

**Resident Meeting – Vision Plan Update
Q&A Portion
February 20, 2019**

Summary of Presentation and Q&A from February 20, 2019

The following is a summary of resident questions and comments noted during the February 20th 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 40 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

How “real” is the new schedule?

Whenever a new schedule is released, it has the most up-to-date information available. While changes to the schedule will happen, Parkmerced is committed to updating its residents as new information is confirmed.

Have the next subphases of the project [after Phase 1A and Phase 1B] been determined?

Existing Block 34 and 37W are the locations of Phase 1C and existing Block 19 is the location of Phase 1D. After residents have relocated from existing Blocks 37W, 34, and 19 to their Replacement Homes, the existing buildings on these blocks will be deconstructed and subsequently, new buildings will commence construction. Phase 2 and subsequent phases have not been finalized, but an illustrative phasing plan can be found on parkmercedvision.com under Conceptual Plans.

**What percentage of the housing will be low-income after all construction is completed?
Does that figure include the rent-controlled homes?**

The Parkmerced Vision Plan was approved by the City in 2007. As part of approvals, the Vision Plan must allocate 15% of the net new units constructed as Below Market Rate (BMR) homes, 2/3 of which can be satisfied through payment of in-lieu fees. Today, Parkmerced includes 3,221 Rent Controlled Apartments, 1,538 of which will be replaced over the next 20-25 years. The 1,538 To-Be-Replaced townhomes will be deconstructed and replaced. The 1,538 Replacement Homes will be Rent Controlled pursuant to the Vision Plan’s Development

Agreement. The Replacement Homes/Rent Controlled Units are separate and in addition to the 15% BMR requirement.

Are commercial spaces a part of the Parkmerced vision?

Yes, the Parkmerced vision includes approximately 310,000 square feet of neighborhood-serving retail commercial space generally near along existing Crespi Drive and portions of Juan Bautista Circle. While decisions have yet to be made about what will occupy these retail and commercial spaces, some possibilities include small medical offices, a grocery store, dry cleaners, cafes, and other neighborhood-serving services.

Are there any plans to sell land to San Francisco State University (SFSU)?

No, there are no plans to sell land to SFSU at this time.

Will the towers undergo any exterior beautification?

Options for renovating the existing towers are being considered, however, there are no definitive plans at this time for major renovations to the exteriors of the existing high-rises. As part of Phases 1A and 1B, the driveways and entrances of the existing high-rises will be upgraded with new landscaping, parking areas, and drive aisles.

Transportation and Parking

Is parking covered by rent control?

Yes, parking is subject to rent control when leased to a resident in a rent-stabilized community.

What is the change in on-street parking at construction end?

The total number of on-street, public parking spaces at the end of the build out will be roughly the same as it is today. Today, there are about 1600 on-street parking spaces, at build-out, there will be approximately 1,680 on-street parking spaces. On-street parking will be regulated by SFMTA through SFMTA's Residential Parking Permit program, meters, and timed parking as is the regulation today. 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 and that parking space may not be on the same block as a residents' home or replacement home.

What is happening to the pedestrian bridge at Brotherhood and Chumasero?

The pedestrian bridge is being deconstructed as part of street improvements. A new intersection will be installed where the new Chumasero meets Brotherhood way. This new intersection and all public rights-of-way are being designed in compliance and coordination with appropriate City agency regulations, including the San Francisco Municipal Transportation Agency, San Francisco Public Works, and City's Better Streets Plan. The new Chumasero Drive/Brotherhood Way intersection will contain a larger, wider median including a pedestrian refuge area, allowing people to cross the street halfway at a time if necessary, and bulb-outs to shorten the overall length of the crossing distance itself. There will also be new signals installed at that intersection which will be programmed by the SFMTA, specifically with Leading Pedestrian Intervals, which will give priority crossing to pedestrians crossing the street over vehicular traffic.

When were the counts for the pedestrian bridge taken?

In-house pedestrian bridge counts were taken on Wednesday, May 25, 2016 during AM (7AM-10AM) and PM (2:30PM-4PM) peak hours with the intent to capturing peak usage during the academic school year for the schools along Brotherhood Way. Counts were also taken on Sunday June 5, 2016 from 9AM to 12PM capture peak usage among religious service attendees.

Is there anything proposed to slow down vehicles going southbound on Junipero Serra Blvd?

A signalized intersection may be implemented at the new Chumasero Drive and Junipero Serra Boulevard intersection pending review and approval by Caltrans.

How long can residents park at Higuera Garage?

The parking relocation to Higuera Garage will be a permanent relocation for the life of their residency at Parkmerced. However, if the newly constructed garages can accommodate the number of existing residents that have been relocated to Higuera Garage during Phase 1A and Phase 1B, Parkmerced will consider accepting applications from residents whose parking had been relocated to Higuera Garage to lease spaces in the newly constructed garages. Until we are nearing the completion of the construction of the new garages, we will not be able to determine if relocating parking from Higuera Garage to newly constructed garages will be possible.

How is Muni entering, exiting, and crossing Junipero Serra?

The Muni M-Line Realignment plan that was approved in 2011 as part of the Project's approvals, has the M-Ocean View entering at Nineteenth Ave and Holloway Ave, continuing south along Crespi Drive until it enters an exclusive right-of-way/easement toward Font Blvd, where it will enter a center median on Font Blvd. From here the route is split into two: (1) an alignment which continues up along an exclusive right-of-way along existing Felix Drive, reenters at Nineteenth Ave and Junipero Serra Blvd. where it returns to its current alignment on Randolph Street; (2) a terminal track and station along Font Blvd at Chumasero Drive. Both crossings of the Muni M-Ocean View on Nineteenth Avenue (at Holloway Ave and Junipero Serra Blvd) are proposed to be at-grade crossings.

