



Pulse

Resident Newsletter Issue 5 | Summer/Fall 2016





BUILDING A SUSTAINABLE FUTURE.

In every issue of the Pulse you'll find updates on the Parkmerced Vision. In this issue you will also find highlights on some of the improvements that are being rolled out today and how they fit into the Vision.

What is the Parkmerced Vision?

The Parkmerced Vision is a long-term master planned project to improve Parkmerced over the next 20-25 years. Beginning in 2006, the Vision was developed through a collaboration with residents, neighbors, and other stake holders. Over 550 meetings were held to determine how the Vision can better serve the community by improving upon aging structures and amenities—transforming Parkmerced into a vibrant neighborhood and model of urban sustainability. The Vision was approved in 2011. The project will be carried out in phases with Subphases 1A and 1B expected to begin construction in this Winter.

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
- **August 25, 2015:** Informational Tenant Relocation packets mailed to residents in to-be-replaced apartments on existing Blocks 19, 34, and 37W (see page 4)
- **October through December 2015:** Design Review Applications approved for 199 Vidal Dr., 300 Arballo Dr., 450 Serrano Dr./850 Gonzalez Dr., 1208-1218 Junipero Serra Blvd., and 95-99 Chumasero Dr.

Project Updates

May 2016

- On May 9 over 150 residents attended a meeting at St. Thomas More Church to discuss Vision Updates, Parking Relocation, Resident Relocation, and Construction. If you weren't able to attend, the presentation and summary can be viewed at parkmercedvision.com under Whole Living < Outreach

June 2016

- Interested in learning more about how Parkmerced's past is shaping its future? Check out the new interpretive displays in Juan Bautista Circle and the digital display at the Leasing Center.
- In an effort to make sure residents are conveniently provided the most up to date project information, a new project website was launched. Check it out at parkmercedvision.com.
- Preliminary Stormwater Control Plans (SCPs) approved. SCPs are a program that new developments and redevelopment projects must comply with to reduce pollutants in stormwater runoff. Stormwater best management practices include rain gardens, bioswales, and other stormwater retention and conveyance mechanisms.

July 2016

- Tower Renovations completed at 750 Gonzalez and 350 Arballo with new resident amenities and renovated common areas and laundry rooms.
- A new outdoor recreation center has been completed at the Meadow (adjacent to 355 Serrano and 750 Gonzalez). It includes two childrens' playgrounds, BBQ areas, volleyball and bocce courts, two new dog parks, and an outdoor fitness circuit and new dog park. For more information, see page 9.

PROJECT TIMELINE

Future dates subject to change

2016



January 19

Resident Meeting to discuss project updates

February

Prior to the bird nesting season privately owned trees were removed from Subphases 1A and 1B.



May 9

Resident Meeting to discuss project updates and parking relocation.



July

New play structures and resident amenities open on the Meadow.

September 26

Resident Meeting
See page 14 for Information.

Early Winter

Arballo Circle and Felix Garage Parking Relocation



December

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



2017

Late Winter/Early Spring

Galindo Lot F Parking Relocation



Break ground on 450 Serrano/
850 Gonzalez



Break ground on
1208-1218 Junipero Serra

April

Galindo Garage Parking Relocation



Summer

Break ground on
95-99 Chumasero



Construction

2018



Construction



Mid-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.



Relocation Meeting

- Residents of existing Blocks 19, 34, and 37W (see page 4) learned about tentative moving timeline and received a copy of the Tenant Relocation Plan. These residents learned about the construction timeline and were able to view a project map, preliminary floor plans of the new units, and buildings if available.

Late 2016: Existing Tenant Notice

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

Fall 2018: 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!

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.

