



Pulse

Resident Newsletter Issue 8 | Fall 2017





MAKING PROGRESS

As we prepare for construction, Parkmerced continues its commitment to being open and transparent. In this issue, you will find updates on the Vision, results from the 2017 Parkmerced Transportation Survey, parking relocation, construction schedules, and community updates.

What is the Parkmerced Vision?

The Parkmerced Vision is a project aimed at revitalizing Parkmerced and is being implemented over the course of the next 20-25 years. Since 2006, the Vision has been developed and constantly being refined through the collaboration of over 600 meetings with residents, neighbors, and government agencies. This partnership serves to represent Parkmerced both current and future, and will enable the transformation of Parkmerced into a vibrant neighborhood and model of urban sustainability.

The Vision was approved in 2011 and will be carried out in many phases with Subphases 1A and 1B expected to begin construction Q1 2018

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 approved; Informational Tenant Relocation packets mailed to residents who will relocate in Subphase 1A.
- **October through December 2015:** Design Review Applications approved for buildings part of Subphases 1A and 1B.

Updates

April 2017

- On April 24, Parkmerced was invited to give a lecture on California Real Estate Principles to over 40 students from the San Francisco State University College of Business. The team presented the Parkmerced Vision, San Francisco's current need for housing, and the positive impact of the Vision over the next 20 - 25 years.

May 2017

- On May 15, over 60 residents attended a meeting at St. Thomas More School to discuss the Vision, Parking Relocation, Construction and Community Updates. The presentation and summary can be viewed on the project website, parkmercedvision.com under, Outreach.
- On May 29, Community Improvement Plan permit applications were submitted to the City for final approval. The plans include landscaping and open space improvements which will enhance living at Parkmerced when completed.

July 2017

- On July 13, the Internet of Things Forum held a session at Parkmerced attended by technology leaders from across the United States. The Forum introduced startups and presented demonstrations, case studies, and product reviews related to the interconnection of computing devices embedded in everyday objects.
- On July 28, the SFMTA approved the conversion of a small segment of curb along Garces Drive at Grijalva Drive to a white curb/loading zone to accommodate a future resident shuttle stop. When the shuttle is not operating, the segment will be available for public parking. For more information on the Resident Shuttle (See page 8).

PROJECT TIMELINE

The timeline is representative of the most accurate project schedule to date. Due to the complexity of the project and the coordination needed with city agencies, designers, consultants, and community stakeholders, dates are tentative and subject to change.

2017

Q3 2017

Proposed Resident Shuttle stop in public right of way approved by the SFMTA at a hearing on July 28

2018

Q1 2018

60 - Day Parking Relocation Notices sent to affected residents at Arballo Circle, Felix Garage, Galindo Lots E & F, and Galindo Outdoor Lot (See page 7)

Arballo Circle, Felix Garage, Galindo Lot E & F, and Galindo Outdoor Lot Parking Relocation (See page 7)



Break ground on Street Improvement Plan Phase 1A and Phase 1B

Construction Start



Q2 2018

Break ground on 199 Vidal



Q2 2018 (cont'd)

Break ground on 300 Arballo

Existing Tenant Notices mailed to existing Blocks 19, 34, and 37W (See page 3)



Break ground on 1208 Junipero Serra



Break ground on 450 Serrano/850 Gonzalez

Q3 2018

60 - Day Parking Relocation Notices sent to affected residents at Galindo Garage (See page 7)

Galindo Garage Parking Relocation (See page 7)



Break ground on 95-99 Chumasero

2019

Q1 2019

Unit Availability Notices distributed to residents of To-Be-Replaced Apartments (See page 3)

Q2 2019

Replacement Unit Acceptance distributed to residents of To-Be-Replaced Apartments (See page 3)



Late 2019

Relocation Notices distributed to residents relocating to 199 Vidal Drive (See page 3)

2020



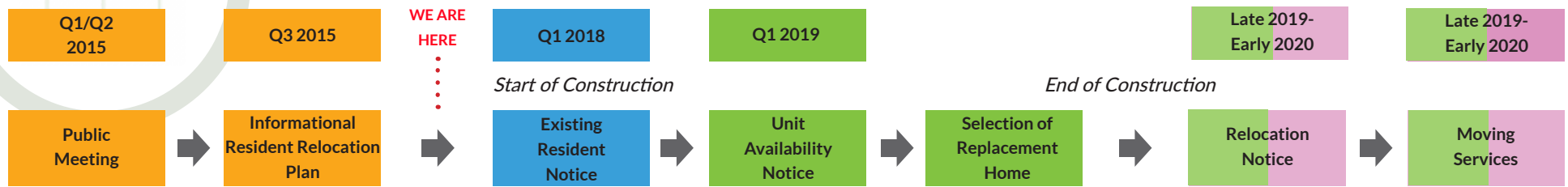
Relocation Notices distributed to residents relocating to 300 Arballo (See page 3)



Phase 1A/Phase 1B Construction Completion

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.



