



Pulse

Resident Newsletter Issue 14 | SUMMER 2023





In this issue you will find:

- Project milestones and updates
- Information on resident and parking relocation
- Updated tentative construction schedule
- Parkmerced community updates
- Frequently asked questions
- Resources and contact information

What is the Parkmerced Vision?

The Parkmerced Vision is a project aimed at revitalizing Parkmerced over the course of the next 20-25 years. Since 2006, the Vision has been developed through a collaboration with residents, neighbors, and other stakeholders. Over 600 meetings were held to determine how the Vision will best serve and represent the current and future community. This collaborative vision will transform Parkmerced into a vibrant neighborhood and a model of urban sustainability.

The Vision was approved in 2011 and will be carried out in many phases, with Subphases 1A and 1B continuing to work towards construction start.

Project Milestones

- **July 2011:** Project Entitlement and Development Agreement approved.
- **May 2015:** Development Phase 1 Application approved.
- **August 2015:** Tentative Subdivision Maps for Subphases 1A and 1B were approved, and Informational Tenant Relocation packets were mailed to residents in to-be-replaced apartments in Subphase 1A.
- **November 2017:** Final Subdivision Maps for Subshases 1A and 1B approved
- **January 2018:** Site permits approved for Subphases 1A and 1B.
- **June 2022:** Approval of Tentative Maps for Subphases 1C and 1D.
- **July 2022:** Street Improvement Plans and Final Maps for Subphases 1C and 1D commenced.
- **May 2023:** Design Review applications for Subphases 1C and 1D approved.
- **May 2023:** Community Improvement Plans for Subphases 1C and 1D approved
- **June 2023:** Subphases 1C and 1D Final Map check prints submitted.

Where We Are Today

- Subphase 1A and Subphase 1B project teams continue working closely with the City to finalize the Street Improvement Permit for Subphase 1B.
- Subphase 1C and Subphase 1D Design Review Approvals were granted in May 2023 for the three building sites and related community improvements.
- Subphase 1C and Subphase 1D are working closely with engineers, consultants and the City to complete the approval of the Final Maps and Street Improvement Plans before the end of 2023.



RESIDENT PROTECTIONS

Parkmerced is committed to protecting residents' rent-controlled apartments for as long as they choose to live at Parkmerced.

The Parkmerced Vision involves replacing all garden apartment homes within Parkmerced in many phases over the next 20-25 years. Subphase 1A includes the construction of 56 replacement units for residents of To-Be-Replaced Units on existing blocks 37W, 34, and 19, and Subphase 1C includes the construction of 166 replacement units from existing blocks 3, 4, 7, 8, and 9 (see page 7).

To protect our existing residents living at Parkmerced, prior to the replacement of any existing rent-controlled apartment, Parkmerced will provide the residents who live in a To-Be-Replaced Unit with an apartment within one of the newly constructed buildings in Parkmerced.

- New apartment homes will be rented at the same rent-controlled rate as

the existing apartments prior to demolition (and be subject to rent increase limitations of the San Francisco Rent Control Ordinance).

- New apartments will be constructed prior to the replacement of existing apartments. This ensures that affected residents only need to move once into their new apartment and will not be displaced.
- Parkmerced will cover all moving expenses including packing and unpacking from residents' existing units to their brand new replacement home.

