

Parkmerced Long-Range Development Summary of Public Comments from February 2008 Workshops

The following is a summary of public comments and suggestions noted during small group discussions at February 21 and February 23, 2008 design workshops. The same information was presented and discussed at both meetings; one meeting was held onsite at Parkmerced for the convenience of Parkmerced residents and the other was held offsite at the Doelger Café in Daly City.

Since 2006, Parkmerced has held numerous meetings with residents and neighbors to discuss concepts for long-range development and how to improve the property for the future. The long-range planning team is holding a series of three interactive design workshops in early 2008 to further refine improvement concepts. January workshops focused on transportation, traffic, open space, and housing. The February workshops addressed parking and sustainability. Participants also provided a number of comments on transportation, amenities, and housing, which are included in this summary.

The planning team is carefully considering community input as they develop the Parkmerced plans. At the next workshop in April, they will show how the feedback is being addressed and incorporated into the proposed refinements.

PARKING

Less Parking/Other Options

- ❖ We don't need more cars.
- ❖ Parking alternatives must be in place before the Parkmerced population is increased.
- ❖ There must be incentives to get people to give up their cars. Look at the entire car culture.
- ❖ Unbundled parking is OK.
- ❖ Less than 1:1 parking OK
- ❖ Premium parking would be desirable, but \$200/month is too high.
- ❖ Provide discounts for renting a 2nd parking space.
- ❖ Current residents have just over one car per unit.

More Parking

- ❖ Less parking might dissuade people from moving to Parkmerced.
- ❖ Cannot imagine life in SF without a car.
- ❖ Seniors and the disabled must have cars. Plan around them and don't make them walk too far.
- ❖ Residents need more parking more than other proposed amenities.

- ❖ Prefer parking on street vs. in garages; garage parking not convenient with groceries.
- ❖ There aren't enough spaces now and current system penalizes people for parking.
- ❖ Build more spaces.
- ❖ Residents need more than a 1:1 ratio (one parking spot per unit).
- ❖ Less than a 1:1 ratio would be a disaster as evidenced by downtown/SOMA.
- ❖ Should be 1.5:1 parking ratio (because 2 bedrooms = 2 cars)
- ❖ 1:1 parking is not realistic, but less than 1:1 is totally unrealistic.
- ❖ How many current residents don't have cars?
- ❖ What will be the status of current residents' parking in the future?

Garages

- ❖ Put parking under buildings.
- ❖ Make sure parking garages are safe and secure.
- ❖ Add secure bike parking.
- ❖ Decrease assigned spaces in garages.
- ❖ Buy land back from Summer Hill for parking.
- ❖ Build parking at the least cost possible.
- ❖ Build taller garages to free up more open space.
- ❖ Keep existing parking garages.
- ❖ All options are needed: close garages and less expensive satellite parking.
- ❖ Integrate underground parking access with landscaping; Think of shared parking lots with SFSU.

Street Parking within Parkmerced

- ❖ Add striping to on-street spaces to prevent people from parking at all angles on the street and in the garages.
- ❖ Cars parked in/across driveways are a problem.
- ❖ Parking sizes shrank over time.
- ❖ People don't obey drop-off times in front of the towers.
- ❖ Provide free motorcycle parking; San Francisco is a motorcycle city.
- ❖ Need 20 min. spots for unloading groceries. Reduce 2 hr parking spaces to 1 hr.
- ❖ Chumasero, Font, and Holloway are bad streets for parking.
- ❖ Enforce fire lanes by Galindo.

Impact of SFSU Parking on Parkmerced

- ❖ Parkmerced residents should have priority to park on streets within Parkmerced.
- ❖ Make resident parking for residents only. Reduce non-residential parking time.
- ❖ SFSU needs better parking policies. Parkmerced must take into account SFSU plans for future expansion. SFSU also needs to provide parking infrastructure.
- ❖ SFSU needs to do a thorough survey of how many students drive and from where.
- ❖ Need to know the number of students that park at Parkmerced to determine improvement options.

