

**Resident Meeting – Vision Plan Update
Q&A Portion
September 25, 2017**

Summary of Presentation and Q&A from September 25, 2017

The following is a summary of resident questions and comments noted during the September 25th 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 over 60 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.

Presentation Outline

1. Welcome and Introduction
Presenter: Bert Polacci, SVP Government & Community Relations
2. Vision Plan Overview
Presenter: Rogelio Foronda, Jr., Project Manager
3. Phase 1A and 1B Community and Street Improvements
Presenter: Nik Cherolis, Assistant Project Manager
4. Phase 1A (Blocks 1 and 6)
Presenter: Meredyth Skemp, Assistant Project Manager
5. Phase 1B (Blocks 20 and 22) and Construction
Presenter: Charlie McNamara, Assistant Project Manager
6. Transportation Demand Management and Parking Relocation
Presenter: Alex Grant, Transportation Coordinator
7. Resident Relocation and Community Updates
Presenter: Chris Bricker, Parkmerced General Manager

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

General (

When is the next resident meeting? (

Parkmerced is committed to keeping residents informed and will have regularly scheduled resident meetings through the duration of the project. The next resident meeting is tentatively scheduled for January 2018. Upon confirmation of a date, residents will be properly notified via email, social media, notices in common areas, and the Resident Newsletter. If a resident has an urgent inquiry, they can reach a Vision Plan representative by emailing info@parkmercedvision.com or calling 415.405.4666. All inquiries will be responded to within 72 hours of receiving.

What is the duration of the Vision Plan?

The Vision Plan will be implemented in multiple phases over the next 20-25 years.

How can residents find out what phase of the Vision Plan they will get to relocate?

The Vision Plan will be implemented in multiple phases over the next 20-25 years. Residents who are relocating as part of Phase 1A or 1B have been notified. If a resident would like to find

out the estimated timeline of their relocation they can email info@parkmercedvision.com or call 415.405.4666. All inquiries will be responded to within 72 hours.

Is there a plan for the former Parkmerced apartments at San Francisco State University (SFSU)?

While Parkmerced is located next to SFSU, Parkmerced is an entirely separate entity and not related to the university or its proposed expansion plans. SFSU's proposed expansion is separate from current renovations in progress and any future improvements we may pursue at Parkmerced. As neighbors and interested stakeholders, we are actively following and providing feedback on SFSU's master plan which is currently being revised. For more information on developments at SFSU please visit cpdc.sfsu.edu.

What are Below Market Rate (BMR) apartments and how do you qualify?

BMR apartments fulfill the project's compliance with the City's inclusionary housing requirement. There will be 48 BMR apartments in Phase 1A and 1B and they are located within the proposed buildings at 199 Vidal, 300 Arballo, and 1208-1218 Junipero Serra Blvd. Additional BMR units will be included in buildings constructed in subsequent phases. Housing developers construct inclusionary housing as part of their developments, but the program, including assignment of apartments, is overseen by the Mayor's Office of Housing and Community Development (MOHCD). MOHCD's lottery for Parkmerced Phase 1A and 1B BMR apartments has not commenced, but residents can visit their website at sfmohcd.org to find out more information about qualifications and process.

Will BMR apartments be available to Section 8 voucher holders?

Parkmerced's inclusionary housing will be overseen by the Mayor's Office of Housing and Community Development (MOHCD). MOHCD's lottery for Parkmerced Phase 1A and 1B BMR apartments has not commenced, but residents can visit their website at sfmohcd.org to find out more information about qualifications and process.

Transportation, Parking, and Street Improvements

Will there be a dedicated Resident Shuttle route from Galindo and Felix Garages to Higuera Garage? With the proposed route, how long will it take to get to Higuera Garage using the Resident Shuttle from the towers along Font Blvd, Chumasero Dr, and Cambon Dr?

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

There has been an increase in ride hailing vehicles like Uber and Lyft. Will there be dedicated pick-up/drop off zones installed as part of the Vision Plan?

In Phase 1A and 1B, dedicated drop off zones will be located along the private driveways on Block 1, Block 20, and Block 22 as well as the driveways in front of the existing towers. Additional loading zones along streets in Parkmerced will be installed in future phases of the Vision Plan.

What is carshare and how much does it cost?

Carshare is similar to traditional car rental companies, except car sharing is geared toward short-term, hourly, or single day rentals. Parkmerced's current carshare partner is Zipcar and we have five carshare vehicles available for use at 19 Higuera, 125 Cambon, and 55

Chumasero. With Zipcar, residents can enjoy all the benefits of a car, without the hassle of ownership. For more information on Zipcar, residents can visit zipcar.com.

Will the new light rail stops installed as part of the proposed Muni M-Ocean View realignment be wheelchair accessible?

Yes. The Muni M-Ocean View realignment will reroute the existing M-Ocean View line into Parkmerced from Nineteenth Ave at Crespi Dr. The current light rail stop at 19th and Holloway will be replaced with a new transit plaza where Leasing Center is currently located. Two new, additional stops will be located near Juan Bautista Circle and in the median within Font Blvd before conforming to its existing alignment along Nineteenth Ave at Junipero Serra Blvd. While the design of the stops has not commenced, the replaced and new platforms will meet all required building codes, including compliance with the American with Disabilities Act (ADA).

Will the San Francisco Municipal Transportation Agency (SFMTA) provide Muni bus service along the new private driveway in front of 310 and 350 Arballo Dr?

