

Parkmerced Community Meeting October 4, 2007

Summary of Comments

Housing

- To do the things you've shown and really make it nice you really should demo whole thing and build completely new units
- Condition of the garden apartments is quite bad – you'd be better served by removing all those units and building new units.
- How many more units are you adding?
- What are the criteria for maintaining rent control? How will you finance the expansion with rent control in place?
- Condition of housing is very poor – you'll basically need to start new to fix it
- Can't make modern and nice like you've shown without removing current and starting new
- Do you have a master plan?
- End point in units will determine how neighbors react – 500 maybe, 1000 too many – traffic congestion, etc.
- What is your student population and what are your plans to increase or decrease the number of students?
- How many of your units are rent controlled?
- What is the average rent of current and proposed new units?

Long Range Plans

- Good thing if all garden apartment units replaced – what about towers? (20 years old)
- What are zoning limits on height?
- Appreciate idea of rethinking underutilized, single owned property.
- Avoid urban sprawl - consider adding employment centers, possibly incubator space
- Who owns Parkmerced?
- With rent control can you pass through capital improvements
- SFSU next door – consider working with SFSU to bring employment (research, etc.) to Holloway
- How many retail stores? Consider upscale retail (Peets coffee, etc.)

Open Space

- Leave trees on Brotherhood way
- Will you grade the slope on South West corner?
- How many apartments are garden apartments? How many of these will be replaced?
- What's the good mix? Retail stores?
- Put in upscale stores/grocery?
- Future of the towers?
- Are towers seismically safe?
- Can you pass thru capital improvements? Is that part of plan to finance improvements?
- What percent are garden apartments? What happens – they are in bad shape?

Other Developments

- Will Parkmerced repurchase the areas that were sold – i.e. Mission Properties?

- Why isn't the Mission Properties project providing access thru Parkmerced rather than onto Brotherhood Way?
- Concern about transportation and impacts of new developments in the area
- Why was Mission property sold? Could Parkmerced buy it back? Price?