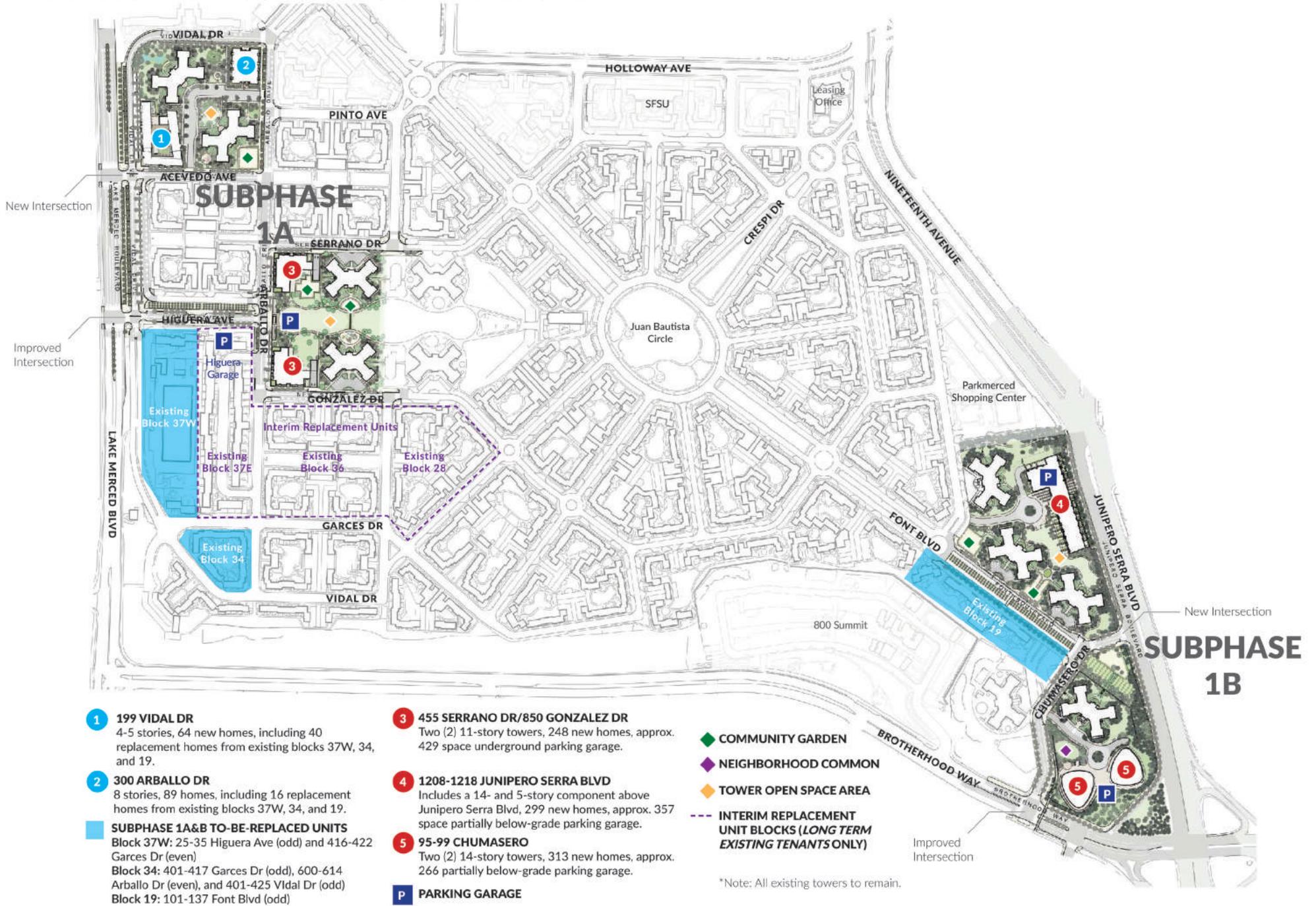
- New apartment homes will be rented at the same rent-controlled rate as the existing apartments prior to demolition (and also subject to rent increase limitations of the San Francisco Rent Control Ordinance).

- 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 washer/dryers; and
- be more comfortable due to better construction, including insulated walls and efficient windows.