Relocation Meeting

- Residents of existing Blocks 19, 34, and 37W (see page 4) learned about tentative moving timeline and received a copy of the Resident 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.

Q1 2018: Existing Resident Notice

- Confirm your seniority for the Unit Selection Process
- Receive Rent Board information on your rights as a tenant

Q1 2019: Unit Availability Notice

- Begin the Unit Selection Process
- Be invited to multiple Open Houses so that you can see a sample unit and pick your preferred unit layout
- Rank your preferred Replacement Home for Unit Selection

Selection of Replacement Home

Receive results of Unit Selection Process

- Find out your future home and address
- Confirm that you plan to move into the unit

Relocation Notice

- Receive notice that your home is move-in ready
- Work with Parkmerced to finalize a Moving Day

Moving Services

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

RESIDENT PROTECTION

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

The Parkmerced Vision involves removing and replacing all garden apartment homes within Parkmerced in phases over the next 20-25 years. Subphase 1A includes the construction of 56 replacement apartment homes for residents of To-Be-Replaced Apartments on existing blocks 37W, 34, and 19 (see page 4).

To protect our existing residents, Parkmerced prior to the replacement of their existing rent-controlled apartment will provide resident who lives in To-Be-Replaced Apartments with a rent-controlled home within a newly constructed buildings.

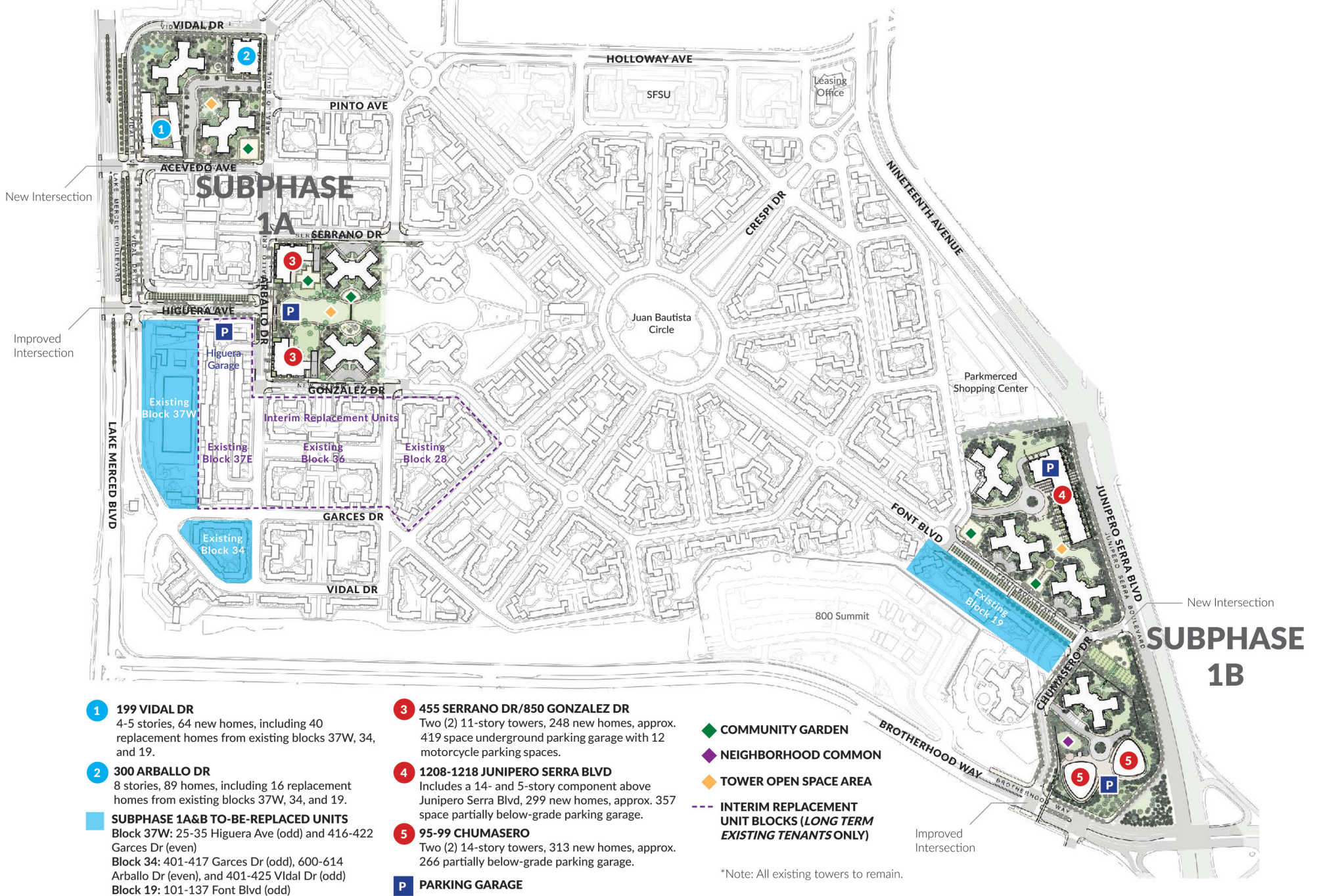
- New apartment homes will be rented at the same rent-controlled rate as the existing apartments prior to demolition (and be subject to rent increase limitations of the San Francisco Rent Control Ordinance).

