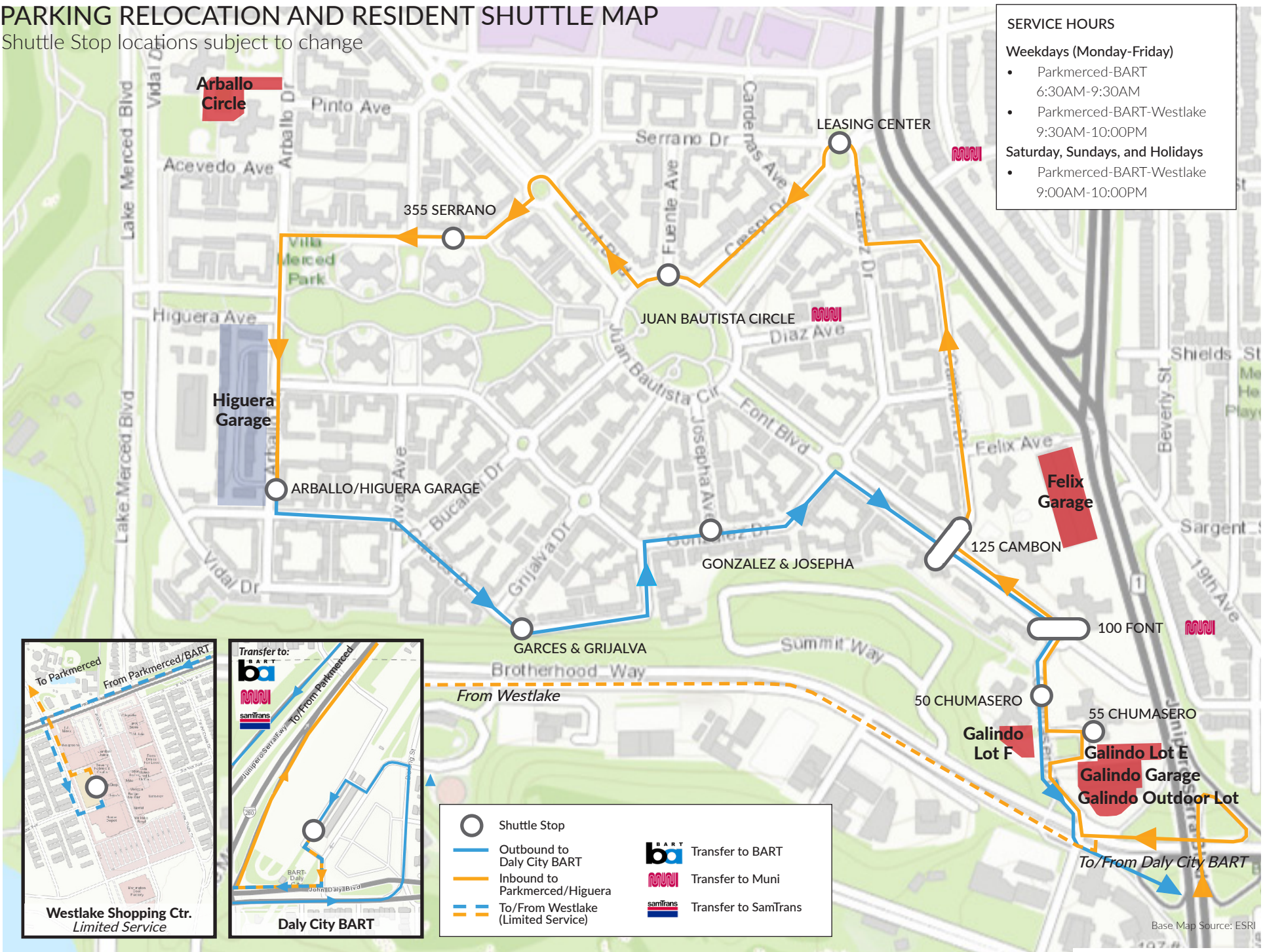
- **Supplementary On-Call Service:** Parkmerced is working to partner with an on-demand service provider to bring on-call transportation to affected residents both to and from Higuera Garage and their existing apartments during the hours which the shuttle is not in operation (10PM to 6:30AM).
- **Tower Loading Zones:** Per resident feedback Parkmerced is restriping and installing new signage at each tower loading zone. Management is also working with Community Patrol to develop a more robust enforcement program.
- **New Garages:** Once constructed, 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 with Reasonable Accommodations. Residents will be notified of space availability prior to construction completion. Reasonable Accommodation Request Forms to park in the new garages are not being accepted at this time.