DEVELOPMENT SUBPHASES 1A AND 1B SITE MAP



- 1 199 VIDAL DR**
4-5 stories, 64 new homes, including 40 replacement homes from existing blocks 37W, 34, and 19.
- 2 300 ARBALLO DR**
8 stories, 89 homes, including 16 replacement homes from existing blocks 37W, 34, and 19.
- SUBPHASE 1A&B TO-BE-REPLACED UNITS**
Block 37W: 25-35 Higuera Ave (odd) and 416-422 Garces Dr (even)
Block 34: 401-417 Garces Dr (odd), 600-614 Arballo Dr (even), and 401-425 Vidal Dr (odd)
Block 19: 101-137 Font Blvd (odd)

- 3 455 SERRANO DR/850 GONZALEZ DR**
Two (2) 11-story towers, 248 new homes, approx. 429 space underground parking garage.
- 4 1208-1218 JUNIPERO SERRA BLVD**
Includes a 14- and 5-story component above Junipero Serra Blvd, 299 new homes, approx. 357 space partially below-grade parking garage.
- 5 95-99 CHUMASERO**
Two (2) 14-story towers, 313 new homes, approx. 266 partially below-grade parking garage.
- P PARKING GARAGE**

- ◆ COMMUNITY GARDEN
- ◆ NEIGHBORHOOD COMMON
- ◆ TOWER OPEN SPACE AREA
- INTERIM REPLACEMENT UNIT BLOCKS (LONG TERM EXISTING TENANTS ONLY)

*Note: All existing towers to remain.



UPDATE: PARKING RELOCATION PLAN

The following garages and parking lots will be removed to construct new buildings and community improvements: Arballo Circle, Felix Garage, Galindo Garage, and Galindo Lot F (see page 6). Since the Spring issue of Pulse, there have been changes to the timeline of the Parking Relocation. The timeline of Parking Relocation is contingent upon the start of construction at specified locations. While the following relocation timeline is subject to change, affected residents will be notified at least 60 days prior to their Parking Relocation:

- Felix Garage: Notification in Fall 2016, Relocation in Winter 2016
- Arballo Circle: Notification in Fall 2016, Relocation in Winter 2016
- Galindo Lot F: Notification in Fall 2016, Relocation in Winter 2016
- Galindo Garage: Notification in early 2017, Relocation in Spring 2017

Residents who currently park at these locations will have their spaces relocated to Higuera Garage (see page 6). Residents who 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.
- **Special Accommodations.** The relocation to Higuera Garage may cause a burden to those with special needs and Parkmerced will work with these residents on a case-by-case basis to find a replacement parking space in a carport closer to their existing parking space, as space allows. Special Accommodation Requests forms will be distributed prior to or with the official 60-day relocation notices. Special Accommodation Requests are not being accepted at this time.
- **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 have the same parking lease, same parking lease terms, and same parking rent-control. The only change will be with a new parking space address and 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 Parking Relocation. Stops located along Cambon, Font, and Chumasero will provide convenient access for residents affected by the Parking Relocation to Higuera Garage. As an alternative to driving a personal vehicle, the proposed shuttle route also includes stops at Daly City BART Station and Westlake Shopping Center.