- 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 home with the same number of bedrooms and bathrooms, and in some cases more;
- have improved accessibility, making it more convenient for our elderly and or disabled residents;
- include brand new, energy efficient appliances and new fixtures including dishwashers and washer/dryers; and
- be constructed via modern building techniques including insulated walls and efficient windows.

DEVELOPMENT SUBPHASES 1A AND 1B SITE MAP



- 1 199 VIDAL DR**
4-5 stories, 64 new homes, including 40 replacement homes from existing blocks 37W, 34, and 19.
- 2 300 ARBALLO DR**
8 stories, 89 homes, including 16 replacement homes from existing blocks 37W, 34, and 19.
- SUBPHASE 1A&B TO-BE-REPLACED UNITS**
Block 37W: 25-35 Higuera Ave (odd) and 416-422 Garces Dr (even)
Block 34: 401-417 Garces Dr (odd), 600-614 Arballo Dr (even), and 401-425 Vidal Dr (odd)
Block 19: 101-137 Font Blvd (odd)

- 3 455 SERRANO DR/850 GONZALEZ DR**
Two (2) 11-story towers, 248 new homes, approx. 419 space underground parking garage with 12 motorcycle parking spaces.
- 4 1208-1218 JUNIPERO SERRA BLVD**
Includes a 14- and 5-story component above Junipero Serra Blvd, 299 new homes, approx. 357 space partially below-grade parking garage.
- 5 95-99 CHUMASERO**
Two (2) 14-story towers, 313 new homes, approx. 266 partially below-grade parking garage.
- P PARKING GARAGE**

- ◆ COMMUNITY GARDEN
- ◆ NEIGHBORHOOD COMMON
- ◆ TOWER OPEN SPACE AREA
- INTERIM REPLACEMENT UNIT BLOCKS (LONG TERM EXISTING TENANTS ONLY)

*Note: All existing towers to remain.



2017 PARKMERCED TRANSPORTATION SURVEY

As part of the ongoing effort to assess the current mobility needs of Parkmerced, the 2017 Transportation Survey was conducted to measure the mobility choices of Parkmerced residents. Between March 18, 2017 and April 17, 2017, a survey was delivered to each Parkmerced household and was also distributed online. In total, we received a total of 860 responses and here are some of the highlights from this year’s survey. For more information, please contact the Transportation Coordinator at mobility@parkmerced.com.

Employment and Mobility Choice

Parkmerced is home to a broad range of lifestyles. Respondents identified themselves at 53% Employed, 21% Retired, 15% Students, 8% Self Employed, 2% Unemployed and 1% Volunteer.

Of our respondents, 31% ride Muni/BART, 22% commute by driving alone, 17% Walk, 13% Uber/Lyft/Flywheel, 4% Telecommute, 4% Carpool, 2% Bike, and 7% commute via other means. Additionally, the survey asked residents to identify and rank the transportation topics they felt as most important. The top ranked mobility topics that residents identified were a shuttle to BART/Muni, a Shuttle to Local Shopping, and Real-Time Arrival Info.

Commuting via BART

One benefit of living at Parkmerced is the ease of access to the greater Bay Area with the proximity to BART. Of the respondents that use BART, we found 44% of residents use BART between 6:30AM-9:30AM, 36% between 9:30AM-4:00PM, 12% between 4:00PM to 7:00PM, 5% between 7:00PM-10:00PM and 3% of trips occurring at other times. Based on the results 97% of trips to BART occur between 6:30AM-10:00PM. Results from the survey have helped further develop the operation plan for the future Resident Shuttle.

Vehicle Ownership and Parking Trends

Data was also gathered on automobile ownership and parking. Approximately 79% of all residents reported owning one or more vehicles per household. However, only 43% of all residents reported leasing a parking space within Parkmerced’s garages or carports; these residents instead either do not own a vehicle or opt instead to park on city-owned streets.

How Residents Will Use the Resident Shuttle

In anticipation for the future Resident Shuttle (See page 7 & 8) the Transportation Survey also assessed the projected usage of the Resident Shuttle. Over 40% of residents indicated that they would use the Shuttle to get to and from Daly City BART, 44% indicated they would use the shuttle to travel to Westlake Shopping Center, 8% indicated they would use it to travel through the community, and 5% indicated that they would use the Resident Shuttle as a convenient service to and from Higuera Garage. When the shuttle launches, we will be monitoring and adjusting service based on actual demand and usage.