Will Font's roundabout (by Chumasero) be removed?

Yes, the roundabout at Font Blvd and Chumasero Drive will be removed. As part of the Vision Plan, most roundabouts are planned to be replaced with traditional intersections to provide for a safer pedestrian crossing experience and improve circulation. Juan Baustista Circle will remain as open space and traffic circle.

Relocation

How long will the townhome-style Interim Replacement Units remain available?

Interim Replacement Units (existing Blocks 28, 36, and 37W) will be available to qualifying residents until the final phase of development, which will be in roughly 20 years. Interim Replacement Units will be available to Long Term Existing Tenants (LTET), defined as existing lease holders who moved into their current garden apartment prior to July 9, 2001, based on availability and seniority.

Which townhomes will be deconstructed during Phase 1A and Phase 1B?

No townhomes will be deconstructed during Phase 1A and Phase 1B. However, Phase 1B includes the removal of Felix Garage, Galindo Garage, Galindo Outdoor Lot, and Galindo Lots E and F. The first townhomes to be deconstructed will be existing Blocks 34 and 37W (Phase 1C) and Block 19 (Phase 1D). Residents in existing Blocks 19, 34, and 37W will be offered a Replacement Home in 199 Vidal Drive or 300 Arballo Drive upon construction completion, both of which are part of Phase 1A.

How does the size of a Replacement Homes compare to existing townhomes?

Per the Development Agreement, all Replacement Homes will be within 5% of the average square footage of an existing townhome unit type. All Replacement Homes will contain the same number of bedrooms and bathrooms as the townhome the affected resident relocated from. Replacement Homes will also include brand new amenities including in-unit washer/dryer, dishwasher, low-flow fixtures, among other finishes and fixtures.

If a resident has rent subsidies, will those subsidies transfer when the resident relocates into a replacement home?

Yes, residents are entitled to the same subsidies in their replacement homes as they were in their existing townhome at Parkmerced. All terms of a resident's existing lease, including Rent Control protections, will be transferred to their Replacement Home. Residents will pay the same rent they are paying in their existing townhome when they relocate to a Replacement Home.

Amenities

Will there be in-unit laundry in the replacement homes?

Yes, Replacement Homes will also include brand new amenities including in-unit washer/dryer, dishwasher, low-flow fixtures, among other finishes and fixtures.

How will Parkmerced regulate noise in future amenity spaces?

Prior to the amenity spaces being operational, specific rules and regulations will be put in place to ensure that the spaces are only used during hours when noise is acceptable. All new buildings have had acoustic studies prepared for them to ensure they meet all existing City codes.

How will the community gardens be allocated to residents?

The existing community gardens located on the Meadow (between 355 Serrano and 750 Gonzalez) currently have a waiting list and is a popular amenity among residents. As new community gardens are built, residents on the existing waiting list will get priority assignments. In Phase 1A and 1B, new community gardens will be constructed near 310/350 Arballo, 405 Serrano/810 Gonzalez, 100/150 Font, and 125 Cambon. More information on the new Community Gardens program will be provided to residents upon completion of construction of Phases 1A and 1B.

Construction

Will all new construction be completed by Q1 2022?

No, Q1 2022 is when construction of Phase 1A and Phase 1B are anticipated to be completed. The Parkmerced Vision Plan is a 20-25 year multi-phase plan from construction start to end.

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 at minimum, a 72-hour notice, but ideally, a week or possibly more. 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.

What are the construction hours?

The San Francisco Noise Ordinance sets noise restrictions and guidelines that all construction projects in San Francisco must follow. Consistent with these requirements, construction is allowed to occur between 7:00 AM and 8:00 PM. We anticipate that most of the construction will occur between 7:00 AM to 4:30 PM, except for major holidays. Specific measures for reducing noise levels during construction will include practices such as:

- requiring that stationary equipment, such as generators, be modified to reduce noise;
- installing barriers around particularly noisy activities that are designed to minimize noise;
- using equipment with lower noise emission ratings whenever possible;
- locating stationary equipment, material stockpiles, and vehicle staging areas as far from existing residents' homes where feasible; and/or
- requiring construction-related vehicles and equipment to use designated truck routes to access project sites. This includes minimizing construction-related traffic between Subphases 1A and 1B sites.

In addition to meeting these noise requirements, Parkmerced will also have a Noise Coordinator that residents will be able to contact throughout the duration of construction. The contact information of this coordinator will be included in a future newsletter and will be posted at or near the entrances of each construction site. Additionally, you can always contact a project representative on the Vision Information line at 415.405.4666.

What plans are in place to mitigate dust and airborne particles during demolition and construction?

Prior to deconstruction, all hazardous materials will be completely abated and disposed of under the strict requirements outlined by all environmental agencies and jurisdictions as well as our environmental consultant. Most abatement work is done in a full plastic containment with negative air machines, called "scrubbers", to clean the air. Before the plastic containments are removed, our environmental consultant will sample the air to confirm that it is safe for removal.

Air monitoring will occur throughout deconstruction, as required by the environmental report issued by our consultant and approved by the San Francisco Department of Public Health. Additionally, water will be continually sprayed to minimize dust and rumble strips will be used for trucks exiting the construction site to remove dust and dirt particles prior to entering the street.

What will be the routes for the construction vehicles?

Yes, there are specific dedicated routes into, throughout, and out of the property that all construction trucks and related vehicles are required to use. Generally, construction vehicles will enter Higuera Ave at Lake Merced Blvd for Phase 1A and Font Blvd at Junipero Serra Blvd or Chumasero Dr at Brotherhood way for Phase 1B. Because there are separate general contractors responsible for Phases 1A and 1B, there will be little, if any, cross-construction vehicle traffic through Parkmerced.