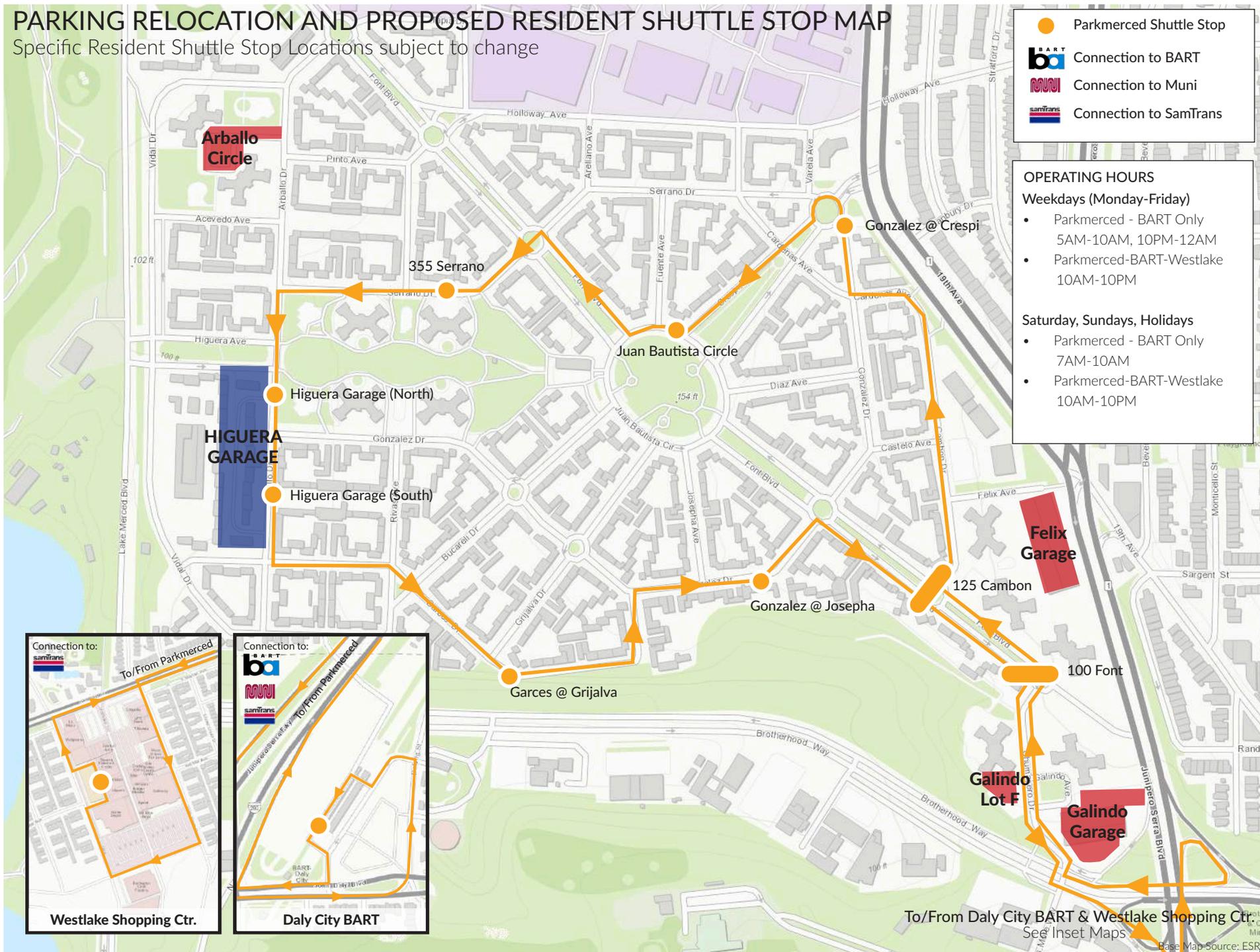
As a result of the comments and suggestions that were received at the January 19 and May 9 Resident Meetings and subsequent individual meetings and communications with residents on how the impact of the Parking Relocation can be further mitigated, the following resident suggestions are being explored:

- **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.
- **Extended Shuttle Hours.** The hours of operation for the Resident Shuttle have been reevaluated and will operate Monday-Friday 5AM-12AM and 7AM-10PM Saturdays, Sundays, and holidays. During AM and PM peak hours, shuttles will run approximately every 10 minutes. During off-peak hours, the shuttle will run approximately every 20 minutes. The shuttle will be available to all Parkmerced residents at no cost.
- **Supplementary On-Call Service.** To supplement the hours during which the Resident Shuttle is not operating, Parkmerced is looking into partnering with a local taxi company or similar service to provide residents with special accommodations free, on-call transportation between Higuera Garage and their existing apartments in both directions.
- **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 special accommodations. Residents will have to relocate to Higuera Garage until construction of the parking garages on Blocks 20 and 22 are completed. 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 PROPOSED RESIDENT SHUTTLE STOP MAP

Specific Resident Shuttle Stop Locations subject to change



-  Parkmerced Shuttle Stop
-  Connection to BART
-  Connection to Muni
-  Connection to SamTrans

OPERATING HOURS

Weekdays (Monday-Friday)

- Parkmerced - BART Only
5AM-10AM, 10PM-12AM
- Parkmerced-BART-Westlake
10AM-10PM

Saturday, Sundays, Holidays

- Parkmerced - BART Only
7AM-10AM
- Parkmerced-BART-Westlake
10AM-10PM

Connection to:


To/From Parkmerced

Westlake Shopping Ctr.

