



Pulse

Resident Newsletter | Winter 2015/2016

Parkmerced

KEEPING YOU INFORMED.

In every quarterly issue of the Parkmerced Pulse, you'll find important updates on the progress of implementing the Parkmerced Vision. In early 2016 you will begin seeing the property being prepared for construction and we're committed to keeping you informed –and welcome your questions, comments, and concerns at any time.

WHAT IS THE PARKMERCED VISION?

The Parkmerced Vision is a long-term (approximately 20-30 years) project to comprehensively replan and redesign Parkmerced. The Parkmerced Vision was approved by the City of San Francisco in 2011. The project will be constructed in phases, with construction of the Project's Subphases 1A and 1B expected to begin in Spring and Summer 2016, respectively. Additional information about the Parkmerced Vision is available at parkmercedvision.com.

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

October through December 2015: Design Review Applications Approved

August 2015

- On August 6 we provided the Planning Commission staff with an update on Phase I of the project and held an informational Design Review hearing.

September 2015

- On September 9 we invited residents from the 56 to-be-replaced apartments to join us to learn more about their anticipated move.
- On September 29 an appeal hearing for Tentative Subdivision Maps pertaining to Subphases 1A and 1B was held by the San Francisco Board of Supervisors (BOS). The BOS unanimously denied the appeal.

November 2015

- Revised Street Improvement Plans submitted to City Agencies for review.

December 2015

- On December 17, a tree removal hearing was held by the San Francisco Department of Public Works following the submittal of a tree-removal application. A decision on the application is pending. For more information on tree removals as part of Subphase 1A and 1B, please see page 3.

RESIDENT AND COMMUNITY PARTICIPATION

Since late 2006, we've held well over 500 meetings with our residents, neighbors and other stakeholders, ranging from small group briefings to large public workshops. We look forward to continued discussions throughout the coming months and beyond.

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 20-30 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 map on 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 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 a washer/dryer; and
- be more comfortable due to better construction, including insulated walls and efficient windows.

PARKMERCED AT FULL BUILD OUT



PREPARING FOR CONSTRUCTION

The Parkmerced Vision will be constructed in discrete major phases, with Subphases 1A and 1B expected to break ground in the Spring/Summer 2016.

Tree Removal: To prepare for street realignments, new buildings, and redesigned open spaces, the tree removal process, which was anticipated in the Parkmerced Project's Environmental Impact Report (EIR), is scheduled to occur in early 2016. On December 17, 2015, a public hearing was held by the San Francisco Department of Public Works to review Parkmerced's tree removal permit applications. The tree removal permits are anticipated to be approved by January 2016 with tree removals occurring shortly thereafter. For every tree that is removed in Subphase 1A and 1B, approximately 3 new trees will be planted in their place within Parkmerced.

Site Surveys: You may have noticed consultants collecting soil samples over the past several months. This work is serving several purposes, such as understanding soil suitability for new landscaping, assessing the soil's ability to absorb or convey water during storms or heavy rain, and determining its composition to ensure it will provide a foundation for new planned buildings.

Cultural Resources: A Historic American Buildings Survey (HABS) and a Historic American Landscapes Survey (HALS) are being completed to document Parkmerced as a large-scale planned master residential development and celebrate the work of master landscape architect Thomas Dolliver Church and his colleague Robert Royston. Two interpretive displays will be installed in open space around Parkmerced and a digital display will be installed in the leasing office to demonstrate HABS/HALS findings. Further, the final report and plans will be submitted to the History Room of the San Francisco Public Library and the Northwest Information Center of the California Historical Information Research System. Digital copies of the HALS/HABS reports will be made available online at parkmercedvision.com and in Resident Services once the reports are finalized. Original drawings will be donated to the University of California, Berkeley.

Wind Studies: To ensure wind conditions are consistent with those studied as part of the Project's Environmental Impact Report (EIR), wind tunnel tests have been conducted for each new proposed building.

PARKING RELOCATION

Subphases 1A and 1B of the Parkmerced Vision include the replacement of two existing parking garages (the Felix and Galindo garages) and two surface parking lots (Arballo Circle and Chumasero surface lots). Prior to the removal of the garages and surface lots, Parkmerced will work with affected residents who currently have parking spaces at these locations to relocate their spaces. For a majority of residents, parking spots will be relocated to the existing Higuera

Garage. The Higuera Garage may be accessed either from Higuera Avenue or Garces Drive (see map on Page 5). Understanding that relocating parking spaces 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 parking space within a nearby existing carport as they are available.