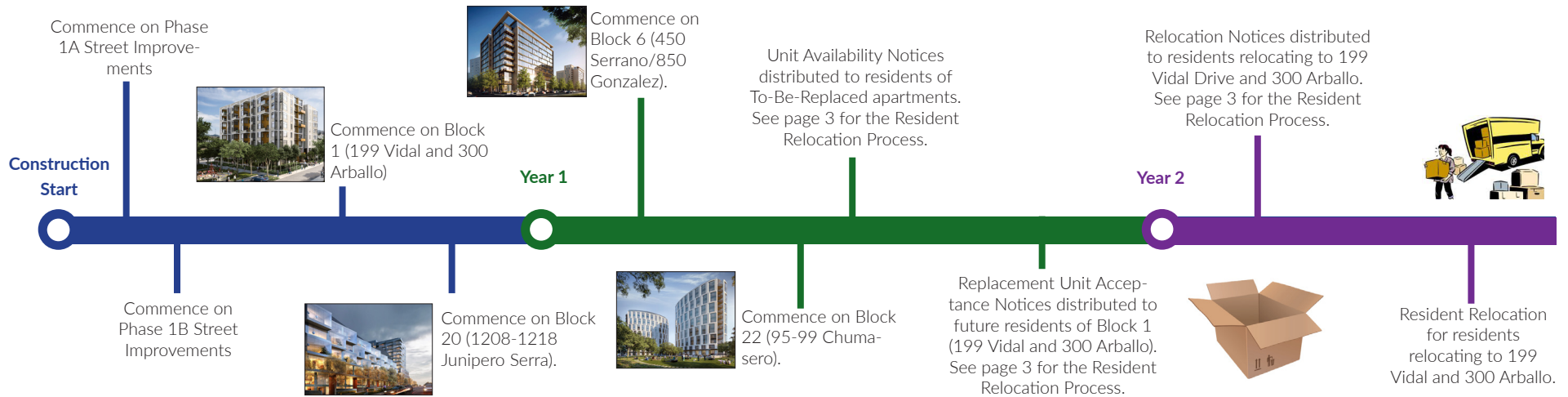
Replacement Homes will:

- be comparable in size to existing units with the same number of bedrooms and bathrooms, and in some cases more;
- be constructed with improved accessibility, making it more convenient for elderly and or disabled residents;
- include brand new, energy efficient appliances and new fixtures including dishwashers and washer/dryers; and
- be more comfortable due to better construction, including insulated walls and efficient windows.

BUILDING CONSTRUCTION TIMELINE

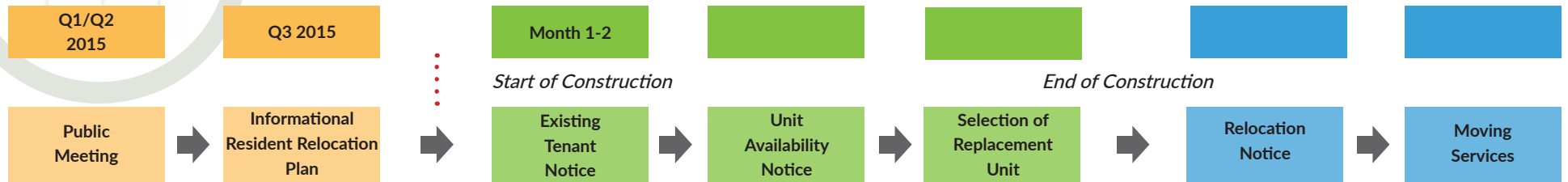
Given the tumultuous times of the past 3 years and counting, Parkmerced does not have a date certain for an anticipated construction start for Subphases 1A and 1B and continues to work diligently with the City, Community, and Lenders towards commencing construction. Parkmerced will provide updates on specific construction timing as soon as dates become more certain and will provide updates at least a six months prior to any construction commencing on site.

Below is an outline of the timing that would follow an anticipated construction start date to help our residents further understand the upcoming process and timing:



RELOCATION PROCESS: EXISTING BLOCKS 19, 34, and 37W

Parkmerced will provide multiple written notices to keep residents informed of the relocation timeline. Here is a summary of what to expect in each of the written notices. Due to the coordination needed with multiple City agencies, designers, consultants, and community stakeholders, dates are tentative and will shift. Below is the anticipated timeline for Subphase 1A/1B resident relocation. Subphase 1C/1D will follow a similar process.



Relocation Meeting

- Residents of existing Blocks 19, 34, and 37W (see page 6) learned about tentative moving timeline and received a copy of the Tenant Relocation Plan. These residents learned about the construction timeline and were able to view a project map, preliminary floor plans of the new units, and buildings if available.

