

Parkmerced Improvements

June 2007 Update



What's happening around Parkmerced? Come learn more about our current renovations and long-term improvements to enhance Parkmerced for the future. First off, we would like to thank everyone who has attended resident meetings this year and provided us valuable input on work underway and improvements you'd most like to see down the road. We would like to encourage your continued involvement!



New fencing complete along portions of 19th Avenue

Short-Term Improvements

Construction is well under way on much-needed capital renovations to address deferred maintenance, energy efficiency and resident comfort. Over the past five months we've been working diligently on a number of projects and anticipate work continuing on the renovations for the next few years. Costs for these improvements will not be passed through to residents.

Here are some of the key things we've been working on:

- The fencing along 19th Avenue between Crespi and Cardenas Drive is complete. We are working with Caltrans for permits necessary to complete fencing from Cardenas Drive to Font Boulevard. With your support, we hope Caltrans will approve our request. Please contact resident relations and fill out a support letter.
- We began fire alarm installations in 100 and 150 Font and are scheduled for completion later this summer.
- We are ready to begin emergency generator installation, pending permit approval from the City of San Francisco.
- We've completed lobby upgrades and new mail rooms at 100 and 150 Font and are securing permit approval for the next lobbies.

- We have removed asbestos around pipes in all eleven of the tower basement common areas and to date have completed about one third of the garden units.
- We've finished design and hope to begin work this fall to fix the Crespi Drive entry for greater pedestrian safety and traffic flow.
- We are continuing elevator modernization in the towers. We expect to finish at 100 Font, 150 Font and 125 Cambon this fall and will continue with the other towers immediately following.
- We are painting the exteriors of buildings; work will continue from now through June 2009, weather permitting.
- We are getting closer to an agreement with a vendor to begin adding access card controls to the towers and cameras to the carparks, parking garages and laundry rooms.

Long-Range Improvements

As we make short-term upgrades to the property, we also are thinking about how to make Parkmerced the best it can be in the future. Issues that come with a 60-year old property, such as out-of-date buildings, poor street design, and a dramatic lack of amenities, challenge our ability to make this a more vibrant neighborhood.

Since January 2007, we've met with our residents and neighbors for ideas. We also have been evaluating constraints with the site and existing facilities, and have brought in urban planning experts to help us assess these shortcomings.

We have developed some initial concepts and ideas that we would like to share with you as we move forward to develop a plan for long-range improvements with your input.

**Next Residents' Meeting is
June 12, 6:30 – 8:30pm
77 Cambon**

The July meeting is scheduled for July 11 from
6:30 to 8:30pm, same location.





Key things we are looking at include:

- Creating a “social heart” within Parkmerced that includes stores, cafes, and other services
- Adding more and better housing that allows families, seniors, others to stay in San Francisco
- Improving access to transit, traffic flow and calming, and pedestrian safety
- Making athletic fields and more inviting open space and trails
- Incorporating environmentally sustainable features
- Maintaining rent control for all existing units and no pass throughs to residents

Please join us at the June 12 residents’ meeting to learn more. Designers from Skidmore, Owings & Merrill (SOM) will lead an interactive presentation on these concepts.

Farmer’s Market Every Saturday!

Don’t forget to visit the new Parkmerced Farmer’s Market! Starting June 2, every Saturday from 10 am to 2 pm at The Meadows on Arballo and Serrano.

Parkmerced

3711 Nineteenth Ave.
San Francisco, CA 94132

Interested in a Sustainable Parkmerced?

So are we! And several residents have expressed interest, too. Let us know if you’d like to join a committee to explore how we can incorporate more “green” practices and technologies as we plan for the future.

Contact Us:

Short-Term Improvements

For more information or questions about current renovations contact (415) 308-8791 or Renovations@parkmerced.com.

Long-Range Planning

For questions or input on long-range improvements, contact (415) 227-0630 or info@parkmerced.com.

Interested in plans to improve Parkmerced? Attend a June 12 resident meeting to learn more.