At the time residents' parking is relocated, Parkmerced will initiate a free resident shuttle that will transport residents to locations within Parkmerced (including Higuera Garage) as well as to Daly City BART Station. The shuttle will run on a published schedule and stop locations will be placed conveniently throughout the property and specifically around the eastern side of the property. Further details regarding the shuttle will be in a future issue of the Parkmerced Pulse.

For residents that have parking spaces in Felix or Galindo garages or the Arballo Circle or Chumasero surface lot, an informational meeting will be held in Spring 2016 prior to relocation. Invitations for this meeting and parking relocation materials will be sent via certified mail in early 2016.

PARKING FOR NEW BUILDINGS

Higuera Garage will also be the closest available garage to the first buildings constructed at 300 Arballo and 199 Vidal (see Subphase 1A and 1B map on Page 5). The overall parking plan includes new subterranean parking garages in the majority of new buildings. Overall, Parkmerced will be able to construct up to one (1) off-street parking space per apartment at Parkmerced. On-street parking will also continue to be available around Parkmerced similar to as it is today.

The approved Parkmerced Vision also includes a detailed Transportation Plan designed to improve all existing transportation modes and encourage residents to take advantage of the convenient current and future transportation options. We will be expanding our on-site carshare program as well as implementing a bike share program with "bicycle libraries" located throughout the property. Of course, a renewed emphasis will also be placed on walking, pedestrian safety, and transit.

RESIDENT COMMUNICATION AND PRELIMINARY CONSTRUCTION SCHEDULE



A Look Back: Fall 2015

- Tenant Relocation Packets mailed to residents in to-be-replaced apartments in existing blocks 37W, 34, and 19 (refer to map on Page 5)
- Invitation-only resident meeting for residents in to-be-replaced apartments in existing blocks 37W, 34, and 19 (refer to map on Page 5)

Early 2016

- General residents meeting (January 19, 2016)
- Parking relocation meeting (Date TBD)
- Subphases 1A and 1B Development Site Preparation: Phase 1 Subphases A and B tree removal begins

Mid 2016

- Break ground on Phase 1 Subphase A (~18-21 month construction)
- Break ground on Phase 1 Subphase B (~29-32 month construction)
- Submit Final Map for Phases 1A & 1B for approval
- Existing playground replacement/relocation

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

Parkmerced will provide multiple written notices to keep residents informed of the relocation timeline



Public Meetings

- Learn your tentative moving timeline
- Receive a copy of the Tenant Relocation Plan
- Learn about the construction timeline
- View a project map
- View floor plans of the new units and new buildings, if available
- An informational Tenant Relocation Plan sent to the first to-be-replaced apartments

