

**Resident Meeting – Vision Plan Update
Q&A Portion
May 15, 2017
Q&A Attendees 76 Residents**

Summary of Presentation and Q&A from May 15, 2017

The following is a summary of resident questions and comments noted during the May 15th Resident Meeting. The resident meeting was held at the St. Thomas More Catholic School Gymnasium, 50 Thomas More Way in San Francisco. A free shuttle was provided which transported residents between Parkmerced and the meeting location. The meeting was attended by approximately 75 residents.

Since early 2007, Parkmerced has held over 650 meetings with residents, neighbors, and stakeholders 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 with an overview of the meeting's intent, agenda, and ground rules. Rogelio Foronda, Jr. presented project history, an overview of the Vision Plan for Subphases 1A and 1B, and the Resident Relocation Plan. Nik Cherolis presented an overview of street improvements and construction impacts. Meredyth Skemp, Sara Doran, and Charlie McNamara presented a block-by-block analysis of Subphases 1A and 1B, construction areas, construction-related mitigation measures, and communications. Chris Bricker presented the Parking Relocation Plan and gave community updates.

Bert, Rogelio, Nik, Sara, Meredyth, Charlie, Chris, and Alex Grant responded to questions and concerns during the Q&A portion.

The full presentation can be viewed on the project website, parkmercedvision.com, under Outreach.

General

Are there only replacement homes located on Block 1 (bound by Vidal Drive, Acevedo Avenue, and Arballo Drive)?

Yes, the replacement homes in Subphases 1A and 1B are located within the new buildings of 199 Vidal Drive and 300 Arballo Drive on proposed Block 1. These buildings have been designed with input from residents and the existing garden homes in mind. These buildings include entry level stoops, courtyards, and other community amenities that Residents identified as important. In total, 1,683 replacement homes will be constructed over the course of the next 20-25 years.

Operations

Will utilities be invoiced for the new buildings as they do for current residents? Will the new apartments be individually sub metered?

All newly constructed buildings will be individually metered, but not each apartment. Residents of newly constructed buildings will pay for their respective share of buildings' utility usage.

With the increase in residents will there be an increase in Community Patrol throughout the property?

Yes, with the increase in new units we will likely increase the presence of Community Patrol throughout the property to account for the increase in population growth.

Street Improvements

Will there be an interruption to utilities during the development and will residents be notified?

All future utilities will be installed prior to existing utilities being taken offline. This will maximize efficiency and minimize any interruption in service during the process. For any known planned utility service interruption, residents will receive approximately two weeks' notice. In the event an emergency shut-off, residents will be notified and updated immediately. Residents will continually be updated via notifications and via the project website.

When will the new intersection at Acevedo be completed? Will there be a signal?

The intersection along Lake Merced Boulevard at Acevedo Ave will be completed along with the Phase 1A Street Improvements. As part of the street improvements, we will be adding a series of features which promote pedestrian safety including new crosswalks and pedestrian bulb outs which are consistent with the City's Better Streets Plan. All new intersections along the perimeter of the community will be traffic signal controlled. The traffic signals will be synchronized to improve traffic flow and efficiency.

Resident Relocation

What size will the replacement apartments be? Will the same lease terms carry to replacement homes?

All residents who live in a garden townhome will be offered a replacement home, at the same rent-controlled rate. 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).

Will the new and replacement apartments be ADA accessible?

Yes, all new and replacement apartments will be ADA Accessible as required by law. While every new or replacement apartment is not specifically designed as ADA apartments, they will be ADA adaptable in that they have been designed with the proper turn radius for wheel chairs and accessible counter heights. Installation of other features like handle bars within showers can be coordinated with management.

Are all the kitchens in the new apartments going to have open floorplans?

The apartments within Subphases 1A and 1B have been designed to have opened floor plans to maximize space as well as provide residents with as much flexibility to make the space their own. Kitchens have been designed with new energy efficient fixtures and the open floorplan allows for greater versatility. Open floor plans also allow for the apartments to be more adaptable to being ADA ready. Buildings to be constructed after Subphases 1A and 1B have yet to be designed.

Parking and Transportation

Will the Parking Spaces in Higuera be standard or compact size?

In early 2017 an audit was done for the parking spaces located in Higuera Garage to confirm all spaces fit most standard sized vehicles. If there is a situation where a reassigned parking spot is unable to accommodate a residents' current vehicle (i.e. a full-size SUV), the resident can submit a Reasonable Accommodation request and identify a space that works.

Are the Current Reasonable Accommodation spots located in the existing Carports?