Connection to:




To/From Parkmerced

Daly City BART

To/From Daly City BART & Westlake Shopping Ctr.
See Inset Maps

Base Map Source: ESRI



#CARFREELIVING: CHANGING HOW PARKMERCED MOVES

Owning a car in San Francisco can be expensive and Parkmerced is dedicated to providing residents with economic and convenient alternatives. Over the past few years, residents have taken advantage of expanded Zipcar options, Chargepoint electric vehicle charging stations, and most recently the #carfreeliving Program – a one of kind partnership between Parkmerced and Uber. The number of electric vehicle charging stations will increase in the future; at least 1% of all new off-street parking spaces will be EV ready. In the coming years residents will have even more viable transportation options to choose from.

Uber and Subsidized Transit Passes

- For all existing and new residents, all UberPool rides to Parkmerced from Daly City, Balboa Park, or Glen Park BART stations are capped at \$5.
- Residents of replacement and new apartments will be able to take advantage of Parkmerced’s subsidized transit pass program. Residents of replacement and new apartments will be provided with a stipend to put towards purchasing a monthly SFMTA monthly transit pass.
- For new residents, the #carfreeliving program is an exciting alternative to personal car ownership. Any new resident who signs a lease at Parkmerced will be eligible for a transportation subsidy on their Uber account or an allocation of cash value to their Clipper card to use on public transit.

Resident Shuttle

- For all residents, a free resident shuttle for travel within Parkmerced and to Daly City BART Station and the Westlake Shopping Center is planned to launch by the end of the year (see proposed Route map on page 6).
- The shuttle will run 5AM-12AM on weekdays and 7AM-10PM on weekends; it will run every 10-15 minutes during commute hours.
- Dedicated stop at Westlake Shopping Center where residents can take advantage of a range of retail options including Safeway, Trader Joes, Walgreens, Home Depot, and a number of restaurants.



Expanded Bike Parking, Bike Share and Expanded Carshare

- New bike racks have been installed at Higuera Garage and we are working to improve the existing bike rooms within each tower.
- In Subphase 1A and 1B, brand new bike routes and facilities will be completed
- A resident bike share program will be launched as early as this winter
- More carshare spaces will be added. Zipcars are currently available at 19 Higuera, 125 Cambon, and 55 Chumasero. If you’re interested in Zipcar, you can sign up directly at zipcar.com.

Carpool/Vanpool Services

- Carpool and/or vanpool ride matching services for residents will launch as early as 2017.

M-Line Realignment

- Future realignment of the M-Ocean View light rail line from 19th Avenue into Parkmerced will be a centerpiece of improving access to transit.
- Relocated 19th Avenue/Holloway station will be relocated to a brand new transit plaza where the leasing office currently stands.
- Two additional stations will be added within Parkmerced, allowing all residents of Parkmerced to be within a 10-minute walk of an M-Ocean View station.

For more information on Parkmerced’s Transportation Plan reach out to the Transportation Coordinator at 415.405.4666 or at info@parkmercedvision.com.



BUILD IT GREEN: SUSTAINABILITY, INNOVATION, & PERFORMANCE

The Vision is a unique opportunity to address urban sustainability at a neighborhood scale and evidence of Parkmerced's commitment to sustainability will be highlighted with Subphases 1A and 1B. The first new buildings and their construction will be designed in pursuit of GreenPoint Rating (GPR) certification - this includes the replacement buildings at 300 Arballo and 199 Vidal.

GPR will determine the sustainability of the lifespan of each new building as well as their construction. The rating scores are based on energy usage, community benefits, safety and health of materials used, and responsible water usage methods. The higher a building scores, the better certification awarded. The range of certifications include GPR Certified, Silver, Gold, and Platinum.

The following details the GPR elements for 199 Vidal (pictured) which includes 40 replacement apartment homes. While each building in Subphases 1A and 1B will be GreenPoint rated, 199 Vidal Drive is on track to acquire the highest GPR of buildings constructed in the initial subphases.

