

**Resident Meeting – Vision Plan Update
Q&A Portion
January 23, 2017**

Summary of Presentation and Q&A from January 23, 2017

The following is a summary of resident questions, comments, and suggestions noted during the January 23 Resident Meeting. The meeting was held at the St. Thomas More Catholic School Gymnasium, 50 Thomas More Way in San Francisco for Parkmerced Residents. A free shuttle was provided which transported residents between Parkmerced and the meeting location. The meeting was attended by approximately 70 residents.

Since early 2007, Parkmerced has held over 650 meetings with residents and neighbors to discuss implementation of the 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, Subphases 1A and 1B, and the Resident and Parking Relocation Plans. Bill McGivern presented an overview of Street Improvements and construction impacts, followed by Jen Canchola and Logan Daniels, who presented a block by block analysis of construction areas, construction-related mitigation measures, and communications for Subphases 1A and 1B.

Logan Daniels, 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.

The full presentation can be viewed on the Project Website, parkmercedvision.com, under Outreach.

General

Could the Development potentially accelerate the development faster than the 20-25 years?

Yes. However, there are certain controlling factors that influence how quickly the Project progresses. Before any existing building is deconstructed, Parkmerced must first construct Replacement Buildings where residents from existing blocks can move into. If the schedule is accelerated, Parkmerced is still required to provide residents with at least a two-year advanced notice ahead of when the resident would have to relocate.

How many low, mid, and high rises are planned for the entire Parkmerced Development?

Figure 03.03.C of the approved Design Standards & Guidelines shows the maximum heights of proposed buildings throughout Parkmerced. At full buildout Parkmerced will contain a mix of building types ranging from 45' to 145' in height, with low-rise buildings concentrated on the west side of Parkmerced.

Will Replacement Apartments have front doors with direct access to the street?

Retaining front doors with direct access to the streets in new buildings was a design element that was based off resident feedback. In Subphases 1A and 1B, the Replacement Buildings (199 Vidal and 300 Arballo), each ground floor apartment incorporates an entry with direct access to the street.

Will Replacement Buildings have courtyards?

Not all Replacement Buildings will have interior courtyards. In Subphase 1A, the Replacement Building at 199 Vidal Drive has been designed with a central courtyard. Each development site has specific lot coverage requirements and constraints and will be designed individually. In-lieu of a central courtyard, replacement buildings may be designed with roof top open spaces or private balconies/decks.

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

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

Resident Relocation

If I am in a townhome that will not be replaced until a later phase, are there any opportunities to move into a Replacement Apartment earlier?

The Development Agreement only requires Replacement Apartments be available to residents who occupy a To-Be-Replaced Apartment in the current Development Phase. At this time residents who do not live in a To-Be-Replaced Apartment in the current Development Phase will not be able to relocate earlier.

Can existing tower residents relocate into the new buildings?

Yes. Any existing tower resident is welcome to move into new buildings; however, the resident would be doing so voluntarily and would have to terminate their existing lease and lease a new apartment at market rate. Only residents of to-be-replaced apartments, which includes only townhomes, qualify for Relocation Protection and Benefits under the Development Agreement.

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

Currently there are approximately 40 different garden townhome layouts at Parkmerced that vary in square footages. Per the Development Agreement(DA) every resident who is relocated will receive a Replacement Apartment within 5% of their existing apartment homes square footage.

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

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

There are currently, 3,221 existing apartments at Parkmerced with 5,679 homes planned to be developed in the future. Is Parkmerced required to construct all rental apartments or will there be for-sale homes as well?

Per the DA, Parkmerced will always have 3,221 rent controlled apartments. There is no obligation for Parkmerced to make all 5,679 of the constructed net new homes rentals. We have

heard from the community that opportunities to purchase homes on the west side was something that would be of interest, however, in Subphases 1A and 1B, all of the apartments constructed will be rental.

If for-sale homes are constructed, will any of them be below market rate?

Yes. If for-sale homes are constructed a certain portion of them will be required to be below market rate as required in the Development Agreement. At this time there is no estimate of how many, if any, market or below market rate for-sale homes will be constructed.

If there is going to be a mixture of rental apartments and for-sale homes, who will own or maintain the new buildings?

At this time, all of the rental homes constructed will be owned by Parkmerced and managed by Maximus. As required in the Development Agreement, Parkmerced will be establishing a Master Home Owners association which will be responsible for maintaining all outdoor common areas and amenities. If for-sale homes are constructed in the future, the building that contains the for-sale homes may establish their own Home Owners Association to maintain common areas within the building.

What will happen to units owned by SF State, are they rent controlled?

Parkmerced is not affiliated with SFSU or the former Parkmerced blocks that were sold to the University by a previous owner. University housing and their residents are the sole responsibility of SFSU.

Street Improvements

What impact will construction of the Muni Realignment have on residents?

The construction of the Muni Realignment is not likely to occur for several years and Parkmerced has not submitted any plans to the City regarding the Muni realignment. Generally the impact would be similar to street improvement work we will be conducting throughout the site and would have to comply with all applicable laws and construction best practices, including regulating dust, noise, and construction hours.