Month 1-2: Existing Tenant Notice

- Confirm seniority for the Unit Selection Process
- Receive Rent Board information on tenant rights.

Months 12-14: Unit Availability Notice

- Begin the Unit Selection Process
- Be invited to multiple Open Houses to visualize a sample unit and pick preferred unit layouts
- Rank preferred replacement units for Unit Selection

Months 13-16: Selection of Replacement Unit

- Receive results of Unit Selection Process
- Find out future unit and address
- Confirm decision to move into the unit

Months 15-17: Relocation Notice

- Receive notice that your unit is move-in ready
- Work with Parkmerced to finalize a moving day

Months 16-18: Moving Services

- Receive free moving services
- Settle into your new home!

BROTHERHOOD WAY INTERSECTION DESIGN

After discussions in 2019 and 2020 with our residents and the surrounding community, we continue to work with the City family in exploring the future of Brotherhood Way and Chumasero Drive, while ensuring that our neighbors' feedback and concerns are considered.

The discussion around design options for the intersection includes San Francisco Public Works, San Francisco Municipal Transportation Agency, San Francisco County Transit Authority, Mayor's Office of Economic and Workforce Development and our District 7 Supervisor's office.

Together, we are working towards finalizing an intersection design to promote pedestrian and bike safety.

We will continue to engage with the community as new information comes available and solicit feedback.

PARKING RELOCATION AND RESIDENT SHUTTLE MAP

Shuttle Stop locations subject to change

SERVICE HOURS

Weekdays (Monday-Friday)

- Parkmerced-BART
6:30AM-9:30AM
- Parkmerced-BART-Westlake
9:30AM-10:00PM

Saturday, Sundays, and Holidays

- Parkmerced-BART-Westlake
9:00AM-10:00PM



Westlake Shopping Ctr. Limited Service

To Parkmerced
From Parkmerced/BART

Daly City BART

Transfer to:
BART
Muni
SamTrans

To/From Parkmerced

- Shuttle Stop
- Parkmerced Resident Shuttle, looping through Parkmerced and Daly City BART
- To/From Westlake (Limited Service)
- Transfer to BART
- Transfer to Muni
- Transfer to SamTrans



PARKING RELOCATION PLAN

The following garages and parking lots are to be removed to construct new housing and/or community improvements: Arballo Circle, Felix Garage, Galindo Garage, Galindo Lots E and F, and Galindo Outdoor Lot. Parkmerced is committed to keeping residents' current parking spaces available until the parking structures and lots need to be removed for construction. Affected residents will be notified at least 3 months prior to their parking relocation date (which is to be determined):

- Felix Garage: Notification in **3 months** prior to the start of construction, Relocation a month prior to the start of construction
- Galindo Outdoor Lot & Lot F: Notification in **3 months** prior to the start of construction, Relocation a month prior to the start of construction
- Arballo Circle: Notification in **3 months** prior to the start of construction, Relocation a month prior to the start of construction
- Galindo Lot E: Notification in **3 months** prior to the start of construction, Relocation a month prior to the start of construction
- Galindo Garage: Notification in **3 months** prior to the start of construction, Relocation a month prior to the start of construction

Residents who park at these locations will have their spaces relocated to Higuera Garage permanently. Residents who currently park at Higuera Garage will see no change. Highlights of the Parking Relocation Plan include:

- **Guaranteed Replacement Space:** Residents affected by the Parking Relocation will be provided a replacement parking space within Higuera Garage.
- **Two Month Advance Notice:** Residents will be provided a minimum 90-day notice before Parking Relocation is to occur.
- **Reasonable Accommodations:** As space allows and on a case-by-case basis, Parkmerced will work with Residents who require reasonable accommodations to find a replacement parking space in a carport closer to their existing parking space. Reasonable Accommodation Request Forms can be downloaded from parkmercedvision.com under Outreach, or picked up from Resident Services at 1 Varela Ave during business hours.
- **Parking Rent Reduction:** Residents affected by the Parking Relocation will receive a parking rent reduction. The reduction will be calculated based on a sliding scale based on the distance from the resident's home to the relocated parking space. If a Resident currently does not pay for his or her parking space, the reduction will be deducted from their base rent.
- **Same Lease Terms:** The only change will be a new parking space address

and reduced monthly parking or base rent for any additional distance that will have to be traveled. Residents will retain the same parking lease terms and same parking rent-control protections.