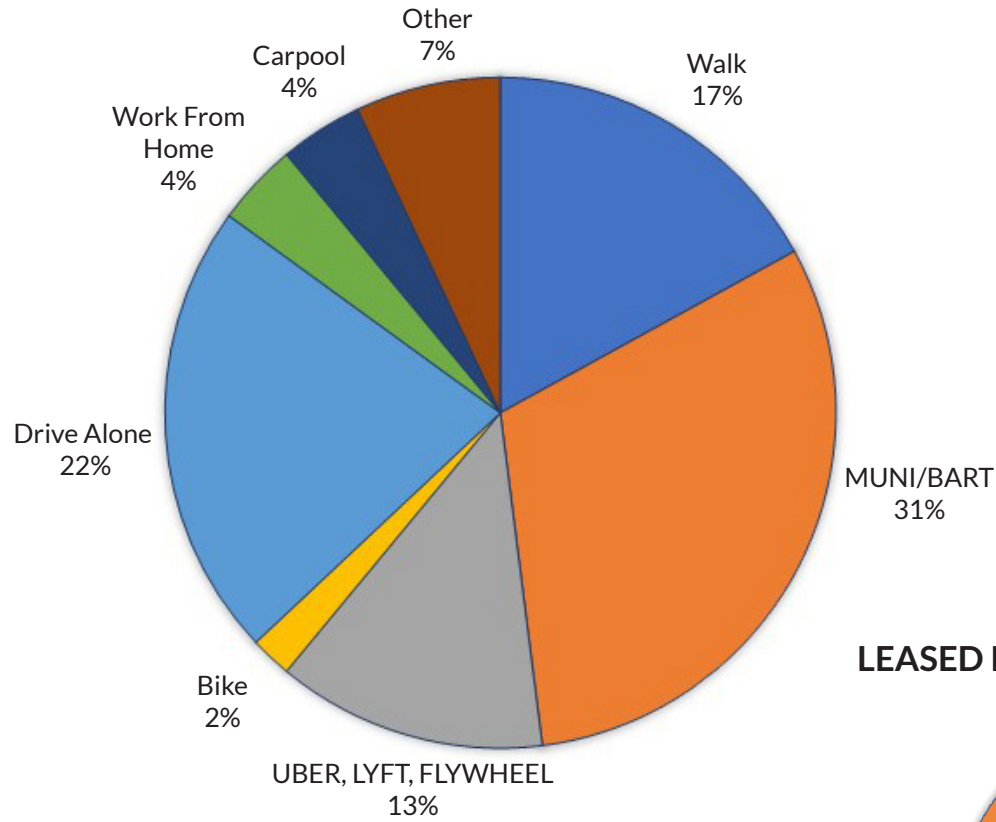
As the Vision progresses we will be working to expand and improve the mobility options available at Parkmerced. Dedicated staff continually monitors and assesses the transit options available to all Parkmerced residents.

MOBILITY TOPICS RANKED BY IMPORTANCE

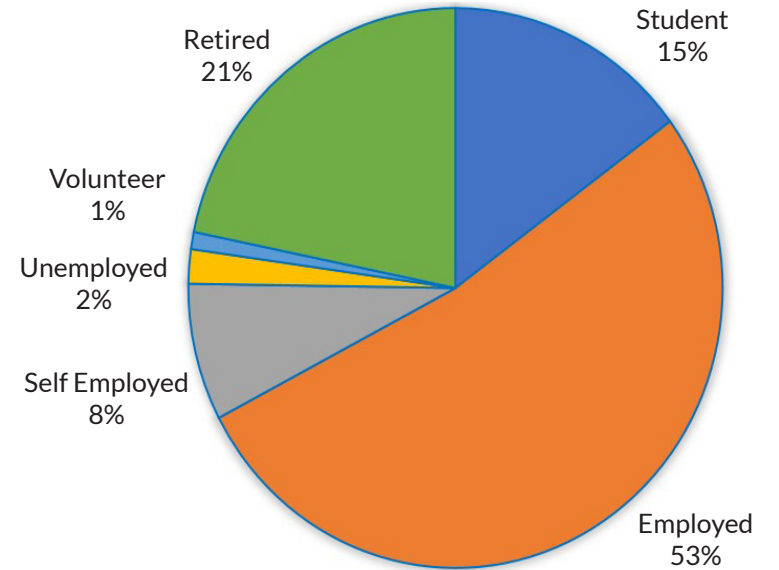
Topic	Rank
Shuttle to BART/MUNI	1
Shuttle to Local Shopping	2
Real Time Arrival Info	3
Subsidized UBER/Transit	4
Carpool/Vanpool	5
Dedicated Transportation Coordinator	6
Improved Bike Rooms, Bike Racks	7
Additional Car Share	8
Bike Share	9
Additional Electric Vehicle Charging Station	10