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

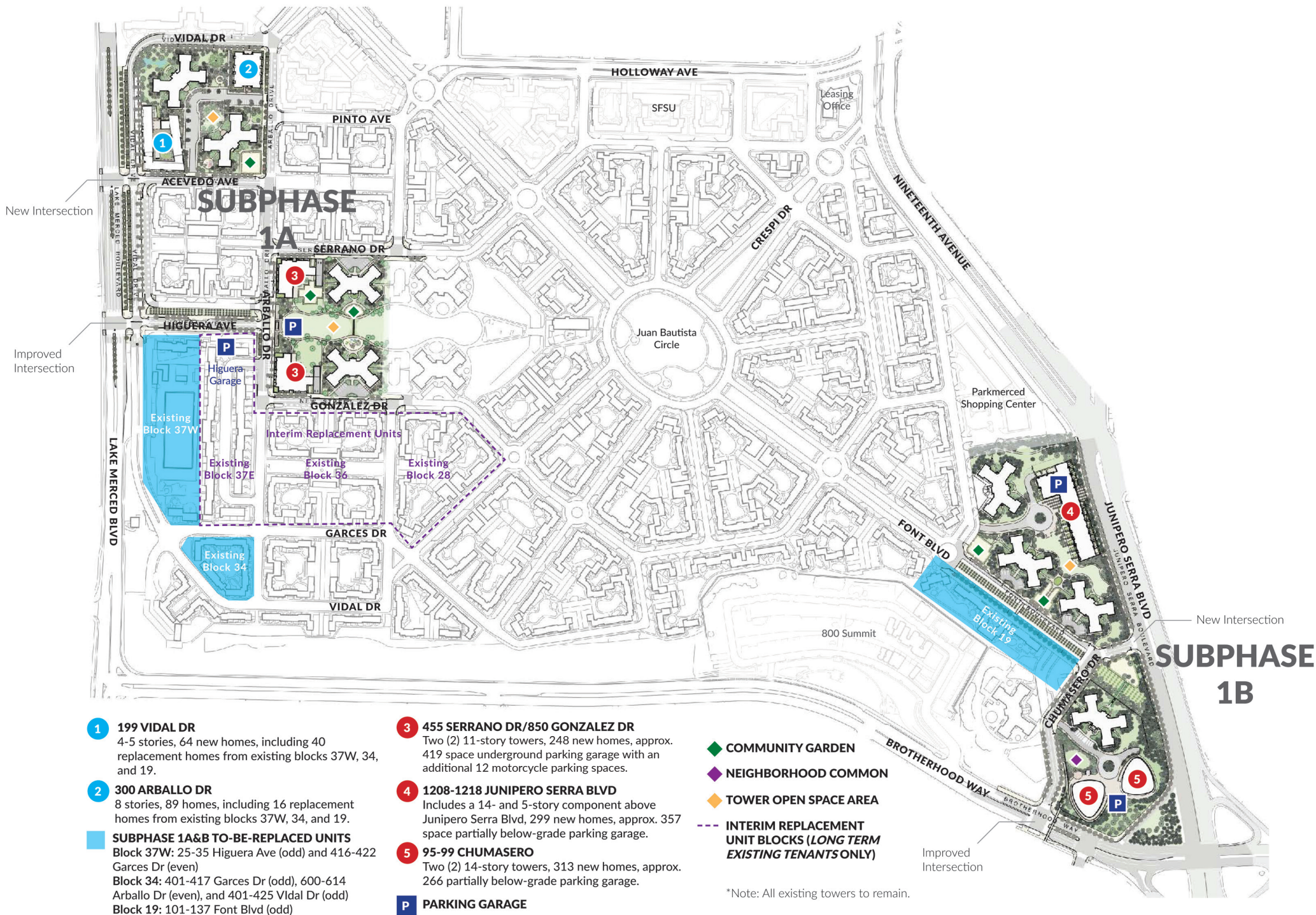


# PARKING RELOCATION AND RESIDENT SHUTTLE MAP

Shuttle Stop locations subject to change









## FREQUENTLY ASKED QUESTIONS

*This section contains a collection of answers to the 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](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 town home will be offered a replacement home at the same rent-controlled rate at some point over the project duration. Replacement Homes 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. Resident will be notified at least 2 years in advance prior to relocation.

### Will construction workforce be parking on site or within public streets?

The construction workforce will not be authorized to park their personal vehicles in Parkmerced-owned lots or garages. Off-site parking lots have been identified where parking will be available to construction workforce. A dedicated workforce shuttle will be provided to transport workforce from the off-site parking lots to their respective job sites.

### Will the Parkmerced Community Shuttle be ADA accessible?

Yes, the fleet of vehicles selected for the Parkmerced Community Shuttle will be ADA accessible. All shuttle drivers will be trained to operate all ADA bus features and be available to assist residents as needed.

