

Parkmerced Vision Update and Tenant Relocation Plan
Q & A Portion
May 11, 2015

Relocation

- **What existing blocks will be relocated to buildings constructed as part of Subphase A?**
The townhome blocks that will be relocated to buildings constructed as part of Subphase A include: Block 37W (bound by Vidal, Higuera, Garces and Higuera Garage), Block 34 (bound by Arballo, Vidal and Garces), and Block 19 (Font Boulevard between Cambon and Chumaseo).
- **How soon will residents be notified if they will be relocating?**
The Development Agreement includes a detailed Tenant Relocation Plan. The Tenant Relocation Plan requires that Parkmerced notify residents at least two years in advance of their moving date that they will be asked to relocate.
- **Can you clarify again the locations of the Interim Replacement Units are located for the Long-Term Existing Tenants who qualify for this additional option?**
Long-Term Existing Tenants are defined within the Development Agreement as those who have lived at Parkmerced for 10 years or more as of the effective date of the Development Agreement (July 9, 2011). Those who moved into their current apartment at Parkmerced prior to July 9, 2001 would qualify. In addition to having the option to relocate to a brand new apartment or receive a buy out payment, Long-Term Existing Tenants also have the option to relocate to an Interim Replacement Unit through the duration of construction until the Interim Replacement Unit blocks are replaced themselves. The Interim Replacement Unit blocks include Block 37E (Private Arballo Drive between Higuera and Garces), Block 36 (bound by Gonzalez, Rivas, Garces, and Arballo Drives), and Block 28 (bound by Gonzalez, Bucareli, and Rivas Drives). Blocks 37E, 36, and 28 will be the last blocks at Parkmerced to be redeveloped. Given the length of the implementation plan, these blocks would be the last blocks to be developed or after 16 years from this summer.
- **Will unit building floor plans and unit layouts be available to view?**
The unit floor plans are still being designed and subject to revision until the buildings are complete, but they will be made available on the Project Website (www.parkmercedvision.com) as soon as they become available. Additionally, building floor plans will be presented within a future Resident Notification, Newsletter and/or Resident Meeting.
- **If we have parking, external storage, and pay pet rent as part of our lease now, will it still be included as part of our lease in our new apartment?**
The terms and conditions as part of an existing resident's lease will remain the same as it did when they first moved to Parkmerced, this includes maintaining the same rent and rent for parking and/or storage, as applicable. Parking fees will remain "unbundled" from total rent in the future just as it is today. Parking rates will be adjusted accordingly for all future residents regardless if they live in a newly constructed building or an existing tower.
- **How does the rent board "buy out" option work? What would the payout be?**
The San Francisco Rent Board has a formula to calculate the "buy out" option so it will vary by resident and change as adjusted by the Rent Board each year. Residents will have several opportunities prior to their relocation date to make their final decision.

- **What blocks will be affected during Phase 2?**

Phase 2 is currently undecided. We are only able to guarantee the affected blocks of the project at this time for Phase 1 since it is what we have filed a Development Phase Application for with the City. It is anticipated that during Phase 1C and 1D, 166 homes will be Replacement Units. However, it has not been determined where those 166 existing residents will come from. The Tenant Relocation Plan requires that residents be notified within at least 2 years of their anticipated moving date.

Parking

- **For those with disabilities having the parking spaces in front of the existing towers is very important. During construction will these spaces be eliminated or will construction workers be utilizing the spaces?**

Construction workers will not be authorized to park in the existing spaces in front of the towers during construction. It is anticipated that workers will have a designated parking area on-site or off-site. If it is off-site, a shuttle service will be provided to provide transportation to the job sites. However, if for any reason there is construction directly within the existing tower driveway, the parking spaces may be temporarily cordoned off for resident safety as needed, but will be returned to a similar configuration and designation as it was prior to construction.