- **Free Community Shuttle:** To improve access for Parkmerced residents, a free ADA-accessible Community Shuttle will be launched prior to the Parking Relocation. (See page 5 for route info). Stops located along Cambon, Font, and Chumasero will provide convenient access for Residents relocated to Higuera Garage. In addition, the shuttle will stop throughout Parkmerced, Daly City BART Station, and Westlake Shopping Center.

The hours of operation for the shuttle are 6:30AM to 10PM Monday-Friday and 9AM to 10PM Saturdays, Sundays, and holidays. During morning and afternoon commute hours, shuttles will run every 10 minutes. During off-peak hours, the shuttle will run every 20 minutes.

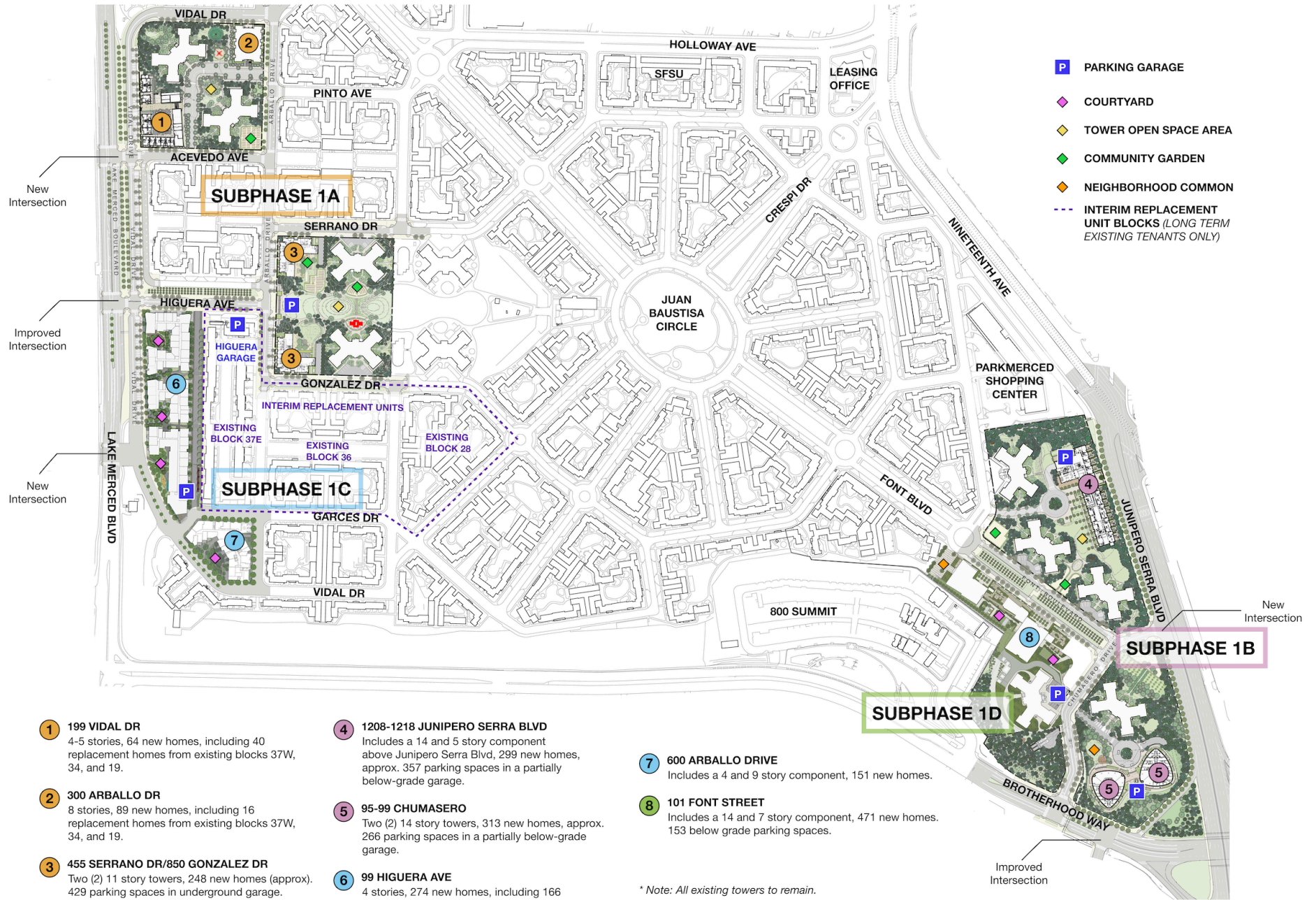
- **Galindo Lots E & F, and Outdoor Lot:** Residents who currently park at the Galindo Lots E & F and Outdoor Lot will be given the option to temporarily relocate their parking space to Galindo Garage. Residents who relocate to Galindo will have to relocate a second time when Galindo Garage is deconstructed. These residents may also elect to relocate to Higuera Garage directly.