Building Design and Operations

GPR analyzes a buildings' entire life cycle from construction to operation.

- The installation of efficient water fixtures, like shower heads and faucets, will minimize new buildings' overall consumption of water.
- Other materials from flooring to low VOC (volatile organic compound) paint used on interior walls will contribute toward an overall healthier home.
- Energy Star rated appliances, fixtures, and cross ventilation strategies have been integrated into building mechanical systems to improve indoor quality.
- Insulation produced with recycled materials will allow for high performance energy efficiency and conservation; a stark contrast to existing apartments
- Sustainable and durable materials have been identified for exterior finishes and building structures including engineered structural lumber to moisture tolerant materials.

Landscaping and Outdoor Spaces

- Landscaping will include a selection of native or acclimated plant and tree species that can thrive in Parkmerced's micro-climate.
- Instead of a traditional sprinkler system, drip irrigation will be installed to more efficiently maintain Parkmerced's landscape and open spaces.
- Best management practices will be used for the retention, natural treatment, and conveyance of stormwater, including the installation of bioswales and ponds that will help recharge the aquifer that replenishes Lake Merced.

Construction

- Contractors will be required to attend pre-construction meetings to understand and adhere to GPR standards as they relate to construction methods.
- A GreenPoint rated checklist will be completed for all blueprints and job site waste diversion strategies.
- A Construction Environmental Quality Management Plan will be prepared.



>>>
**PLAY
STRUCTURES**

RE-PLAY: NEW RESIDENT AMENITIES ON THE MEADOW

As we begin to prepare for construction of new community improvements as part of Subphases 1A and 1B, Parkmerced is also excited to roll out new amenities for the Parkmerced neighborhood to enjoy this summer. To improve the utilization and quality of Parkmerced's open space and also promote community, a new, larger, and improved recreation area has been completed on the Meadow, located between 750 Gonzalez and 355 Serrano. The new recreational area include:

- Two larger, newly constructed **play structures**, one geared toward preschool-K age children and another for children ages 5-12
- Two new **volleyball courts**
- Two **bocce ball courts**
- A series of **BBQ areas** and the upgraded community garden plots
- An outdoor **Fitness Area**
- A **dog run** with designated areas for your smallest or large canine companion

The new play structures will replace the playgrounds located at adjacent to 310 Arballo, 810 Gonzalez, and 55 Chumasero which will be removed as part of construction. Additional open space and play areas will be completed as part of Subphases 1A and 1B.

If you have any questions about the new amenity spaces on the Meadow, please reach out to Resident Services at 415.405.4600, email services@parkmerced.com, or stop by 1 Varela.





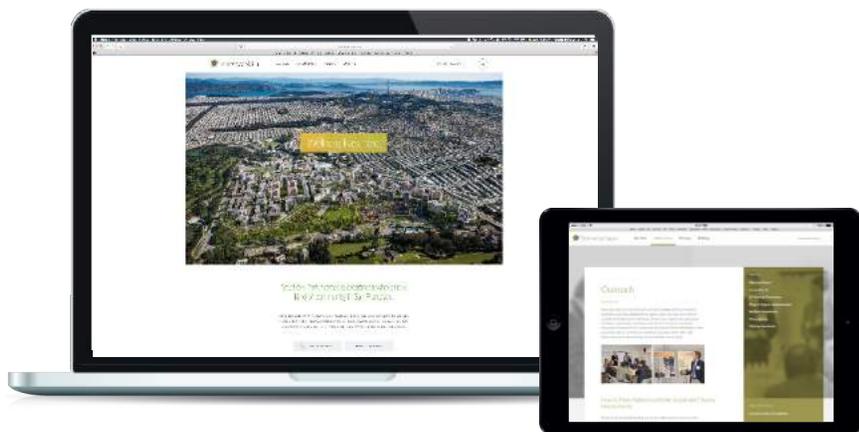
<<<
BOCCE
COURTS



^
^
^ COMMUNITY
GARDEN

>>>
VOLLEYBALL
COURTS





A New Home On The Web: Relaunch of Parkmerced Vision Now Live!