Most Important Topics Indicated by Residents

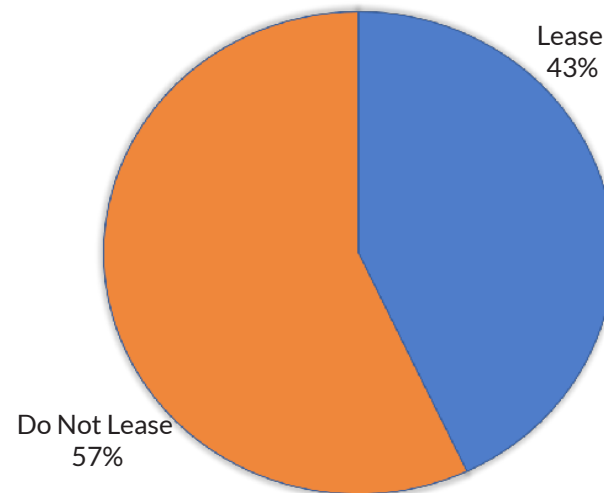
COMMUTE METHODS



DEMOGRAPHICS



LEASED PARKING SPACES PER HOUSEHOLD



PARKING RELOCATION PLAN

The Vision identified that the following parking garages and lots would 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 (See page 8). Parkmerced is committed to keeping residents' current parking spaces available until the parking garages and lots are to be removed for the start of construction. Affected residents will be notified at least 60 days prior to their Parking Relocation:

- Felix Garage: Notification in Q1 2018, Relocation in Q1 2018
- Arballo Circle: Notification in Q1 2018, Relocation in Q1 2018
- Galindo Lots E & F and Outdoor Lot: Notification in Q1 2018, Relocation in Q1 2018
- Galindo Garage: Notification in Q2 2018, Relocation in Q3 2018

Residents who park at these locations will have their spaces relocated to Higuera Garage (See page 8); residents who currently park at Higuera Garage will see no change. Highlights of the Parking Relocation Plan include:

- **Guaranteed Replacement Space.** Residents affected by Parking Relocation will be provided a replacement parking space within Higuera Garage.
- **Two Month Advance Notice.** Residents will be provided a minimum 60-day notice before Parking Relocation occurs.
- **Reasonable Accommodations.** As space allows on a case-by-case basis, Parkmerced will work with residents who require a reasonable accommodation to find a replacement parking space in a carport closer to their existing parking space. Reasonable Accommodation Request Forms can be downloaded from the project website, 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 resident's distance from their home to the relocated parking space. If a resident currently does not pay for his or her parking space, the reduction will reduce 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 travelled. Residents will retain the same parking lease terms and same parking rent-control protections.

- **Free Resident Shuttle.** To improve access for Parkmerced residents, a free ADA accessible Resident Shuttle will be launched with the Parking Relocation. Stops located along Cambon, Font, and Chumasero will provide convenient access for residents affected by the Parking Relocation to Higuera Garage. In addition, the shuttle route will include stops throughout Parkmerced, Daly City BART Station, and Westlake Shopping Center (See map on page 8).

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

- **Tower Loading Zones.** Electric Vehicle Charging Stations at 100 and 150 Font have been converted to timed loading zones. Additional spaces at other towers may be converted to timed loading zones based on demand. Per resident feedback, we are working closely with Community Patrol to see that usage is better managed and made available to residents.
- ***Galindo Lot E, F, & Outdoor Lot.*** Residents who currently park at the Galindo Lots E & F and Galindo 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 prior to Galindo Garage is deconstructed. These residents may also elect to relocate only once directly to Higuera Garage at this time. Residents who temporarily relocate to Galindo will not be given a parking rent or base rent reduction until relocated to Higuera Garage and the reduction will be calculated on the distance from their original parking space to the new space in Higuera Garage.

In response to valued comments and suggestions from residents, the following resident options are being explored.

- **Supplementary On-Call Service.** During the hours which the shuttle is not in operation (10PM to 6:30AM), Parkmerced is working to partner with an on-demand service provider to bring on-call transportation to affected residents both to and from Higuera Garage and their existing apartments.
- **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 who require Reasonable Accommodations. Residents will be notified of space availability prior to construction completion. Reasonable Accommodation Request Forms to park in the new garages are not being accepted at this time.

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

From Parkmerced/BART
To Parkmerced
To Westlake Center
To Westlake

Daly City BART

Transfer to:
BART
Muni
samtrans

To/From Parkmerced
To/From Westlake

- Shuttle Stop
- Outbound to Daly City BART
- Inbound to Parkmerced/Higuera
- - - To/From Westlake (Limited Service)

- Transfer to BART
- Transfer to Muni
- Transfer to SamTrans



You've heard the saying partners in crime ... these two are partners in design: Andrew (left) enjoying laughs with his partner Grace, doing things in a way only designers could.

