

**Resident Meeting – Vision Plan Update
Q&A Portion
September 24, 2018**

Summary of Presentation and Q&A from September 24, 2018

The following is a summary of resident questions and comments noted during the September 24th Resident Meeting. The resident meeting was held at the St. Thomas More Catholic School Gymnasium, 50 Thomas More Way in San Francisco. The meeting was attended by over 30 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

- Welcome and Introduction
- Vision Plan Overview
- Phase 1A and 1B Community and Street Improvements
- Phase 1A (Blocks 1 and 6)
- Phase 1B (Blocks 20 and 22)
- Construction
- Transportation Demand Management and Parking Relocation
- Resident Relocation and Community Updates

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

General

Will fitness centers in existing towers be improved?

Upgraded fitness centers have been constructed in two towers. We are currently exploring renovating and upgrading the fitness centers in the remaining towers.

What apartment layout types will be available in the new and replacement buildings?

Generally, the available apartment types for replacement apartments will be the same as existing townhome apartments (1 Bedroom/1 Bath, 2 Bedroom/1 Bath, 3 Bedroom/2 Bath, and 3 Bedroom/2.5 Bath. New apartments at Parkmerced can range from studios up to 4 bedrooms.

What is the difference between a garden, townhome, and tower apartment?

A garden and townhome apartment are the same unit type. Towers are in the existing tower buildings.

Will current residents be able to use the new amenities?

Community amenities will be available to both current and new residents, including community gardens, children's play areas, outdoor BBQ areas, fire pits, community greens, and Neighborhood Commons.

What is the square footage of the replacement two-bedroom apartments?

All of the replacement homes are required to be within 5% of the average square footage of an existing apartment of a similar unit type. The existing two bedrooms at Parkmerced range from 873 square feet to 1046 square feet.

Will you be using California native species for the landscaping?

Yes. The Parkmerced Design Standards & Guidelines recommends a specific planting palette that will be used across Parkmerced as the Vision is built out and includes both native and acclimated plant and tree species.

Are Blocks 19, 34, and 37W the next phases of development?

Yes. Block 34 and 37W are the locations of Phase 1C. Block 19 is the location of Phase 1D.

Transportation and Parking

The Parkmerced Community Shuttle was previously quoted to begin service in early 2018. Why has there been a delay?

The launch of the Parkmerced Community Shuttle service has been proposed to start in parallel to the Parking Relocation Program, which has been delayed as a result of a delayed construction start date for Phases 1A and 1B. The current timeline to launch the Parkmerced Community Shuttle service and implement the Parking Relocation Program is Q4 2018.

Will the Parkmerced Community Shuttle be wheelchair accessible?

Yes. All Parkmerced Community Shuttle vehicles will be ADA accessible. Drivers will be trained and be available to assist those who need to access the ADA lift as they board or alight the Community Shuttle vehicle.

Will the Parkmerced Community Shuttle provide service to any other BART Station other than Daly City?

Outside of Parkmerced, the Parkmerced Community Shuttle only includes service to Daly City BART Station and Westlake. The Leasing Center Shuttle stop will also provide a transfer point to Muni Metro's M-Ocean View, via SFSU/Holloway Station.

Will the implementation of the Parkmerced Community Shuttle impact the service of SFMTA's 57-Parkmerced?

No. At this time the SFMTA has not proposed any modifications to the existing 57-Parkmerced service as a result of Parkmerced launching a Community Shuttle. The Parkmerced Community Shuttle is intended to supplement SFMTA's 57-Parkmerced service and will have transfer points along Font Boulevard. It also provides an alternative option for Parkmerced residents to get to Daly City BART station and Westlake Shopping Center.

What is the impact of the SFMTA's 57-Parkmerced service.?

At this time the SFMTA has not proposed any modifications to the existing 57-Parkmerced service. During construction, stops will be temporarily relocated and residents will be appropriately and duly notified of the temporary relocations. Upon construction completion of Phase 1B, 57-Parkmerced stops will be permanently relocated along Font Boulevard between Cambon Drive and Chumasero Drive and along Chumasero Drive between Font Boulevard and Brotherhood Way as a result of reconfigured and reconstructed streets.

If residents have a parking space as part of their lease or lease a parking space separately from their apartment at the time of relocation to a replacement home, will they be provided with a replacement parking space?

Yes. All residents who have a parking space included as part of their lease or lease a parking space separately from their apartment at the time of relocation to a replacement home, will be provided a replacement parking space upon deconstruction of the carport or garage the parking space is located within. However, per the Development Agreement there is no guarantee that

the replacement parking space will be located within the same block or building as resident's replacement home.

Is Parkmerced taking any action to address dangerous driving in Parkmerced?

Streets within are public and as such traffic enforcement is handled by the San Francisco Police Department (SFPD). Parkmerced has discussed this issue with the SFPD Taraval Station. Additionally, traffic calming design features implemented as part of the Vision Plan's street improvements will help address this concern which will include narrower streets and stop controlled intersections.

Are there improvements to Higuera Garage that will be made prior to Parking Relocation that will improve vehicular and pedestrian visibility?

Yes. In preparation for the Parking Relocation, we have added paint to help visibility along the ramps. Additionally, we have installed mirrors on one level and will be installing additional mirrors throughout the garage. We will also be improving Higuera Garage with new signage.

Has a demolition permit for Felix Garage been received?

Before deconstruction of any structure, a demolition permit will be required from the City. The general contractors will be responsible for seeking approval of the demolition permits.

Was the carshare space location in front of Galindo Garage approved by the City for site lines?

All existing Zipcar locations are located on private property and did not require approval by the City. Parkmerced will assess the current location of Zipcar with Zipcar representatives to determine if their placement is a hazard.

Construction

When the new development on Brotherhood Way was being built, there was a lot of vibration and noise that upset pets. Will we receive notice for when this work will occur?

We will notify neighboring buildings prior to piledriving via website or email. There is a limited scope of work involving pile driving.