

**Resident Meeting - Vision Plan Update  
Q & A Portion  
September 26, 2016**

**Summary of Presentation and Q&A from September 26, 2016**

The following is a summary of resident questions, comments and suggestions noted during the September 26 Resident Meeting. The meeting was held at the St. Thomas More Catholic School, Gymnasium, 50 Thomas More Way in San Francisco exclusively for Parkmerced Residents.

Since early 2007, Parkmerced has held over 650 meetings with residents and neighbors to discuss implementation Vision Plan and how to enhance or improve the resident experience at Parkmerced for current and future residents.

The meeting was opened by Bert Polacci. The opening consisted of an overview of the meeting's intent and agenda. Rogelio Foronda Jr. presented project history, an overview of the Vision Plan, and Resident Relocation Plan. YuSun Han presented the new buildings and community improvements being implemented as part of Development Subphases 1A and 1B. Jim Coyle presented an overview of expectations during construction. This included a schedule of Subphase 1A and 1B construction, a block-by-block analysis of construction areas, construction-related mitigation measures, and communications. Joe Peters provided attendees with an overview of features that can be found on the relaunched website, [parkmercedvision.com](http://parkmercedvision.com). Chris Bricker presented the Parking Relocation Plan and provided updates on new programs recently rolled out at Parkmerced.

The presentation can be found on the project website, [parkmercedvision.com](http://parkmercedvision.com), under Outreach.

The following questions and responses were discussed during the Q&A portion of the meeting:

**Parking and Transportation**

- **When will Parking Relocation to Higuera Garage for the affected parking spaces going to occur?**

The timeline of parking relocation is contingent upon when construction commences at the 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 early 2017, Relocation Spring 2017
  - Galindo Lot F: Notification in early 2017, Relocation Spring 2017
  - Arballo Circle: Notification in early 2017, Relocation Spring 2017
  - Galindo Garage: Notification in early to mid- 2017, Relocation Summer 2017
- **Will residents who currently lease a parking space at Arballo Circle, be allowed to return once the site improvements to future Block 1 (bound by Vidal Dr, Arballo Dr, and Acevedo Ave) are completed?**
  - The parking relocation from Arballo Circle to Higuera Garage will be permanent. As part of the site improvements of future Block 1, the total number of parking spaces will be roughly the same, however, the parking spaces will no longer be leasable and will be converted to timed loading and drop off zones. Understanding that loading and drop off spaces are abused, Parkmerced will roll out a more stringent enforcement program with Community Patrol.
  - **How long till we can move back to our spots after the new garages are build**

The relocation to Higuera Garage will be a permanent relocation. Parkmerced is currently exploring the option and feasibility of providing a limited number of spaces within new parking garages to those with Reasonable Accommodations.

- **If new garages are not being planned to accommodate existing parking spaces, why wasn't there a garage planned to accommodate existing residents' parking?**  
The project's Development Agreement reflects a general consensus from City agencies that there should be a trend to provide less parking for new developments and encourage residents to shift to alternative forms of transportation. Additionally, as part of the Project's overall parking plan, parking will be provided unbundled from apartments with no guarantee of the proximity between a residents' parking space and apartment.
- **What will the on-street parking situation be like once the project is complete? Will they be metered?**  
Currently, Parkmerced has approximately 1,600 on-street parking spaces that are under the SFMTA's Residential Parking Permit program which will continue for the foreseeable future. The anticipated total number of on-street parking spaces at build-out would approximately be 1,680. For Subphases 1A and 1B, there are no metered parking spaces proposed; the SFMTA will determine the need for metered spaces at each Subphase.
- **What can be done about SFSU students parking at Parkmerced?**  
The streets within Parkmerced are public and parking is regulated and enforced by the SFMTA. Parkmerced does not have any jurisdiction to enforce or regulate who parks within public streets.
- **What will be the future impact on off-street parking?**  
Per San Francisco Planning Code and for residential use, the Parkmerced development can only construct up-to the same number of parking spaces as there are homes on site. Parkmerced will include approximately 8,900 homes at completion, as such there will be up to 8,900 off-street dedicated parking spaces located within parking garages throughout the property.
- **Can residents affected by the Parking Relocation be provided with priority to park in the new garages once they are complete?**  
We are currently exploring different options for allowing affected residents to park within the new garages, with the priority going to residents who require Reasonable Accommodations. For all residents, existing and new, Parkmerced is encouraging car free living.
- **Will residents affected by the Parking Relocation who live in the towers be provided with the opportunity to relocate to a tower closer to Higuera Garage with the same protections as the garden townhomes?**  
The Development Agreement only provides relocation benefits to residents whose apartments are to-be-relocated, not tower residents' parking spaces.
- **Can any of the existing medians, like on Crespi Dr or Font Blvd, be converted to parking?**  
Preliminary feedback from the City was that the process to convert medians to parking could take several years to get approved, if approved. Additionally, this would require amendments to the approved Project documents including the Development Agreement, Transportation Plan, and Design Standards & Guidelines.
- **Will the future resident shuttle be ADA Accessible?**  
Yes. We are currently in the selection process for identifying a shuttle operator and it was a requirement that all vehicles proposed be ADA accessible with wheelchair lifts.
- **Will the future resident shuttle be available for all residents or only those affected by the Parking Relocation?**

The resident shuttle will be a free service available to all Parkmerced residents and their guests.