### Will there be an interruption to utilities during construction?

All future utilities will be installed prior to existing utilities being taken offline. This will maximize efficiency and minimize interruption of service. For any known planned utility service interruption, residents will receive an approximately two weeks notice. In the event of an emergency shut-off, residents will be notified and updated immediately. Residents will continually be updated via notifications and via the project website.

### Will the new parking garages constructed only be available for residents of the new buildings or will the spaces be made available to those impacted by the Parking Relocation?

Parkmerced has had an unbundled parking policy for nearly a decade, meaning that any resident at Parkmerced can lease a parking space in any of Parkmerced's garages or carports separate from their apartment lease. Parkmerced is currently exploring the option to allow residents who require Reasonable Accommodations and are affected by the Parking Relocation to relocate to the new parking garages once they are completed. The new garages will not be completed for several years, but residents are welcome to submit their Reasonable Accommodation

## PROFILE



David (middle) at the beach with his wife, Crystal, and their dog, Ollie.

## David Yang

Assistant Project Manager

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

- I grew up in Michigan where it was too cold during the winter, too hot during the summer, and just right about five days a year. I'm glad to live in a place where the weather is too cold five days a year and perfect the rest.
- When I was young I played with Legos, building spaceships, cars, and castles. Bricks would cover the floor, making walking very difficult. I still have my favorite sets today.
- I graduated from the University of Michigan with a Bachelor's in Mechanical Engineering and went on to work on construction projects such as an upgrade at an "I Can't Believe it's Not Butter" margarine factory and building the New Stanford Hospital.
- Parkmerced is important to me because it is a one-of-a-kind neighborhood in the Bay Area. Built after WWII and spread over 100 acres, the massive complex has stood firm unchanging even as the world and the city changes around it. Starting with 199 Vidal and 300 Arballo, I hope to help build a vibrant and sustainable community to call home for everyone.
- In my free time, I love exploring new restaurants and trying new foods and cuisines. I also like taking my dog on hikes exploring redwood forests and beaches around the Bay Area.

## SCHOLARSHIPS & INTERNSHIP PROGRAM

Jenna Frowein | Fall 2018 Robert L. Pender Memorial Scholar  
Jenna is currently a student at UC Berkeley studying Architecture and working on sustainable biomimetic designs. Her designs seek to respond to the surrounding environment and culture, rather than compete with it, holistically celebrating the connection between people, place, and architecture.

The Robert L Pender Memorial Scholarship will help support Jenna's studies and mentoring efforts.



## UPCOMING SCHOLARSHIP AND INTERNSHIP OPPORTUNITIES

The application for the Vision Internship program is now available. 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: Wednesday, February 20th, 2019

Where: St. Thomas More School Gymnasium  
50 Thomas More Way, San Francisco, CA 94132

Our next Resident Meeting will be held this February, where we will be sharing updates on the Parkmerced Vision Plan, Parking Relocation, and future construction. Arrangements for rides can be made via Resident Services. Please notify Resident Services if you plan on attending. Refreshments will be served. We look forward to seeing you there!

## COMMUNITY UPDATES

**EV Charging Stations:** In a continued effort to improve the resident experience, Parkmerced management has recently installed new, dual-port Electric Vehicle (EV) Charging Stations in front of 100 Font, 150 Font, and 55 Chumasero.

Parkmerced is proud to offer charging solutions to our residents as both a convenience and as a manifestation of our constant commitment to sustainability.

## CONTACT INFORMATION

### Parkmerced Vision

Attn: Project Manager  
3711 Nineteenth Avenue  
San Francisco, CA 94132  
[info@parkmercedvision.com](mailto:info@parkmercedvision.com)  
415.405.4666  
[parkmercedvision.com](http://parkmercedvision.com)

### Parkmerced Resident Services

1 Varela Avenue  
San Francisco, CA 94132  
[residentservices@parkmerced.com](mailto:residentservices@parkmerced.com)  
415.405.4600  
[parkmerced.com](http://parkmerced.com)

### San Francisco Planning Department

Elizabeth Purl  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
[elizabeth.purl@sfgov.org](mailto:elizabeth.purl@sfgov.org)  
415.575.9028

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 - 12PM and 1PM-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).

### Parkmerced Mobility

1 Varela Avenue  
San Francisco, CA 94132  
[mobility@parkmerced.com](mailto:mobility@parkmerced.com)  
415.508.6564

### Parkmerced Maintenance

410 Garces Drive  
San Francisco, CA 94132  
[maintenance@parkmerced.com](mailto:maintenance@parkmerced.com)  
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