Yes, currently the parking spaces associated with Reasonable Accommodations have been reserved in the carports. As the requests are assessed based on need and demand we will be evaluating if additional parking need to be allocated.

What is the On-Demand After Hour Service?

For residents affected by the Parking Relocation to Higuera Garage (i.e. residents who currently park their vehicle at Arballo Circle, Felix Garage, Galindo Lot E, Galindo Lot F, Galindo Outdoor Lot, or Galindo Garage), Parkmerced will be providing an on-demand car service to transport residents between Higuera Garage and their home during the hours the shuttle is not running. Parkmerced will be monitoring usage of the on-demand after-hour service and expand it as necessary to meet affected resident demand.

Will residents with disabilities have priority to receive a Reasonable Accommodation for parking relocation? What about a resident's seniority?

Yes, when evaluating the Reasonable Accommodation requests priority will be given to the elderly and those with disabilities. Seniority will be considered for any remaining parking spaces.

What is the reasoning behind the parking ratios pertaining to the development agreement?

The parking ratios pertaining to the development agreement were set with direction of the parking requirements of the Planning Department. Apartments within the eastern part of community will have greater access to public transit and alternative forms of transportation. Therefore, for every apartment in eastern portion of the property, one half a parking space can be provided. The reasoning behind decreasing the ratio on this side of the property is to encourage the use of public transit. Residents will be a 5-7-minute walk to the nearest Muni light rail stop. All developments throughout the City with access to public transit are being directed to achieve certain parking ratios to encourage the use of public transit.

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 separate from their apartment lease. 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.

How long will it take to get to Higuera Garage using the Resident Shuttle from the towers along Font Boulevard, Chumasero Drive, and Cambon Drive?

We estimate that the resident shuttle will take about a 5-8 minutes to get to Higuera Garage from the towers along Font Boulevard, Chumasero Drive, and Cambon Drive.

What is the capacity of the vehicles selected for the Resident Shuttle?

The Resident Shuttle will be able to accommodate up to 30 passengers. Shuttle Operation will be monitored and services adjusted to provide adequate service levels to meet demand and usage as they change.

Is there a way to have a dedicated route to BART? Why don't we have a dedicated shuttle route? When taking, the shuttle do you always need go through the full loop and go to the shopping center before being able to go to the Leasing Center?

The resident shuttle has been designed as both a community circulator and BART/shopper shuttle. The resident shuttle will stop at 125 Cambon, 100 Font, and 50/55 Chumasero in both

directions: toward Higuera Garage and Daly City BART. The shuttle headed toward Daly City BART will have minimal stops between these locations and the BART station.

Will the new shuttles be ADA accessible?

Yes, all the future shuttle vehicles will be ADA accessible. All shuttle drivers will be professional, and will be trained to operate all ADA bus features to assist residents as needed.

Will the upcoming shuttles have room for groceries/luggage? Will the new shuttles have bike racks?

If there is a strong enough demand, the selected shuttles are very versatile and can be reconfigured as needed. When the shuttle becomes operational, Parkmerced will be monitoring demand and resident input to best accommodate the needs of the Parkmerced community.

Does the Vision Plan have any provisions regarding on-street parking when the project is completed?

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. At this time, on-street parking will be regulated as it is today with time limits or SFMTA's Residential Parking Permit program. In addition to on-street parking, the Vision Plan permits up to one off-street parking space (located within parking garages) per residence at Parkmerced. In response to the 2017 Parkmerced Annual Transportation Survey, approximately 50% of respondents indicated that they owned one vehicle per household. Of the 50%, only 53% of those indicated leasing a parking space within a garage or carport. As we roll out transportation improvements and programs such as Car Free Living, more transportation options promoting more sustainable alternatives to driving will be come available to make it more convenient to not own a vehicle while living at Parkmerced.

How will the upcoming Development affect the 57 Bus Route?

The 57-Parkmerced stops located along Font Blvd (between Cambon Dr and Chumasero Dr), and on Chumasero Dr (between Font Blvd and Brotherhood Way), as well as Brotherhood Way (between Junipero Serra and Vista Mar Dr) will be impacted by construction. We will work with the MTA to identify temporary stop relocations that will be effective through the duration of construction. Residents will be notified appropriately. Upon the completion of street improvements along Font Blvd, Chumasero Dr, and Brotherhood Way, new permanent 57-Parkmerced stops will be installed at or close to their current locations.

What is the status of Muni Realignment of the M-Ocean View?

We are required to begin construction of the Muni M-Ocean View realignment prior to construction of the 2500th net new apartment, which is likely 7-10 years from now.