Andrew Johnson *Senior Project Manager*

We are including a series to introduce the Parkmerced community to the team behind the scenes of the Vision Plan. With almost 20 years of experience as an Architect, Andrew is responsible for design implementation and project technical coordination for Subphases 1A/1B.

I was born and raised in Alexandria, Virginia. Anxious to see more of the US, I headed to Columbus, Ohio to study Journalism at The Ohio State University, and then to the desert southwest to earn a Master's in Architecture from Arizona State University. I finally settled in San Francisco in the late 90s, with a short 3 years living in Austin, Texas before returning to San Francisco.

I've had a job continually since I was 14. I got my start filling phone orders at a Domino's Pizza, sadly not slinging pizza dough. From there it's been a diverse list including: movie theater projectionist, laborer, clerk for US Army, audio visual technician, waiter, and graduate teacher assistant, teaching undergrads architectural history. I even stocked wine at Cost Plus World Market in Fisherman's Wharf.

My career has allowed me to work on projects locally, regionally and internationally. I've worked on a variety of project types as large as a 55-story high rise tower to as small as a window restoration. Interestingly, one of the best things I learned came from living in Austin. The happiest and most satisfied Austonians were those who were invested in their local community, working a lot on projects to make Austin a more livable, more connected, and more sustainable city.

When I returned to San Francisco, I was dedicated to finding meaningful work that would help transfer that community investment into making San Francisco a better city. With all of the community involvement, the Parkmerced Vision is going to transform San Francisco's western edge into a thriving, connected community, built sustainably, with a focus on creating an urban community, not just buildings, and I'm excited to be able to be part of the team working with the community.

THE BUILDING BRIEF: CONSTRUCTION UPDATES

Q1 2018 will bring construction to select areas of Parkmerced and during this time our residents will continue to be of the utmost importance.

Construction of Subphases 1A and 1B (See page 4) can generally be broken down into two primary elements: Buildings and Street Improvements. All contractors will adhere to all applicable laws and regulations during construction including any obligations and mitigations identified in the Vision's Environmental Impact Report (EIR). These regulations will aid in mitigating potential impacts to residents from construction noise and vibration, dust, and road closures/detours.

Building Construction

If you are not familiar with the construction process, the following points illustrate a general overview of the construction process:

1. **Secure Construction Area.** To establish safe working zones in and around construction sites, work will generally begin by securing construction areas. This includes installing fencing around the project site as well as installing temporary signage to help circulation within Parkmerced.
2. **Make-Ready Work.** Prior to the beginning construction, preparation work will be conducted on all blocks to help make them ready for the construction of future structures. This includes the relocation of existing utilities and conducting quality and test programs. (See page 10)
3. **Deconstruction.** This includes the removal of existing parking structures, including Arballo Circle, Felix Garage, Galindo Lot E & F, Galindo Outdoor Surface Lot and Galindo Garage. Residents will relocate their parking spaces as part of a Parking Relocation Plan (See page 4). Prior to any deconstruction, an abatement process will begin where any asbestos, lead paint, and hazardous materials will be removed in an enclosed and controlled environment. All construction and deconstruction will comply with the strict standards of the California Occupational Safety and Health Administration (CAL-OSHA), Bay Area Air Quality Management District (BAAQMD) and stringent health and safety requirements of the City of San Francisco.
4. **Shoring & Excavation** - Blocks 6, 20, and 22 all have sub-grade parking structures that require installation of shoring systems and excavation to prepare foundations for vertical construction.
5. **Duration** - For each building, construction can range from 16 to 26 months from the start of construction.

Make Ready Work

Make-ready work will continue through 2018. In most cases, this work will be minimal and indistinguishable in context of the daily hustle and bustle at Parkmerced. One month prior to construction there may be occasional traffic diversions and construction material deliveries and staging. When appropriate, residents will be notified of work prior to commencement. We strive to make this work clear, so you can have comfort in knowing the purpose and extent of each work element. Some of the work expected prior to official ground breaking includes:

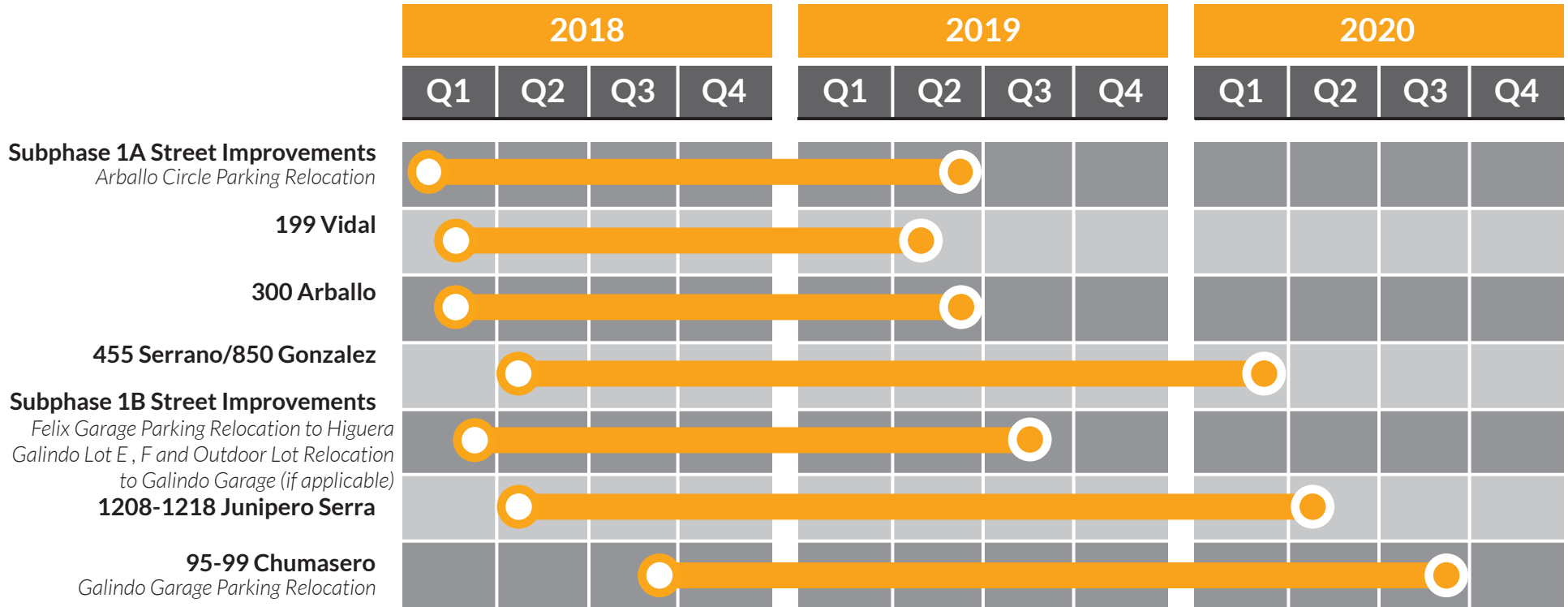
- **Test Piers.** Testing will be conducted in the Meadow where 450 Serrano/850 Gonzalez to confirm the soil conditions for future drilled piers.
- **Wall Mock-Up.** A mock-up of the façade of 1208-1218 Junipero Serra will be erected in a discreet location to be determined. This will help provide a visual representation of the facade system of that will be constructed.
- **Material Staging.** Materials, such as specialized water pipes, will need to be stored in predetermined areas near the construction sites prior to the start of construction. This will allow for a more efficient construction schedule.
- **Relocation of PG&E Vault.** We will be working in coordination with PG&E to relocate a PG&E vault at the intersection of Chumasero & Font to make way for street improvements, landscaping, and improved pedestrian safety.
- **Relocate Electrical Gas Lines/Electrical Lines.** In preparation for the new buildings on Block 1, we will be improving the existing gas and electrical lines in partnership with PG&E. Any work will be coordinated to minimize any temporary changes in service. Residents will be noticed prior to any work to be done.
- **Temporary Fencing/Pedestrian Walkways.** Prior to any start of construction, we will begin setting up temporary fencing to close off any sites used for construction/staging. An accessible pedestrian walkways will be maintained during the construction process.
- **Installing Temporary Access Roads.** As part of our Construction Traffic Management Plan we will install temporary access roads to where necessary mitigate any adverse impacts on traffic.



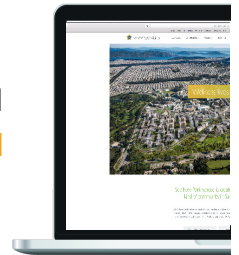


CONSTRUCTION SCHEDULE

The timeline is representative of most accurate project schedule to date. Due to the complexity of the project and coordination with city agencies, designers, consultants, and community stakeholders, dates are tentative and subject to change.



FOR THE MOST UP TO DATE PROJECT INFORMATION
VISIT US AT PARKMERCEDVISION.COM



FREQUENTLY ASKED QUESTIONS

This section contains a collection of the answers to the most 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 Home?

All residents who live in a garden townhome will be offered a rent-controlled Replacement Home at the then same rental rate as when they are asked to relocate to a new home. Replacement Homes will be constructed prior to the relocation of To-Be-Relocated residents. Replacement Homes will be equivalent in size, include at least the same number of bedrooms and bathrooms, meet accessibility requirements, and have new appliances and fixtures. All Replacement Homes will also include a dishwasher and washer/dryer in each new home. Any resident selected for moving will be notified at least 2 years in advance prior to any relocation.

Are there only Replacement Homes located on Block 1 (bound by Vidal Drive, Acevedo Avenue, and Arballo Drive)?