Spring 2016: Initial Notice

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

Spring 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

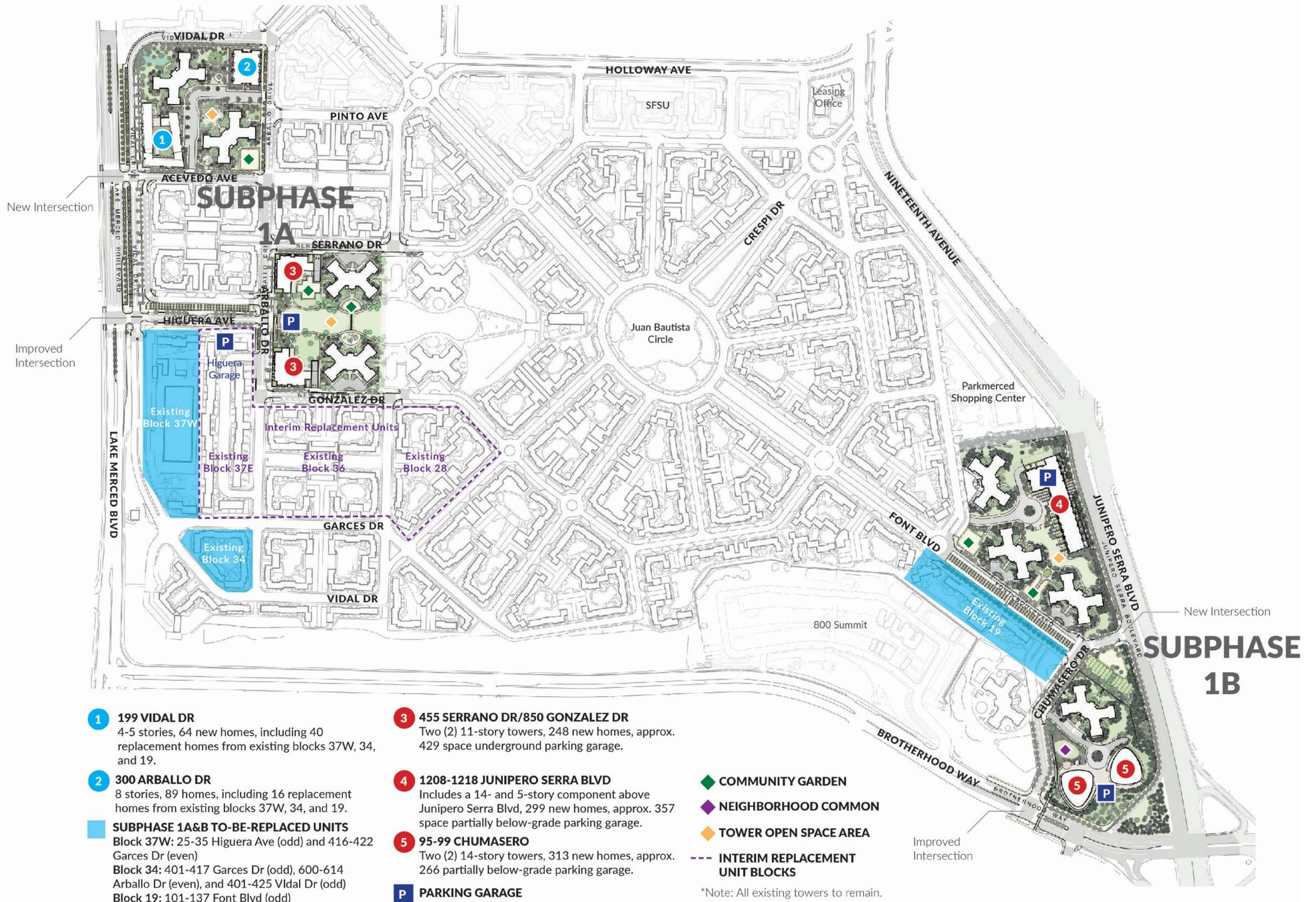
Relocation Notice

- 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!

DEVELOPMENT SUBPHASES 1A AND 1B SITE MAP



FREQUENTLY ASKED QUESTIONS

Where can I find up-to-date project information?

To stay informed with project progression and milestones, we welcome you to visit parkmercedvision.com, email info@parkmercedvision.com, call 415.405.4666, and look for our quarterly newsletter with updates.

If I have a question or concern about the noise levels on the property when construction starts, 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, published in the next newsletter, and available at parkmercedvision.com.

What will the construction hours be each day?

The San Francisco Police Code details specific hours during which construction is allowed to take place. For projects under construction in San Francisco, construction can occur between the hours of 7:00 AM and 8:00 PM, seven days per week, including holidays. Any work done outside of these hours must not exceed the noise level of five decibels at the nearest lot line. For the Parkmerced project specifically, most work will take place between 7:00 AM and 4:30 PM daily with no work currently planned for Sundays.

Having parking spaces in front of the existing towers is very important to residents. During construction, will these spaces be eliminated?

The parking spaces next to and in front of the towers will continue to be available to residents throughout the construction process with the exception of 310/350 Arballo Drive, 100/150 Font Boulevard, and 55 Chumasero Drive. The driveways at 310/350 Arballo Drive, 100/150 Font Boulevard, and 55 Chumasero will be reconfigured as part of the Subphase 1A and 1B development and unavailable for extended periods during construction. We will work with our Contractors to phase construction in such a way to provide temporary parking where possible. Generally, the number of affected spaces at these locations will return at the end of each subphase with similar parking restrictions with a new configuration. More information will be distributed to our residents on a building-by-building basis as we learn more about expected construction impacts and space needs.

Which building(s) will be constructed first?

