

Community Meeting – Vision Plan Presentation January 31, 2017

Summary of Presentation and Q&A from January 31, 2017

The following is a summary of questions, comments, and suggestions noted during the January 31st Community Meeting to our neighbors along Brotherhood. The meeting was held at the Parkmerced Resident Lounge at 3711 19th Avenue, San Francisco, CA, 94132. The meeting was attended by the representatives from St. Thomas More School, Brandeis School of San Francisco, Cavalry Armenian Congregational Church, Holy Trinity Greek Orthodox Church, Summit 800, and Merced Extension Triangle Neighborhood Association (METNA).

Since early 2007, Parkmerced has held over 650 meetings with residents and neighbors to discuss the implementation of the Vision Plan and how to enhance or improve the experience of Parkmerced and the existing neighbors.

The meeting was presented by Bert Polacci and Rogelio Foronda, Jr. and included an overview of the Vision Plan, Subphases 1A and 1B, construction, and street improvements, specifically along Brotherhood Way. The full presentation can be viewed on the Project Website, parkmercedvision.com, under Outreach.

Q&A

Has the safety of drivers regarding sun glare been a consideration when designing and selecting the glass for the planned buildings along Junipero Serra Boulevard?

All buildings have and will be designed in compliance with current building codes and requirements, as well as the approved Design Standards + Guidelines. Building designs and code compliance will be confirmed by appropriate City departments.

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

The Parkmerced Design Standards and Guidelines adopted as part of the Vision Plan was prepared in the spirit of the San Francisco Better Streets Plan. The Design Standards and Guidelines creates a unified set of standards, guidelines, and implementation strategies to govern how Parkmerced designs, builds, and maintains its pedestrian environment. The Vision Plan will improve the streetscape and pedestrian environment for all residents and their visitors and will promote a balance between all functions of a street, but put people and quality of place first. Streets will be narrowed to shorten crossing distances and slow down traffic, be landscaped, tree lined, and will also have shared and dedicated bicycle lanes. Sidewalks in many cases will be widened to up to 12'.

In Subphases 1A and 1B, street improvements will be made on portions of Vidal Dr, Acevedo Ave, Higuera Ave, Serrano Dr, Gonzalez Dr, Arballo Dr, Font Blvd, Cambon Dr, Chumasero Dr., and Brotherhood Way. New intersections will be constructed to increase the permeability of Parkmerced at Lake Merced Blvd/Acevedo Ave and Junipero Serra Blvd/Chumasero Dr. In addition, frontage improvements will be made along Junipero Serra Blvd and the southbound off ramp to westbound Brotherhood Way.

Will any improvements be made to the exit ramps onto Brotherhood Way from Junipero Serra?

In Subphase 1B, only frontage improvements will be made to the southbound Junipero Serra Blvd Off-ramp to westbound Brotherhood Way, which includes sidewalk widening and landscaping. The approved Design Standards & Guidelines also includes provision for reconfiguring the

Brotherhood Way/Junipero Serra Blvd interchange in a future development phase upon approval from Caltrans. Re-landscaping this interchange is intended to improve both driver and pedestrian safety as well as enhance the character of this major access point to the City. A third travel lane on westbound Brotherhood Way from the northbound Junipero Serra off-ramp to Chumasero will improve the merge/diverge movements at the on- and off-ramps and will provide additional capacity for vehicles destined to Parkmerced via Chumasero Dr. A third eastbound Brotherhood Way lane between the off-ramp and on-ramp will also improve merge/diverge movements.

What are the changes that will be happening along the intersection of Chumasero to St Thomas More Blvd?

The intersection will have a new signal and east-west crossing, but the existing connection to Chumasero Dr will be eliminated. A new dedicated signalized intersection will be constructed at Chumasero Drive. The intersection will feature an east-west crosswalk, two new north-south crosswalks, and dedicated bicycle crossings. The sidewalks will be improved and widened on portions of both sides of Brotherhood Way, providing for a safer pedestrian environment.

What can be done to improve the safety of the Brotherhood Way pedestrian crossing instead of removal of the pedestrian bridge?

The pedestrian bridge is currently owned and maintained by the City and County of San Francisco. It was constructed in the early 1960s and is incompliant with the American with Disabilities Act; it has also not been seismically retrofitted. It was not constructed as part of the original Parkmerced development, and as such, has not been deemed a historical resource. As part of the planned Street Improvements, Parkmerced will be installing a new east-west crosswalk, two new north-south crosswalks, and dedicated bicycle crossings. The sidewalks will be improved and widened on portions of both sides of Brotherhood Way, providing for a safer pedestrian environment. This crossing will be protected by the addition of new signal lights which are being designed in close coordination with the Parkmerced's traffic consultants and the traffic engineers at the SFMTA.

Will the signals along Brotherhood Way be synchronized?

Signal operations and phasing plan will be submitted and approved as part of the Project's street improvement plans, including for the proposed signals along Brotherhood Way. The final signal phasing and operations plan will be designed and approved by the SFMTA.

Currently renting is hard for families, how many 3 bed room apartments will there be once the Parkmerced Vision is complete?

At full buildout, over the next 20-25 years the total number 3 bedroom apartments throughout Parkmerced is planned increase to 1,347 3-bedroom apartment homes.

Will the trees that were removed along Lake Merced Boulevard be replaced?

Yes. The trees along Lake Merced Boulevard were removed in order to construct street improvements. All trees removed are required to be replaced at a 1 to 1 ratio, however in Subphases 1A and 1B, trees will be replaced at a ratio of up to 3 to 1. Additional trees along Lake Merced Boulevard will be planted within a new median roughly between Font Boulevard and Brotherhood Way

Where will the commercial development be located?

The office and commercial development will primarily be located along Crespi Drive, which is the Social Heart of the neighborhood. The Social Heart will include neighborhood-serving retail spaces anchored by a grocery store. Commercial spaces will be geared towards small medical or dental offices, or similar use. The Social Heart is intended to serve all the basic needs of

residents within a short walking distance of their homes. Additionally, throughout Parkmerced, each Neighborhood Common will be anchored by an active use that could include a small bodega or café.

How many residents will be added as part of Subphase 1B, which includes Block 20 and 22 along Junipero Serra Blvd?

Approximately 612 new homes will be constructed in Subphase 1B. Parkmerced estimates approximately 1,530 new residents will be added in the Subphase. The estimate assumes an average household size of 2.5 and does not take the breakdown of apartment mix (studios, 1 bedroom, etc.).

Will the Shopping Plaza along Cambon remain?

The shopping center along Cambon drive is not affiliated with Parkmerced or the Parkmerced Vision Plan.

How will residents and the community be informed about construction updates and notices?

The project website parkmercedvision.com is the primary resource for information regarding the Parkmerced Vision. Prior to the start of breaking ground, a new Construction page on parkmercedvision.com will be launched which will communicate more detailed information to residents and neighbors all the latest updates and upcoming work. For other questions, please call the Vision Information Line at 415.405.4666 and a representative will reach out to you within 72 hours.

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