Yes, the Replacement Homes in Subphases 1A and 1B are located within two new buildings, 199 Vidal Drive and 300 Arballo Drive on new Block 1. These buildings have been designed with input from residents and the existing garden homes in mind. These buildings include entry level stoops, courtyards, and other community amenities that residents identified as important. In total, 1,538 new Replacement Homes will be constructed over the course of the next 20-25 years.

Will the new shuttles be ADA accessible?

Yes, all the future shuttle vehicles will be ADA accessible. All shuttle drivers will be trained to operate all ADA bus features to assist residents as needed.

What is the capacity of the vehicles selected for the Resident Shuttle?

The Resident Shuttle will be able to accommodate up to 30 passengers. Shuttle Operation will be monitored and services adjusted to provide adequate service levels to meet demand and usage as they change.

How long will it take to get to Higuera Garage using the Resident Shuttle from the towers along Font Boulevard, Chumasero Drive, and Cambon Drive?

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

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 may be inaccessible, however, Parkmerced will work to minimize closures. 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. However, this area is the location of the future Muni realignment. While the staircase will be removed as part of the Muni realignment, three (3) Muni stops will be constructed within Parkmerced. All new Muni stops within the property will be within a 10-15-minute walk from all Parkmerced residents.

Will Font Boulevard continue to be open to Junipero Serra Boulevard?

As part of the Subphase 1B Street Improvement Plans and the Vision design, Font Boulevard between Chumasero Drive and Junipero Serra Blvd will be permanently closed. However, prior to this closure, a new intersection will be constructed at Junipero Serra Blvd and a northern extension of Chumasero Drive from Font Blvd. During construction, Font Blvd between Chumasero Drive and Junipero Serra Blvd will remain accessible. For the most up to date road closure information, please visit parkmercedvision.com.

Will there be an interruption to utilities during construction and will residents be notified?

For any known planned utility service interruption, residents will receive a notice approximately two weeks prior. To minimize any interruptions in service, future utilities will be installed prior to existing utilities being taken offline, as best possible. In the event of an emergency shut-off, residents will be notified immediately and updated constantly. During construction, residents will have access to construction updates via parkmercedvision.com.

CONTACT INFORMATION

Parkmerced Vision

Attn: Project Manager
3711 Nineteenth Avenue
San Francisco, CA 94132
info@parkmercedvision.com
415.405.4666
parkmercedvision.com

Parkmerced Resident Services

1 Varela Avenue
San Francisco, CA 94132
residentservices@parkmerced.com
415.405.4600
parkmerced.com

San Francisco Planning Department

Elizabeth Purl
1650 Mission Street, Suite 400
San Francisco, CA 94103
elizabeth.purl@sfgov.org
415.558.6409

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 - Noon and 1 - 4pm). Counselors are also available at the Rent Board office 8am - 5pm, Monday through Friday, excluding holidays.

Residents' Organization

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.

SCHOLARSHIPS & INTERNSHIP PROGRAM

Lillian Martin | 2017 Robert L. Pender Memorial Scholar
Lillian is currently a student at San Jose State University studying Urban and Regional Planning. She anticipates graduating May 2018. Lillian is currently combining her love for maps and applied technologies, as she seeks to further develop an understanding of what makes a city livable and healthy. The Robert L Pender Memorial Scholarship will help support her tuition and fuel her dreams to advocate for a sustainable future



Upcoming Scholarship and Internship Opportunities

Applications for the Parkmerced Vision Scholarship and Parkmerced Vision Intern programs are now available. To view the full application form and requirements, visit parkmercedvision.com, email opportunities@parkmercedvision.com, or call 415.405.4666.

SAVE THE DATE! OUR NEXT RESIDENT MEETING

When: Monday, September 25th, 2017, 6PM - 8PM
Where: St. Thomas More Catholic School, Gymnasium
50 Thomas More Way at Brotherhood Way, San Francisco

Join us for our next resident meeting where we will be providing an update on the Parkmerced Vision Plan, Parking Relocation, and future construction. Rides will be provided with pick-up locations at the Parkmerced Leasing Office and 810 Gonzalez Drive; ride service will operate to the meeting venue and to the pickup locations on an as needed basis from 5:30PM until 8:30PM. Refreshments will be served. We look forward to seeing you there!

To stay up-to-date with the latest information at Parkmerced, look for the next issue of Parkmerced Pulse, visit parkmercedvision.com, email info@parkmercedvision.com, or call 415.405.4666.

COMMUNITY UPDATES

YMCA Grant 2018 - As part of our continued partnership with the YMCA, A grant was approved to fund additional programming through 2018 for our Parkmerced Residents who are 55+.

Rent Box - In August we will be launching the Rent Box feature which will accept Resident payments similar to an ATM. This will minimize lines and expedite service.



415.405.4666
info@parkmercedvision.com
parkmercedvision.com