In Subphase 1A, Block 1 buildings (199 Vidal Drive and 300 Arballo Drive) will be constructed first. These buildings will include the first 56 replacement units. Additionally, Subphase 1A includes the construction of 455 Serrano and 850 Gonzalez on Block 6. In Subphase 1B, construction includes Block 20 (1208 - 1218 Junipero Serra Boulevard) and Block 22 (95-99 Chumasero Drive). See map included on Page 5.

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

Construction lengths will vary depending on building size and complexity. Buildings and street improvements in Subphase 1A are expected to take 18-21 months to complete; buildings and street improvements in Subphase 1B are expected to take 29-32 months to complete.

I currently have a parking space in a Galindo/Felix/Arballo Circle parking area. When will I get more info about parking relocation?

Affected residents will be notified in early 2016 with details. Garage preparation and deconstruction will begin as early as June 2016, so we anticipate residents' parking relocation to take place in late Spring 2016. This timeline is subject to change based on the project's overall construction schedule.

CONSTRUCTION IN 2016: WHAT TO EXPECT

Construction of Subphases 1A and 1B are expected to begin in Spring and Summer 2016, respectively. Parkmerced understands that the residents have concerns about the effect of construction on their quality of life. Residents can rest assured that Parkmerced is committed to making diligent efforts to maintain a comfortable living environment during construction of all phases of the Parkmerced Vision through continual communication and transparency.

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. A summary of several of the construction-related mitigation measures that the project will adhere to are described below.

Transportation, Circulation, and Parking

Parkmerced is developing a Construction Traffic and Parking Management Plan to ensure that traffic and parking management best practices are used during construction. The Plan will be reviewed and approved by the City prior to the commencement of construction. A cohesive plan for maintaining traffic operations during all times of day and periods of construction will be included in the Traffic and Parking Management Plan. Where possible, Parkmerced will work to ameliorate added traffic and parking impacts from nearby construction projects (e.g. San Francisco State University) and coordinate.

Noise

The San Francisco Police Code sets noise restrictions and guidelines that all construction projects in San Francisco must follow. Consistent with these requirements, our construction hours will be restricted to 7:00 AM to 8:00 PM. However, it is anticipated that our construction hours will be 7:00 AM to 4:30 PM on typical days. Specific measures for reducing noise levels during construction will include practices such as:

- requiring that stationary equipment, such as generators and augers, to be modified to reduce noise;
- installing barriers around particularly noisy activities that are designed to minimize noise;
- using equipment with lower noise emission ratings whenever possible;
- locating stationary equipment, material stockpiles, and vehicle staging areas as far from existing residents' homes where feasible; and/or
- requiring construction-related vehicles and equipment to use designated truck routes to access project sites. This includes minimizing construction-related traffic between Subphases 1A and 1B sites.

In addition to meeting these noise requirements, Parkmerced will also have a Noise Disturbance Coordinator that residents will be able to contact throughout the duration of construction. The contact information of this coordinator will be included in a future newsletter and will be posted at or near the entrances of each construction site. Additionally, you can always contact a project representative on the Vision Information line at 415.405.4666.

PLANNED NEW CONSTRUCTION: SUBPHASE 1A AND 1B

Development Subphases 1A and 1B will include the construction of 7 new residential buildings by 5 different architects. The basis of the architectural design is being driven by the adopted Design Standards & Guidelines, but each design is unique. Similar to how growth occurs throughout San Francisco, over time Parkmerced will look, feel, and grow more organically.



Architect: Fougeron Architecture
Units: 64 homes (40 replacement)
Bike Parking: 64 spaces



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

Air Quality

The San Francisco Planning Department, the Department of Building Inspections and the Bay Area Air Quality Management District have established guidelines to maintain proper air quality at and near construction project sites. Measures in place to reduce construction related emissions include:

- making sure that equipment and trucks are regularly serviced to minimize exhaust emissions;
- requiring construction contractors to shut down engines when they are not in use;
- strategic placement of signage for construction workers at all access points for efficient travel into and around Parkmerced;
- use of equipment with engines that meet emission reduction standards set forth by the US Environmental Protection Agency (EPA); and
- requiring that construction contractors operate haul trucks which are 2007 or newer models.

Also, because certain phases of the construction process generates dust, measures to minimize dust, both during and after work hours, will be in place. Dust control measures may involve watering or covering exposed soils and installing sediment traps throughout the construction sites. Beyond current requirements, Parkmerced is also looking into including wash down stations for construction trucks, vehicles, and equipment entering and exiting the site as appropriate and able. As required per the Project's Environmental Impact Report (EIR), Parkmerced will have the air quality in and around construction sites monitored regularly.