In response to valued comments and suggestions from previous resident meetings, individual meetings, and communications with residents, the following resident suggestions are being explored:

- **Supplementary On-Call Service:** Parkmerced is partnering with an on-demand service provider to bring on-call transportation to affected residents both to and from Higuera Garage and their existing apartments during the hours which the shuttle is not in operation (10PM to 6:30AM).
- **Tower Loading Zones:** Per resident feedback Parkmerced is restriping and installing new signage at each tower loading zone. Management is also working with Community Patrol to develop a more robust enforcement program.
- **New Garages:** Once constructed, a limited number of parking spaces in the future parking garages at 1208-1218 Junipero Serra and 95-99 Chumasero may be made available for residents with Reasonable Accommodations. Residents will be notified of space availability prior to construction.

*Have questions about the Parking Relocation Plan?
Reach us via email at info@parkmercedvision.com or call 415.405.4666.*

SUBPHASE 1A, 1B, 1C, AND 1D



* Note: All existing towers to remain.



300 Arballo Drive by LMS Architecture

LMS's design is an eight-story apartment building located at the intersection of Arballo Drive and Vidal Drive with approximately 89 homes, 16 of which are Replacement Units. Apartment types range from studios to 3-bedrooms, with 89 bicycle parking spaces and resident parking in the existing Higuera Garage, just a block away. Amenity spaces include a first-floor lounge and terrace, a second-floor fitness center and potentially a roof-level terrace.

99 Vidal Drive by Fougeron Architecture

Fougeron's design is a four to five-story apartment building located at the intersection of Vidal Drive and Acevedo Drive with approximately 64 homes, 40 of which are Replacement Units. Apartment types range from studios to 3-bedrooms. Amenities include a community room and landscaping, as well as close proximity to the natural environment of Lake Merced. There will be 64 Class-I bicycle parking spaces, and vehicle parking for residents of 199 Vidal will be available one-block away in existing Higuera Garage.



455 Serrano Drive/850 Gonzalez Drive by Woods Bagot

The Woods Bagot design includes two 11-story component towers that sit atop a two-level underground approximately 445 space parking garage. The buildings include approximately 248 homes that range from studios to 3 bedrooms and 250 bicycle parking spaces. Amenities include a resident lounge, fitness center and common work areas. Interior courtyards of the towers will showcase a community garden and multi-purpose open green, with direct access to a reimagined Meadow.