- ❖ The best time to park at Parkmerced is when students are on vacation. Parking during day at peak hours is an issue.
- ❖ Not all students need cars. Some who live at Parkmerced walk.
- ❖ Neighborhood permits will weed out excessive student parking.
- ❖ Students sleep in their cars and park on side streets.
- ❖ Students often try to find Parkmerced renters to give up parking spaces.
- ❖ If you don't anticipate more students living at Parkmerced in the future, why is so much of your citywide advertising geared toward students?

Retail Parking

- ❖ Can retailers survive without adequate parking? Can retailers survive just off business from residents?
- ❖ Retailers should provide/pay for parking.
- ❖ Someone has to pay for parking; Should we charge retailers?
- ❖ Stonestown is rebuilding; Look at type of parking to be considered there.
- ❖ The amount of needed parking depends on how many people will be patronizing new shops.
- ❖ Delivery service is a very good idea and will reduce need for individual parking.
- ❖ Even Starbucks needs parking, but it could be metered.
- ❖ Have dedicated metered parking for retail.
- ❖ West Portal is dangerous due to amount of cars and double parking.

Guest Parking

- ❖ Where is the guest parking in the future plans? How will you control abuse of guest spots?
- ❖ Need guest parking for senior residents who have health care assistants, other visitors.
- ❖ Provide parking permits for visitors.
- ❖ Provide visitor parking in garages.

Satellite Parking

- ❖ Parking more than 1 block away is too far. The distance and cost trade aren't as important as close, safe parking.
- ❖ Parking more than 2 blocks away is never OK.
- ❖ Would park farther away if it was cheaper and secure.
- ❖ Would pay a premium for closer parking, if it was less expensive than satellite.

Residential Permits

- ❖ Make residential permits available without having to go to City Hall.
- ❖ Residential zone parking works well.
- ❖ Residential permits prevent commuters parking for Muni.
- ❖ Shared parking/paid parking could be used for visitors, students, and residents.

- ❖ 1 hour parking is not currently being enforced.
- ❖ Permits should restrict parking.

Meters

- ❖ Support metering.
- ❖ Need enforcement of meters when SFSU evening classes are in session.
- ❖ Don't want a system that requires feeding the meters.
- ❖ Need more enforcement
- ❖ Don't need more meter maids.
- ❖ Will parking meter fees go to City?
- ❖ Smart meters OK.
- ❖ Redwood City's new smart meter system seems to work well.
- ❖ Meter parking works at West Portal.
- ❖ Meters on street spoil the aesthetics.
- ❖ Reduced time limits and enforcement would help. Or, meters could help.

Car Share

- ❖ Provide car rental on site with easy access.
- ❖ Provide electric car facilities with hook-ups for hybrids.
- ❖ Car share doesn't work for people who work odd hours.
- ❖ Like the idea of car share.

Safety/ Security

Garages and Carports

- ❖ Dark garages are unsafe, especially the second level. The Galindo Parking Garage is dank, dark, and skuzzy.
- ❖ Summer Hill parking lots should have in and out signals. People use wrong lanes entering and exiting parking lots and garages.
- ❖ The motion sensors for the lights only work after you walk 20 feet in the dark.
- ❖ Upgrade existing parking garages. Add cameras and biometric controls with thumb or eyeball sensors.
- ❖ Cars are vandalized in carports. Thieves stole tires from carports.

Streets

- ❖ Parking enforcement isn't working.
- ❖ Need more security, cars parked on streets are broken into.
- ❖ Lights shut down on retail property, which is very dangerous for residents using gym or walking across the street. Safety needs to be considered for the entire property.

Property-wide Safety

- ❖ Will proposed new development include fire/police stations?

- ❖ Will Parkmerced consider bringing back security guards?
- ❖ Need to keep laundry rooms from being vandalized.
- ❖ Inform residents of emergency gas shut-off valves.
- ❖ Need neighborhood watch.
- ❖ Include disaster-preparedness in long-range plan.