Biological Resources

Great care will be taken around certain plant and animal species in Parkmerced property during all phases of construction. During construction of Subphases 1A and 1B, efforts will be focused on protecting the breeding bird population and completing required tree removal, detailed below.

Birds: A bird survey will be conducted prior to any construction activities, especially tree removals. If active nests are found in the work area, a buffer will be established and no construction will be allowed within a defined distance of the nest until the young have successfully fledged.

Tree Removal: Certain trees must be removed to prepare for property improvements such as sidewalks, bike lanes, stormwater systems, roadways, utilities, and new landscaping. In Subphases 1A and 1B, 120 trees have been posted for removal. The overall site strategy involves an expanded planting of new trees of various sizes for each one removed at an approximate ratio of 3 to 1.

Subsequent Phases: Other plant and animal species that may be affected by construction have been identified and studied in the Project EIR. Many plant and animal species are unique to specific geographic locations within Parkmerced and appropriate mitigations have been tailored to respond to potential impacts on a location-by-location basis.

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The next issue of the Parkmerced Pulse will take an in-depth look at all construction related activities and the effect of these activities to residents and neighbors. Full text for 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>.

455 SERRANO / 850 GONZALEZ



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

1208-1218 JUNIPERO SERRA



Architect: Kwan Henmi
Units: 299 homes
Unbundled Parking: 343 spaces
Bike Parking: 332 spaces

95-99 CHUMASERO



Architect: Skidmore, Owings and Merrill
Units: 313 homes
Unbundled Parking: 266 spaces
Bike Parking: 160 spaces

AREAS IMPACTED BY CONSTRUCTION IN SUBPHASES 1A & 1B

- Subphases 1A and 1B construction will impact the areas shaded in orange below.
- All existing towers will remain intact during all phases of construction of the Parkmerced Vision.
- In addition to new buildings being constructed, a street improvements plan (SIP) and corresponding permit is also being implemented. The SIP will include road resurfacing, new sidewalks, improved landscaping, bike lanes, additional street lighting, and new utility lines. The following streets will be included in the SIP: Vidal Drive, Acevedo Avenue, Arballo Drive, Higuera Avenue, Serrano Avenue, Gonzalez Drive, Lake Merced Boulevard in Subphase 1A; Font

Boulevard, Chumasero Drive, Brotherhood Way, and Junipero Serra Boulevard in Subphase 1B.

- In the next issue of the Parkmerced Pulse, we will provide further details on efforts to prepare residents for what to expect during construction. It is a top priority to keep residents informed as we develop details around how construction might impact the broader Parkmerced community.

SUBPHASE 1A



SUBPHASE 1B



IMAGE SOURCE: GOOGLE EARTH

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

Joshua Switzky
1650 Mission Street, Suite 400
San Francisco, CA 94103
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.

ANNOUNCEMENTS

Scholarship & Internship Program

To view the full application form and requirements, visit parkmercedvision.com, email opportunities@parkmercedvision.com, or call 415.405.4666.

2016 Parkmerced Robert L. Pender Memorial Scholarship

Applications Available early 2016, due May 2016

The Parkmerced Robert L. Pender Memorial Scholarship was established to encourage the pursuit of career paths in engineering, architecture, urban planning, and related fields. The \$1,000 scholarship will be awarded to any full-time student pursuing undergraduate or graduate studies in engineering, architecture, urban planning, or a related field. Priority will be given to students enrolled at San Francisco State University or City College of San Francisco.

2016 Parkmerced Vision Intern Program

Applications Available Spring 2016, due June 2016

Parkmerced is currently accepting applications for our 2016 Parkmerced Vision Intern Program based in San Francisco, California. Up to two (2) applicants may be selected to participate. The position is paid and will occur over a 6-month period. Parkmerced will give priority to students currently enrolled at San Francisco State University or City College of San Francisco in urban design, planning, architecture, engineering, or related programs.

Save the Date: Resident Meeting

When: Tuesday, January 19, 2016, 6pm - 8pm

Where: St. Thomas More, Carroll Hall

1300 Junipero Serra Boulevard at Brotherhood Way

Please join us at our next meeting open to all existing Parkmerced residents where we will be providing an update on the Parkmerced Vision 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.

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