A brand new project website has been relaunched at parkmercedvision.com. The complete redesign has made it more user friendly and better positioned to provide residents and stakeholders the most up-to-date project information as we move into construction.

The website includes a comprehensive look at Parkmerced's past and future – and the intricate pieces that will work and build upon each other over the next 20 - 25 years to bring a vibrant neighborhood for our residents and the community to Parkmerced. You will also find information specific to Subphases 1A and 1B, including renderings of exteriors and conceptual interiors of buildings.

Check it out on the web at parkmercedvision.com.



Journey To The Past: A Snapshot of Parkmerced's Beginnings

As part of the Parkmerced Vision's mitigation monitoring program and reporting program, permanent interpretive exhibits have been installed at the Leasing Center and Juan Bautista Circle to connect residents and visitors to the role in the fields of architecture, landscape design, and urban planning of Parkmerced and the significance of key designers in its original development.

The interpretive exhibits will take residents and visitors on a journey from the early settlements of the area around Lake Merced through thoughts and processes behind MetLife's original development of Parkmerced in the mid-nineteenth century.

Check out the two stand alone interpretive exhibits at Juan Bautista Circle and a digital interpretive exhibit at the Leasing Center (3711 Nineteenth Avenue).

THE BUILDING BRIEF: CONSTRUCTION UPDATES

Winter will bring construction activity to select areas of Parkmerced as we break ground on Subphases 1A and 1B of the Parkmerced Vision (see Map on Page 4) and the resident experience during this time is of the most utmost importance. To better inform you of the process the construction of Subphases 1A and 1B can generally be broken down into two primary elements: Building and Landscaping and Street Improvements.

All contractors will adhere to all applicable laws and regulations during construction. Parkmerced's obligations and mitigations identified in the Vision's Environmental Impact Report (EIR) will also be adhered to. These regulations will aid in mitigating potential impacts to residents from construction noise and vibration, dust, and road closures/detours.

Building Construction

- To establish safe working zones for construction, work will generally begin by securing construction areas.
- Where structures exist, such as the Felix and Galindo Garages, abatement and then deconstruction will begin to make way for construction for new buildings.
- Blocks 6, 20, and 22 have subgrade parking structures that require installation of shoring systems and excavation to prepare foundations for vertical construction.
- For each building, construction will range from roughly 18 to 28 months from the start of construction.

Street Improvement Construction

In addition to the construction of new buildings, a street improvements plan (SIP) will be implemented. The SIP includes road reconfigurations, new sidewalks, improved landscaping, bike lanes, street and pedestrian lighting, and utilities – all consistent with the City's Better Streets Plan guidelines. All or a portion of the following streets are included in the SIP for Subphases 1A and 1B: Vidal, Acevedo, Arballo, Higuera, Serrano, Gonzalez, Lake Merced Blvd, Font, Chumasero, Brotherhood, and Junipero Serra.

Transportation, Circulation, and Parking During Construction

Parkmerced has developed a Construction Traffic Management Plan to ensure that traffic and parking management best practices are used during construction.

- Where possible, Parkmerced will coordinate with neighboring construction sites, like at SFSU, to minimize construction related traffic.
- To minimize the impact to on-street parking in and around Parkmerced, construction workers will not be authorized to park in any existing Parkmerced-owned parking lots or on streets within Parkmerced. Dedicated off-site parking lots for construction workers have been identified where they will be transported via shuttle to their respective job sites.

Safe Construction and Minimizing Noise and Dust

The selected general contractors have efficient workforces and public safety as their core values. These contractors understand that Parkmerced residents are critical to the success of the Vision and have strategies in place that will minimize the impact of construction; this includes noise and dust reduction strategies, transportation policies, and other mitigation measures. A link to the full text of the Mitigation Monitoring and Reporting Program (MMRP) approved as part of the Vision's EIR can be found at parkmercedvision.com/planning/project-approvals/.

Communication

Prior to the start of construction, Parkmerced will designate a Noise Disturbance Coordinator who will be available to take calls and inquiries through the duration of the construction. The contact information of the Noise Disturbance Coordinator will be posted outside of each construction site, published in each newsletter, and will also be available on the project website.