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

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

Will Font Boulevard continue be open to Junipero Serra Boulevard?

As part of the Subphase 1B Street Improvement Plans, Font Boulevard between Chumasero Drive and Junipero Serra Blvd. will be permanently closed. However, prior to this closure a new intersection will be constructed at Junipero Serra Blvd and a northern extension of Chumasero Drive. During construction a good portion of Font Blvd between Chumasero Drive and Junipero Serra Blvd will remain accessible.

When will new trees and landscaping be installed to replace the trees removed to prepare for construction?

In Subphases 1A and 1B, for every tree that is removed up to 3 will be planted in its place. New trees and landscaping are typically not installed until the later stages of construction to protect them from being damaged by construction activity.

Parking and Transportation

Can residents who park on the street lease a parking spot at Higuera Garage?

Yes, all residents have the ability to lease a parking spot at Higuera Garage or carport at Parkmerced.

Has Parkmerced worked with existing residents on the Parking Relocation?

Yes. Throughout the whole process Parkmerced has been working in close association with all Residents, since 2007 Parkmerced has held over 650 meetings both in a large group and on an individual basis. We understand and hear resident concerns and will continue working with them through the Parking Relocation process. The Parking Relocation was discussed at each resident meeting over the past year and a half and many of the elements of the Parking Relocation and the concessions are direct suggestions from residents. Additionally, Parkmerced distributed a Transportation Survey in April 2015 to better understand how residents commute. Transportation Surveys will be conducted annually.

Will the new parking garages constructed only be available for residents of the new buildings?

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. 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. While the new garages will not be completed for 2-3 years, residents are welcome to submit their Reasonable Accommodation request forms and Parkmerced will keep them in a resident's file.

Should residents for future phases submit a reasonable accommodation form for parking?

Residents are welcome to submit a reasonable accommodation form for parking at anytime, however, the Parking Relocation is currently only impacting Arballo Circle, Felix Garage, Galindo Lot F, and Galindo Garage. The parking situations in future phases may differ.

Did the City of San Francisco Approve the parking relocation?

Deconstruction of Arballo Circle, Felix Garage, Galindo Garage, and Galindo Lot F has always been a part of the Vision Plan. The City has determined that parking relocation is a process between the Parkmerced residents and management, and as such no approvals are needed. If any resident has any concerns they are welcome to contact the Rent Board. The contact information for the Rent Board is located on the last page of every Pulse Resident Newsletter.

How many parking spaces are being relocated?

Approximately 650 parking spaces from Arballo Circle, Felix Garage, Galindo Garage, and Galindo Lot F will be relocated to Higuera Garage.

For the resident shuttle, what is defined as commute hours?

Currently the resident shuttle is planned to operate from 5AM- 12AM. During AM and PM Peak hours (6AM-9AM and 3PM-6PM), the shuttle will operate every 10 minutes. Parkmerced will reach out to the shuttle service provider to analyze different operating hours and headways.

Why does the shuttle take a route that stops at the Leasing Center?

The proposed route has been designed in compliance with the Parkmerced Transportation Plan. In addition to servicing the parking garages and the Parking Relocation, the resident shuttle is intended to serve all Parkmerced residents and provide them with alternative transit options to Daly City BART and Westlake.

How many people can be accommodated by the Resident Shuttle?

At this time, each shuttle will be able to accommodate up to 30-35 passengers and will be ADA accessible. Since this is a new service at Parkmerced, it is difficult to estimate if the shuttles will be operating at capacity. During the initial launch of the shuttle Parkmerced will be monitoring the usage and if service is inadequate, Parkmerced can work with the shuttle operator to adjust the frequency or shuttle size to better serve our residents.

Will the Shuttle have stops at carports where residents who qualify for Reasonable Accommodations park?

Yes. The shuttle will have stops throughout Parkmerced including stops near carports for Reasonable Accommodations.

Why isn't there a direct shuttle route between Higuera and Felix Garage?

The resident shuttle has to serve all residents. There are residents who do not live on the east side of the property who will be affected by the Parking Relocation and the shuttle will need to serve them as well. Parkmerced can reach out to the shuttle operator to see if this is a feasible option.

Operations

Can you explain how Car Free Living works for existing residents?

Existing residents can take advantage of the Car Free Living program's \$5 cap on UBER Pool rides in and around Parkmerced and from Parkmerced to Balboa Park/Glen Park/Daly City BART. Another benefit is that the \$5 cap is not impacted by UBER's sporadic surge pricing. For more information on the Car Free Living program, you can contact the Transportation Coordinator at mobility@parkmerced.com.

Are the existing high rises seismically safe?

The existing high rises were constructed based on then current building codes. During the Vision entitlement process, the high rises were tested extensively for their structural integrity and all existing towers were found to be in the 19% range for "probable maximum loss of building" during a catastrophic earthquake. Typically, anything less than or equal 20% range is categorized as safe and typically anything greater than 50% would cause concern. More information can be found within the Development Agreement on the Project website, parkmercedvision.com. All future development is being designed so as not to affect the structural integrity of the existing high rises.