SUSTAINABILITY

Definitions of Sustainability (provided by participants)

- ❖ Reducing the human footprint as much as possible.
- ❖ Preserving urban forests.
- ❖ Avoiding the creation of more waste/trash pollution.
- ❖ Giving up idea of owning low density housing and ample parking as the population increases.
- ❖ Working with the government to reduce overall impacts of development.
- ❖ Restoration/renovation/preservation.
- ❖ Utilizing renewable energy and recycled water.
- ❖ Developing while blending in with the existing character.
- ❖ Keeping things going -- long range, medium range (opposite of temporary-something that can renew itself).

General Considerations for Long-Term Sustainability

- ❖ Retain the existing atmosphere and affordability.
- ❖ Retain equality and a quality of life that is meaningful.
- ❖ Proposed development plans are over-ambitious.
- ❖ Support new technologies to conserve resources.
- ❖ Work in synch with all development projects in the area.
- ❖ Consider whether Parkmerced residents willing to accept a sustainable lifestyle.
- ❖ Where are you drawing ideas from?

Trees/Landscaping

- ❖ Plan for funding to maintain new trees and landscaping. Care for existing trees. Replace lost trees. Provide a list of original on-site plantings. Take care when planting new trees (Junipero Serra looks bad).
- ❖ Use drainage swales.
- ❖ Consider drought-resistant plants.
- ❖ Add green roofs.
- ❖ No chemicals on lawns
- ❖ Incorporate urban agriculture.
- ❖ Plant a diversity of species.
- ❖ Fix current plantings.
- ❖ Keep indigenous plants.
- ❖ Parkmerced residents would like to be more involved in landscaping and tree planting.

Open Space/Streetscape

- ❖ Look at the percentage of open space and landscaping.

- ❖ How will you add units and keep open space? How much green space now vs. in future plans?
- ❖ Add usable open space to sit, eat, and relax.
- ❖ Maintain the courtyards.
- ❖ There should be private and public outdoor spaces.
- ❖ The open patios are pleasant because you can meet your neighbors.
- ❖ What would you do with Crespi circle? Will Font Blvd. be the same?
- ❖ The big stones on Brotherhood Way look like headstones.

Bikes/Bike Lanes

- ❖ Ensure that bike lanes won't destroy habitat.
- ❖ As a short-term solution, promote bikes and bike routes to shopping centers. Start a test route to the shopping center to the south and add two bike stations with 10 bikes each. If there were better bike paths, I wouldn't drive.

Composting/Recycling

- ❖ Composting doesn't work. NorCal doesn't do a good job with education and transition. Composting is too much trouble
- ❖ Recycling works when it's easy and convenient. Keep the recycling bins next to the garbage.

Power/ Energy

- ❖ Wind power will generate noise and shadows.
- ❖ Place turbines near trees to blend and scale the size. The SFPUC is doing a test.
- ❖ Don't put turbines on buildings; gyrating motion will undermine foundations.
- ❖ Concerned about safety of windmills. They kill birds.
- ❖ California is behind other states in terms of wind power.
- ❖ Residents will oppose windmills in their backyards.
- ❖ Could wind turbines work as wind breaks?
- ❖ Talk to wind energy specialists.
- ❖ If Parkmerced is off the grid, will you charge tenants?
- ❖ Low energy bulbs cause mercury poisoning.

Lake Merced/ Water

- ❖ Support replenishing Lake Merced.
- ❖ Lake Merced has big potential. Water level is low because of the golf courses.
- ❖ OK to use recycled water for toilets as long as it doesn't corrode pipes or pose a threat to public health.
- ❖ Where would recycled water come from? Would it be a reliable water source?
- ❖ Would people be willing to use greywater?
- ❖ Provide recycled water information to residents.
- ❖ Collect water from roofs.

- ❖ Provide sub-meters for water at each unit to encourage conservation.
- ❖ Too much open water will attract mosquitoes and pose a safety hazard for children.

Heating

- ❖ Heating is a challenge, particularly in the garden units.
- ❖ We have good windows and lighting in towers.
- ❖ New energy efficient appliances are needed.
- ❖ What building types are most energy efficient? Use better building materials.
- ❖ Use cogeneration heating and efficient centralized heating that serves many units.
- ❖ The utility bills are very low in the towers.
- ❖ Will new buildings have double-pane windows?
- ❖ Keep the gas stoves.