For general inquiries or to stay informed with project progression and milestones, we welcome you to visit the project website at parkmercedvision.com, email info@parkmercedvision.com, call 415.405.4666, and look for our quarterly newsletter with updates.

PROFILE



Picture Perfect: Jen (far right) with partner, Quenna, and kids.

JEN CANCHOLA

Construction Project Manager

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

-I grew up in Phoenix, AZ, but eventually moved to attend college at the University of Minnesota.

-After realizing that I would rather be in the scorching heat than the freezing cold, I transferred to Arizona State University.

- I love learning. In college I started working for a construction/development company and through the process of being involved in a 16-month project I began to realize that what I wanted to do was construction.

-Parkmerced is a once in a lifetime vision. To be part of making that vision a reality is a dream come true. What's exciting is the vision of Parkmerced has huge potential to positively influence smarter development in other locations, which values both the environment and the community we build for and I'm proud to be able to share the experience with my kids.

-When I'm not working, Me, my partner and kids (6 and 11) usually spend quality time in our backyard barbecuing with friends and neighbors. When we aren't doing that, we are either golfing or traveling to visit family in Arizona and Washington.

-I absolutely love the NFL, I watch just about every game, every week on replay. It's worth mentioning that occasionally I pick up the fiddle, so you may see me playing some Irish music at a local pub.

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, 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 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 (including dishwasher and washer/dryer).

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. 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.

What improvements will be made to the streets and pedestrian experience as part of the Vision Plan?

The Vision Plan reimagines the streetscape and pedestrian environment for all residents and their visitors and will promote a balance between all modes of travel, but put people and quality of place first. Improvements include wider sidewalks, bike routes, narrower streets, and tree and landscaping. For more information on the Vision's Design Standards & Guidelines visit parkmercedvision.com/planning/project-approvals/

Will air quality be monitored during construction?

San Francisco Planning, Department of Building Inspection, and the Bay Area Air Quality Management District have established guidelines to maintain proper air quality at and near construction project sites. This includes regularly servicing equipment and trucks to minimize exhaust emissions; requiring contractors to shut down engines when they are not in use; and use of equipment with engines that meet emission reduction standards. Because certain phases of the construction process generate 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, contractors will also provide wash down stations for construction vehicles and equipment. Air quality in and around the construction sites will be regularly monitored.

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.

Will there be any renovations to the existing towers?

Common area renovations have been completed at 350 Arballo and 50 Chumasero. The renovations include the lobbies, fitness centers, laundry rooms, fitness centers, and hallways. Exterior renovations at this time is limited to painting. The remaining towers may also undergo similar renovations in the near future.

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, electric vehicle charging stations have been removed from 100 and 150 Font and replaced with 30-minute loading spaces. Parkmerced will be 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 buildings. Additionally, the Development Agreement limits the amount and locations of on-street parking that can be constructed across the site.

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 priority for relocating to the new garages based on need 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. A historical audit is being conducted for residents who do not pay for their parking 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 publically 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.

SCHOLARSHIPS & INTERNSHIP PROGRAM

Nima Leclerc | Robert L. Pender Memorial Scholar

Recipient of the \$1000 Parkmerced Robert L. Pender Memorial Scholarship, Nima is currently pursuing his bachelors degree in Mechanical Engineering from San Francisco State University. He has made the Dean's list for two semesters. In addition to excelling in his academics, Nima is a member of SFSU's Men's Cross Country and Track and Field Team, a member of the American Society of Mechanical Engineers, and has exhibited his academic work at showcases and summits. Nima's long term goal is to work on finding solutions to complex global and domestic issues, including the search for sustainable energy sources.

Upcoming Scholarship and Internship Opportunities

Applications for the 2017 Parkmerced Vision Scholarship and Parkmerced Vision Intern Program will be available in Fall 2016. Applications will be due in December 2016. 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, September 26, 2016, 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. 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!

NOTICE OF PUBLIC HEARING: STREET EASEMENTS AND VACATIONS

When: Tuesday, September 06, 2016, 3pm
Where: Legislative Chamber, Room 250 located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco

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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