1188-1199 Junipero Serra Boulevard by Kwan Henmi Architecture

The Kwan Henmi building includes a 14- and 5-story component above Junipero Serra Boulevard and approximately 266 homes that range from studios to 3 bedrooms. There will be a partially-below grade, approximately 324 space parking garage and approximately 332 Class-I bicycle parking spaces. Amenities include a common area, as well as rooftop and ground floor gathering spaces.



21-25 Chumasero Drive by Skidmore, Owings, and Merrill LLP (SOM)

Located along Brotherhood Way and Junipero Serra Boulevard, 21-25 Chumasero Drive, this project includes two 14-story residential buildings with approximately 329 homes over an underground, approximately 266 space parking garage, and 160 Class-I bicycle parking spaces. Adjacent to the new buildings is an approximately 15,000 square foot Neighborhood Common with active play areas.



600 ARBALLO by Kennerly Architecture & Planning

The vision for 600 Arballo is a two-building community, with one 5-story wing along Garces Drive and a 9-story wing fronting Arballo Drive, housing 151 new resident homes. These 151 new homes will be spread across a variety of layouts that range from studios to 3-bedrooms.

Amenities for 600 Arballo include a lobby, lounge, fitness, and co-working space, as well as courtyards and a roof deck.

101 FONT BOULEVARD by KPF

The design for 101 Font Boulevard includes a 14-story high rise and 7-story mid-rise, coming together to build a community of 471 new units. With approximately 580 feet of street frontage along Font Street, 101 Font strives to enliven the greater Parkmerced community by improving the pedestrian experience.

Amenities include 153 below-grade parking spaces, a roof deck, dog walk, and two courtyards.



99 HIGUERA AVE by BDE Architecture

The vision for 345 Vidal Drive is a 4-story collection of buildings, each with its own distinct style, housing a total of 274 new home, 166 of which will be replacement units for residents living in blocks 3, 4, 7, 8, and 9 today.

Amenities include two publicly accessible pedestrian paseos, roof decks, and club rooms, as well as two levels of below-grade parking, housing 489 parking spots.



FREQUENTLY ASKED QUESTIONS

This section contains a collection of answers to the common questions regarding the Parkmerced Vision received from residents at community meetings or via the Vision Info hot line and email. If you have any comments, or if you have a question about the Parkmerced Vision, feel free to call 415.405.4666, email info@parkmercedvision.com, or visit the project website at parkmercedvision.com for a full list of FAQs.

Who qualifies for a replacement apartment?

All residents who live in a garden town home will be offered a replacement home at the same rent-controlled rate at some point over the project duration. Replacement Homes 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. All Replacement Apartments will include a dishwasher and washer/dryer unit. Resident will be notified at least 2 years in advance prior to relocation.

How does the proposed Brotherhood Way and Chumasero intersection realignment and improvements actually help?

North-south at-grade pedestrian crossings at this location do not exist today. The new intersection will include new at-grade crossings, accessible and code-compliant wheelchair/disabled curb ramps at each crosswalk, high contrast crosswalks, dedicated bike crossings, and state of the art traffic signals. New pedestrian crossing signals will be push-button activated and programmed with a leading pedestrian interval (LPI). LPI means that pedestrians will get a WALK signal first Parkmerced Vision Community while all vehicular traffic is stopped; this provides people crossing with a head start, helping them establish their right of way in the crosswalk and improving visibility to drivers.

Will the Parkmerced Community Shuttle be ADA accessible?

Yes, the fleet of vehicles selected for the Parkmerced Community Shuttle will be ADA accessible. All shuttle drivers will be trained to operate all ADA bus features and be available to assist residents as needed.

Will there be an interruption to utilities during construction?

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

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 several years, but residents are welcome to submit their Reasonable Accommodation request forms and Parkmerced will keep them in residents' files (see page 6).

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.

Will Font Boulevard continue be open to Junipero Serra Boulevard?