- **What will happen to residents who currently park their car within Felix or Galindo Garages if they are being removed to make room for new construction?**

Prior to the removal of Felix and Galindo Parking Garages, Parkmerced will work with all affected residents to have their parking spaces relocated to Higuera Parking Garage (between Higuera Avenue and Garces Drive). When spaces are relocated to Higuera Garage, the Parkmerced BART Shuttle will be launched to provide transportation within Parkmerced as well as to Daly City BART Station. The Parkmerced BART Shuttle will be available free of charge to all Parkmerced residents. If a resident requires special parking accommodations due to disabilities, Parkmerced will work with the affected resident to find a closer parking space to their unit if available.

- **Did the Parkmerced Vision Plan anticipate on-street parking? What will the on-street parking situation be like in the future?**

Currently, Parkmerced has approximately 1,600 on-street parking spaces, the majority of which are under the SFMTA's Residential Parking Permit program. It is likely that the Residential Parking Permit program will continue for the foreseeable future. SFMTA will ultimately make this decision as well as deciding the need for metered parking spaces. Additionally, early estimates within the Parkmerced Transportation Plan anticipated the total number of on-street parking spaces at full build-out would approximately be 1,680.

- **What will be the future impact on off-site parking?**

Per San Francisco Planning Code, the Parkmerced development can only construct up-to the same number of parking spaces as there are homes on site. Parkmerced will include approximately 8,900 homes total at build-out, therefore there will be up to 8,900 off-street parking spaces located within parking garages throughout the property. Additional parking will be available for retail and commercial uses, separate and in addition to the residential parking.

- **Will you pro-rate or eliminate the garage parking fee completely for those displaced by removing Felix and Galindo Garages?**
You may petition the SF Rent Board for Reduction in Service if you feel the replacement parking is not within a comparable distance to your existing parking space.
- **If we have to relocate from Felix and Galindo Garages to Higuera Garage, will we have the opportunity to transfer into the new garages that will be constructed in their place?**
Residents may have the opportunity to relocate their parking space within the new garages replacing Felix and Galindo Garages if there is availability.

Architecture and Building Design

- **How will Parkmerced accommodate its aging population in the future? In new buildings?**
All newly constructed buildings will comply with applicable Building Codes, including compliance with the American with Disabilities Act, which requires accessibility to buildings, apartments, and public spaces.
- **Is there an opportunity for resident feedback on the design of new buildings and unit layouts?**
We welcome your feedback on the building designs presented tonight. Any feedback, suggestions and inquiries can be sent to info@parkmercedvision.com or answered by calling the Vision Information line at 415.405.4666. When unit layouts are available we will present those within the Resident Newsletter, on the Project Website (www.parkmercedvision.com), and at future resident meetings. Feedback will be welcome for these as well.
- **Will all new apartments be in towers?**
The Design Standards & Guidelines approved as part of the Parkmerced Vision Plan anticipates building heights ranging from approximately 3- 4 stories to 14 stories. A majority of the new apartments will be located in buildings, which are 4-8 stories tall. All new buildings will contain ground floor apartments with direct access to the street, similar to the existing townhomes.
- **Will there be similar or upgraded amenities for the new buildings?**
Building amenities are currently being explored, but they will vary by building.
- **Existing garden units have outdoor/semi-private space? Will new units have these common spaces?**
Many new buildings will have “walk-up units” and central courtyards. During the initial planning phases of the Parkmerced Vision Plan, maintaining the courtyards came up frequently so this is something we are working to carry forward with the new development. However, designs will vary between blocks.
- **Can you adjust the setbacks of the buildings to provide more perpendicular parking?**
The adopted Parkmerced Design Standards and Guidelines were adopted as part of the project with the Development Agreement. The DS&G prescribe what the required/allowable setbacks are for all new construction.
- **Will the architecture be all the same for the new buildings?**
One of the goals of the Parkmerced project is to create a variety of architecture and buildings types just like other unique San Francisco neighborhoods. To achieve this we intend to hire as many different architects to design the buildings so that we will have this varied urban form. For the first buildings in Subphases A and B alone we have hired 5 different architectural firms, LMS Architecture, Fougerson Architecture, Woods Bagot, Kwan Henmi and SOM.