- **What will you do if you can't get in touch with someone to request After Hours transportation to or from Higuera Garage?**

The plan is still under development, however Parkmerced is looking into all options to ensure that residents will be able to get in touch with someone who can arrange the pick-up, regardless of the time of night.

## Construction

- **What are your proposed construction hours?**

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 Monday through Friday, except for major holidays. 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.

- **During construction, what will be done in the towers and all existing units in response to potential infestation of pests and rodents?**

Parkmerced residents are our top priority during construction. Any impacts to the existing towers from construction will be addressed appropriately and expeditiously. To address any current problems, a new exterminator has been hired with effective results.

- **What's the recommended course of action for residents who are require reasonable accommodations during construction due to noise, dust, etc.**

Similar to the Parking Relocation, residents will have the opportunity to request reasonable accommodations for their apartment during construction. Additionally, there is an added protection for residents within the Development Agreement that states that a petition can be filed with the Rent Board if a resident experiences impact from noise or dust that they wouldn't experience from construction elsewhere in the City or urban area.

- **Where will your construction staging areas be located? Will they take up on-street parking?**

All new buildings were designed with very little setback from the street. As such, fencing and staging areas will be located directly adjacent to many of the construction sites on the street for safety purposes. There will be a temporary loss of on-street parking during

construction, but Parkmerced is working with the general contractors to minimize impacts.

- **What will be the impact to the stairwell at the top of Felix Ave that provides access to 19<sup>th</sup> Avenue/Junipero Serra and the Muni M-Line stops?**

At the end of Subphases 1A and 1B, the stairwell will remain in place, however there may be temporary closures or limited access for periods during construction.

Parkmerced will work with its general contractors on minimizing the impact to the stairwell. Additionally, residents will be able to take the resident shuttle to a stop at the Leasing Office where they can continue their journey to the 19<sup>th</sup> Avenue/Holloway Muni M-Line stop. Upon construction of the Muni M-line realignment into Parkmerced, the stairwell will be removed, however, an additional Muni M-line stop will be constructed on Font Blvd, providing more convenient access for residents?

## Environmental

- **Are seismic reports that have been conducted going to be posted on the website?**

A Geologic, Geotechnical and Seismic Findings report was prepared for the Project as part of its Environmental Impact Report. A link to the Project's Environmental Impact Report and all approved project documents can be found on the Project website, [parkmercedvision.com](http://parkmercedvision.com), under Planning < Project Approvals.

- **Were there any plans as part of the Vision Plan that addresses the rehabilitation of water levels of Lake Merced?**

As part of the Vision Plan, Parkmerced will be reestablishing parts of the natural watershed that feeds Lake Merced that existed prior to development of the west side of San Francisco. Instead of stormwater going directly into the City's combined sewer system, Parkmerced will be constructing below- and at-grade stormwater conveyance systems that naturally filter and recharge the aquifer beneath Parkmerced that ultimately will contribute to healthier water levels for Lake Merced.

- **Amid the drought, how will we accommodate the new residents and landscape growth?**

The Vision Plan anticipates that the addition of new residents and landscaping will not add any new demand to the City's water supply. Each new building constructed will be designed with best practices in energy efficiency and conservation, including the use of low-flow fixtures within kitchens and bathrooms. Additionally, landscaping will be designed with drought-tolerant, native, or acclimated species that will require less water to maintain as opposed to the current grass that dominates Parkmerced's landscape. Landscaping will also be irrigated through drip irrigation, instead of sprinklers to reduce the amount of wasted water.

## Community Amenities

- **How do residents sign up for space within the planned Community Gardens?**

The current community gardens located on the Meadow (between 355 Serrano and 750 Gonzalez) currently has a waiting list. As new community gardens are built, residents currently on the waiting list will get priority assignments. Additionally, with the availability of community gardens in multiple locations at Parkmerced, Parkmerced will work on assigning community garden plots based on a residents' home proximity to the garden. More information on the new Community Gardens program will be provided to residents as it becomes available.

- **How do residents sign up for Parkmerced's Bike Share membership?**

The Bike Share program will launch in early 2017, prior to the Parking Relocation. Residents will need to sign up through Parkmerced's Transportation Coordinator. More

information on the Bike Share program will be provided to residents as it becomes available.