As part of the Subphase 1B Street Improvement Plans, Font between Chumasero and Junipero Serra will be permanently closed. However, prior to this closure, a new intersection will be constructed at Junipero Serra and a northern extension of Chumasero. During construction Font between Chumasero and Junipero Serra will remain accessible. The most up to date road closure information, during construction will be readily available on the project website parkmercedvision.com.

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 Subphase 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.

Will the existing staircase at the top of Felix Drive that provides pedestrian access to Junipero Serra and the existing public transit stops be affected by construction or the Vision Plan?

Parkmerced is finalizing the construction sequencing plan for this area of the project. During construction, in an effort to protect residents there may be instances where the staircase will be inaccessible, however, Parkmerced will work to minimize the closure. While access is still being determined, Parkmerced is currently exploring several options as possible solutions. Following the completion of Subphase 1B, the staircase will remain.



SCHOLARSHIP AND INTERNSHIP

Congratulations to our 2022 Robert Pender Scholarship recipients:
Min Hay Thi Ko - University of San Francisco Department of Architecture
Melissa Negrete - City College of San Francisco Department of Interior Design.

Applications for the \$1,000 Parkmerced Vision Scholarship and the Vision Internship program are available online and are reviewed on a rolling basis. To view the latest application form and requirements, visit parkmercedvision.com, email opportunities@parkmercedvision.com, or call 415.405.4666.



COMMUNITY UPDATES FROM OPERATIONS

Dear Residents,

Thank you for giving us the opportunity to serve each of you and for continuing to make Parkmerced your home. We'd like to share some community updates with you.

Please join us in welcoming back Lucia Purcell, Parkmerced Resident Services Manager. Lucia is excited to be back to focus on elevating service and building a strong sense of community.

We recently added Rinse to our Car Free Living Program. Rinse picks up, cleans, and delivers your laundry and dry cleaning 7 days a week, with deliveries between 8AM and 10PM. Save 3+ hours per week and spend that time on things that really matter! Please note, this requires your full \$100 allocation and is applicable to those only eligible per their lease agreement.

Need extra storage space for your personal belongings? Interested in reserving a parking space in one of our car ports or garages? Reach out to Resident Services to secure your space today.

Looking for something fun to do as we approach the warmer months of Summer? Enjoy all The Meadow has to offer - volleyball courts, BBQ pits, fire pits, bocce ball courts, an enclosed dog park, a children's playground, a community garden, and more! Located between the Gonzalez and Serrano High Rise buildings.

Looking for an easy way to pay rent? Sign up for auto-pay today under the "Payments" section of your Resident Portal! Here, you may also open a Resident Services Inquiry or a Maintenance Work Order. All without picking up the phone or leaving the comfort of your home!

CONTACT INFORMATION

Parkmerced Vision

Attn: Project Manager
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415.405.4666
parkmercedvision.com

Parkmerced Mobility

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415.795.7051

Parkmerced Resident Services

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parkmerced.com

Parkmerced Maintenance

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maintenance@parkmerced.com
415.405.4670

San Francisco Planning Department

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elizabeth.purl@sfgov.org
628.652.7600

You can also view all public documents on the Planning Department Parkmerced Project Page: <http://www.sf-planning.org/index.aspx?page=2529>.

San Francisco Rent Board

25 Van Ness Avenue, Suite 320
San Francisco, CA 94102
415.252.4602

The San Francisco Rent Board provides counseling information on subjects covered by the Rent Ordinance. You can speak with a counselor during weekday counseling hours (9AM - 12PM and 1PM-4PM). Counselors are also available at the Rent Board office 8AM - 5PM, Monday through Friday, excluding holidays.

Parkmerced Residents Organization

Any group of tenants interested in becoming a recognized residents' organization can do so by notifying Parkmerced and the San Francisco Planning Department of its formation in writing. To formally be recognized, the group must show proof that they have more than 10 members (defined as tenants of Parkmerced, each occupying a separate unit) and have been in existence for at least 24 months. Please contact Bert Polacci at 415.405.4666 for more information or email info@parkmercedvision.com.



415.405.4666

info@parkmercedvision.com

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