No. The SFMTA does not have any plans to provide bus service to the new private driveway in front of 310 and 350 Arballo Dr. The area is currently served by the 57-Parkmerced and the closest stop to this area is a block away on Font Blvd and Arballo Dr.

Will there be more timed parking spaces on the streets within Parkmerced?

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. At full build-out there will be roughly the same amount of on-street parking spaces as there are today.

What is the proposal for on-street parking along Font Blvd and Chumasero Dr?

Font Blvd (between Cambon Dr and Chumasero Dr) and Chumasero Dr (between Brotherhood Way and Junipero Serra Blvd) are part of the Phase 1B street improvements. The streets have been redesigned with the City's Better Street Plan in mind, which encourages multi-modal street design. On-street parking will be located along the northeastern edge of Font Blvd and eastern edge of Chumasero Dr. The street redesigns prioritize providing a safer environment for pedestrians and cyclists. On-street parking restrictions in this area will be consistent with the posted time limits today and will be enforced by the SFMTA. This area will still be included as part of the SFMTA's Residential Parking Permit area "E."

Will on-street parking along Arballo Dr be impacted during construction?

Yes. Arballo Dr from Vidal Dr to Acevedo Dr and Serrano Dr to Gonzalez Dr has been redesigned and will be reconstructed. Construction of the street improvements will be phased and residents will be notified in advance of the street closures. Access to all buildings and homes will be maintained throughout the duration of construction. Full access to on-street parking along Arballo Dr will be available upon the completion of construction of the Phase 1A street improvements.

Will the new parking garages constructed only be available for residents of the new buildings or will the spaces be made available to those impacted by the Parking Relocation?

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. The new garages will not be completed for 2-3 years, but residents are welcome to submit their Reasonable Accommodation request forms and Parkmerced will keep them in residents' files.

What will replace Galindo Lot F?

Toward the end of construction of Phase 1B the existing trash compactors located between 100 and 150 Font Blvd will be relocated to roughly where Galindo Lot F is today. The project team has coordinated with its consultants to ensure that the new trash compactor location meets required City standards and specifications.

Have permits been approved to remove the existing parking garages?

The plans are currently under review by the City.

Will the new garages be American with Disabilities Act (ADA) compliant?

Yes. All new buildings, including garages, have been designed to comply with current building codes, including ADA. Accessible parking spaces will be located within all new garages and many of the redesigned streets within Parkmerced.

Will the intersection of Higuera Ave and Lake Merced Blvd be modified as part of the Phase 1A street improvements?

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

What are the plans for street and pedestrian lighting?

As part of the full Vision Plan, the existing street high pressure sodium lamps in Parkmerced will be removed and replaced with the street improvement work. The new light fixtures along streets will be light emitting diode (LED) fixtures with a dual head which will provide scale-appropriate lighting for vehicular and pedestrian visibility and safety. Additional pedestrian scale LED fixtures will be installed along new paths. The LED fixtures meet City standards and have been selected from the City's Street Light Catalogue. LED fixtures are more efficient, provide warmer white light, and require less maintenance.

Have the pedestrian bulbouts proposed as part of the Vision's street improvements been approved by the San Francisco Fire Department (SFFD)?

Yes. The project team has worked in close coordination with the SFFD on all proposed street improvements, including bulbouts, to ensure that street designs will have little to no impact their operations.

Construction

Will there be any improvements to existing tower apartments that are in close proximity to the construction sites to mitigate construction impacts like dust and noise?

The Vision Plan will comply with all applicable construction regulations and best practices to mitigate the impacts of construction dust and noise. This is further regulated as part of the Vision Plan's Environmental Impact Report (EIR) Mitigation, Monitoring, and Reporting Program (MMRP). Right now there are no planned improvements at this time for the existing towers, but during construction Parkmerced will address the concerns of residents as needed.

Will construction workforce be parking on site or within public streets?

The construction workforce will not be authorized to park their personal vehicles in Parkmerced-owned lots or garages. Off-site parking lots have been identified where parking will be available to construction workforce. A dedicated workforce shuttle will be provided to transport workforce from the off-site parking lots to their respective job sites.

When will new landscaping be completed for Phase 1A and 1B?

Typically, during construction, the installation of new landscaping is reserved until the very end of construction to minimize the impact to the plants, flowers, and trees to ensure that they can flourish.

Operations

Will the interior common area renovations completed at 350 Arballo and 750 Gonzalez be replicated at the other towers?

There is no timeline for common area renovations at other towers at this time.

How many residents are allowed to occupy an apartment?

The City allows up to two (2) occupants per bedroom plus one (1), however due to privacy protections this regulation is difficult to enforce. A resident who suspects that there is an apartment that may be violating this regulation, please contact resident services at residentservices@parkmerced.com or call 415.405.4600.

Will pets be allowed in all the new apartments at Parkmerced? How will this be managed?

Yes. At full build out of the Vision Plan, there will be 68 acres of open space for residents and their companions to enjoy. As presented, a new dog park will also be constructed near 100 Font Blvd and 55 Chumasero. Additional dog parks will be constructed in future phases of the development. In the future, management can look into a policy which will limit the number of pets that residents can have in their apartments.

How many residents currently live at Parkmerced? How many will live at Parkmerced at the end of the Vision Plan?

We estimate that there are roughly 8,000-10,000 people living at Parkmerced today. The number of residents at Parkmerced could double at full build out, but this will be dependent on the apartment types (number of bedrooms) that will be constructed over the next 20-25 years.

Will security be improved with the increase in new and additional residents?

Yes, with the increase in new apartments management will increase the presence of Community Patrol throughout the property to supplement the increased population growth.