

**Parkmerced Long-Range Planning
Community Meeting Summary
November 15, 2007**

DENSITY/HOUSING

- What is the whole picture? Will units be demolished? What is the ultimate density?
- Sounds like you want to quadruple the amount of units & people
- Statistically, full increase in units means 150% increase—look at total numbers
- Concerned about new units and their impact to 19th Ave
- What is the exact number of current units?
- Do you believe the community and its infrastructure can handle this?
- What kinds of housing units are you planning to create?
- What will be the unit sizes? 3-4 bedrooms for families?
- Your plans aren't addressing proposed SFSU housing expansion and problems
- Why no discussion of SFSU's proposed expansion?
- How much affordable housing? 15% inclusionary w/ each round of units built?

TRANSPORTATION & PARKING

- Hard to believe your plans to reform MUNI. Been discussed for years with no results
- What is going to happen first? Transportation changes before units or other way around?
- Don't build units first before the transportation measures have been implemented
- Improve MUNI first before you start redeveloping
- 19th Ave is already bottlenecked. Can't take more vehicles; already slow. Where else would traffic go?
- Improvements seem like benefits for SFSU. They will keep Parkmerced residents on site and help students travel around
- How can your plans results in 50% reduction in traffic? How about weekday traffic?
- Your presentation looks attractive, but impacts will be horrific
- What about parking? Much of the current existing parking is used by SFSU. Are you planning to partner with SFSU to resolve?

RETAIL

- Haven't heard need for retail coming from the community. Are you highlighting retail as an issue to convince us of your redevelopment project?
- Have you done an Environmental Impact Report yet?
- Need to sell or have # of units available to provide retail, MUNI change, open spaces, etc.
- Urban design at Parkmerced totally outdated; should be done like communities in Europe
- Parkmerced needs meeting spaces, a village square, and retail
- Will the existing Montessori school be replaced by retail?

COSTS

- What are the precise cost figures for each segment? For example for re-routing MUNI, relocating housing/retail?
- Please present costs and profits and look at # of units you want to increase per need for trade/amenities/units
- What is the cost to us? We do not want to shoulder the regional population/traffic problem? Why are you using us to solve the regional problems?
- Apply ideas to current residents & test assumptions and do it now (sounds great but 50% reduction feels too high an estimate)

SECURITY

- Concerned about security. There has been an increase in crime in the neighborhood
- Idea of bringing MUNI to our neighborhood may increase crime. Fact that we are isolated and it is difficult to walk into Parkmerced is what keeps crime low

SCHOOLS/FAMILY AMENITIES

- Add an elementary school on site; large # of families now that might support a school
- This is a wonderful opportunity for children. What are you doing to give children the freedom of movement and activities? Need space for kids and families
- How many families live here now, especially if there are so many students?

OWNER OF PARKMERCED

- Who is the owner of Parkmerced? What are their objectives? Profits? Good of the City? Are they local? Are they San Franciscans?