Solar Power

- ❖ Solar power would be positive for Parkmerced.
- ❖ Solar won't work, because of the fog.

TRANSPORTATION

Transit Use

- ❖ Use of public transit depends on amount of stuff people have to carry.
- ❖ Slow speed of Muni is prohibitive for important errands with kids.
- ❖ If transit were more accessible, it would be used more frequently.
- ❖ Have dedicated transit lanes.

M-Line and Station

- ❖ Muni M-Line should be underground. Re-route it.
- ❖ M-Line would be too noisy inside of Parkmerced.
- ❖ How would the M-line go through Parkmerced?
- ❖ Pedestrian safety is a major issue M-Line into Parkmerced.
- ❖ Increase the frequency of trains.
- ❖ Consider the relationship between Muni and retail.
- ❖ Make train platforms low to the ground for better access by seniors, disabled.
- ❖ The existing Muni station at Holloway is close enough. Don't need to move it.
- ❖ Extending the M-Line would add time to trips. Talk to people down the line.
- ❖ Once the M-Line is out of the tunnel at West Portal it slows down drastically.
- ❖ What is use of long-range planning when Muni is so ineffective at the moment?
- ❖ Both retail and Muni could bring in less desirable people and trouble-makers.
- ❖ Coordinate closely with Muni, since Muni can barely handle its current load.

Bus

- ❖ Increase the frequency of 17 bus.
- ❖ All bus stops should have Nextbus notices of arrival times.
- ❖ Look at low floor buses and central loading.

Bart/Shuttles

- ❖ Add a shuttle/electric bus to promote circulation in and around Parkmerced.
- ❖ The BART/ Westlake shuttle is a good idea. Need better connections to BART.
- ❖ Shuttle to the Balboa Park station would be better.
- ❖ SFSU has shuttle, which is regularly used.
- ❖ Fast pass for Daly City needed.
- ❖ Must drive to San Jose, no good connection with public transportation.
- ❖ Many on the west side of Parkmerced commute to the Peninsula.

AMENITIES

Retail and Services

- ❖ The type and mix of new stores will be important.
- ❖ How many commercial businesses will it include?
- ❖ Include bank and post office services.
- ❖ Small retail stores tend to be more expensive.
- ❖ What is happening with existing shopping center at Cambon?
- ❖ Can Parkmerced buy back the Summer Hill property? If there aren't businesses at the Summer Hill site now and they didn't survive in the past, how will retail be sustained in the future?
- ❖ A retail center may attract significant traffic.
- ❖ Provide elder care.
- ❖ Provide schools. Key challenge for families in SF is lack of good education.
- ❖ Talk to the city about overall plans to increase the percentage of families and children in SF.
- ❖ Add a library.
- ❖ A veterinarian would be great and a pet store with full service grooming and vet.
- ❖ Have shared shopping carts.

Recreation

- ❖ Need inclusive sports for all ages.
- ❖ Have trellis areas and sandboxes.
- ❖ Separated bike paths are good for all ages.
- ❖ Control outside people entering through bike lanes.

HOUSING

Rental/For Sale Mix

- ❖ Where would for-sale units be located and will they be mixed in with rental units?
- ❖ What will be the ratio between condos and apartments?
- ❖ Renters/owners have different interests.
- ❖ Will there be rules for-sale units?
- ❖ What size apartment will you build that face Lake Merced?
- ❖ We are very interested in buying a townhouse or condo.
- ❖ Many current rentals have too many students per apartment.

New Construction

- ❖ Which towers will be removed?
- ❖ What type of construction will the new buildings use?
- ❖ What is the current level of deterioration in the garden units?
- ❖ Build new units in a way that prevents mold.
- ❖ Consider colors of new units. Who picked the current colors? White is blinding
- ❖ Don't make all housing ADA compliant. They're horrible and dinky with unimaginative, huge hallways and bathrooms, which makes them unlivable.
- ❖ Will common areas be ADA compliant?
- ❖ Address long-term seismic issues.
- ❖ Specify green cleaning products for residents.