- **Will there be new laundry facilities?**

All newly constructed apartments will include washer and dryers within the apartment themselves. Laundry facilities will remain the same for the existing tower residents for the foreseeable future, however Parkmerced is currently in discussions with the laundry service providers to upgrade the washer and dryers in the existing laundry rooms.

General:

- **What's in it for existing tower residents? Will tower residents be relocated?**

As part of the Parkmerced Vision Plan and Development Agreement with the City and County of San Francisco all existing 13-story towers and their approximately 1700 rent controlled apartments will remain. However, landscaping and building amenities may be improved as part of the long-range plan. The existing towers underwent significant interior and exterior renovations and seismic upgrades within the past 5-8 years. While we have no plans in the near future for additional renovations, there will be future renovations. Existing tower residents who chose to move into one of the new buildings at Parkmerced will not be provided with the same transfer benefits as residents in an existing townhome. Existing tower residents would be moving as their own decision and would sign a new lease with new terms and conditions. Rent for existing tower residents who choose on their own to relocate to a new building will be market rate.

- **You've discussed Long-Term Existing Tenants, but what about the short-term tenants?**

Short-term residents of existing town homes are provided with the same benefits as Long-Term Existing Tenants, with one exception, Long-Term Existing Tenants can relocate into an Interim Replacement Unit if available, which are located on three designated blocks on Parkmerced that will be the very last blocks to be developed.

- **Can you provide a contact for the development team?**

The best way to reach the development and have your question properly routed would be to email info@parkmercedvision.com or call the Vision Information Line at 415-405-4666. A development team representative will respond within 24 hours of receiving your message.

- **Will purchasable condos become available?**

As part of the Parkmerced Development Agreement with the City and County of San Francisco, there will always be no less than 3,221 rent-controlled apartments at Parkmerced. We have heard from the community that opportunities to purchase homes on the west side is something that would be of interest. All new buildings constructed will be condo-mapped, however no for-sale product is currently anticipated for this initial development phase.

- **When will Phase 1 be complete?**

Phase 1 is anticipated to be complete by 2019.

- **Will student population at Parkmerced be integrated with remaining resident population?**

Due to fair housing laws, we cannot dictate whether or not students live at Parkmerced or where they live within the property. All residents are distributed fairly throughout the property without bias.

- **Why don't some buildings include replacement units?**

In order to guarantee that residents will only have to move once from their existing apartment to their brand new apartment, we will be constructing the first buildings on opportunity sites. Opportunity sites are locations on property where no building currently exists. Once a new

building is constructed, residents will move as a block into a new building. Phase 1 is primarily concentrated along Lake Merced Boulevard around the existing towers and also around Font and Chumasero around the existing towers. Subphase A includes construction of 4 new buildings: two adjacent to existing 310 and 350 Arballo and another two adjacent to 405 Serrano and 810 Gonzalez.[SJM: Note that the primary reason was that residents move together as a block into a new block...revise to consider this as one of the primary reasons.]

- **Will there be opportunities for existing residents to move farther away from active construction?**

A program like has not been anticipated or set up at this point. Existing garden units will be deconstructed rather than demolished, using best practices to minimize environmental impact on the surrounding areas. Air monitoring will occur throughout deconstruction, “mistert” will be used to minimize dust, and rumple strips will be used for trucks existing the construction site to remove dust and dirt particles prior to entering the street.

- **What will be your hiring vision/mission for maintenance?**

As Parkmerced grows in population we will be hiring more maintenance staff to support the property. We are also in the process of preparing a new trash management plan for the future of Parkmerced.

- **Will the views and natural light of 125 Cambon be affected by the new Kwan Henmi building at 1188-1198 Chumasero?**

The footprint of the existing towers lends itself to preserved views and natural light due to their angular design. In comparison, the new building will have more traditional rectangular footprint. There is potential for impact, but it should be minimal.