

**Parkmerced
Community Meeting Summary
June 14, 2007**

OPEN SPACE/SUSTAINABILITY

- Does the Department of Recreation and Parks maintain any of the green space within Parkmerced? A: No
- Your proposal to accentuate Brotherhood Way as watershed to Lake Merced is very exciting; SFSU also is doing this.
- Are there any restrictions on what you could do on the land that slopes down to Brotherhood Way? Could you build on the slope?
A: While there are no zoning restrictions, there are issues of erosion to consider. We do not plan to build on the slope and don't think it would be a good idea. The ideas we are showing now highlight this area as part of a greenbelt.
- Will you have to cut into the slope and support it with retaining walls?
A: No, and we would never propose retaining walls; instead we would look at bringing the area back to its natural contours.
- Where will the water come from to support your expanded green space?
A: Among other things, we would look at using drought resistant materials.
- The SFPUC is in early stages of a recycled water plan; are your plans part of this?
A: Not yet but this will be part of discussions; we will certainly be looking at reusing water onsite.
- Are most of the green lawns at Parkmerced irrigated now? A: Yes
- SFSU has made some good presentations on green buildings. Will you be looking at green technologies, too? Like replacing concrete with more permeable surfaces?
A: Yes, we will be looking at opportunities to increase permeable surfaces to help reduce storm water runoff. We also think this would be a good area for wind energy, and are exploring other things, too.

HOUSING AND RETAIL

- Will creating the proposed greenbelt require demolishing existing houses and streets?
A: Yes. As noted before, a critical piece would be protection of our existing tenants and ensuring all are provided another unit and preservation of their rent control status.

- Are you looking at just small scale neighborhood retail, or any big box businesses?

A: We envision smaller scale retail more conducive to people getting around on foot or by transit and not by car.

Are you proposing mixed use retail and housing?

A: We haven't worked out this level of detail yet, but the general vision would be for mixed use designed in the most compact way possible.

Are the clusters of garden apartments inefficient?

Do the towers have a life span?

A: Structurally they are sound.

DENSITY

- Your current population is 8000; are you projecting a 20% increase in growth?

A: We have not determined this yet and are conducting a number of analyses, including a market study, to help determine what the appropriate density might be.

- It would be better to come and talk to the community and neighbors when you have figured out the number of new units and overall increase in density.
- Can you consider a zero sum increase in population with all the improvements and new buildings?

TRANSIT/TRANSPORTATION

- SFSU has talked about the possibility of moving the MUNI "M" line with a stop at Parkmerced. Are you aware of this? A: Yes, and we think it is a great idea and will be exploring it further.
- With all the other projects going on, how much is too much in terms of cumulative effects? For example, look at the current traffic on 19th Avenue and Lake Merced. Who has the crystal ball on what will happen in the future? A: We will be taking other projects and planning efforts into consideration as we move forward and will be doing an in-depth traffic analysis.

ULTIMATE VISION

- If Parkmerced were barren land now what would be your vision if you could develop it from scratch? Consider getting rid of everything there now and starting new.
- You propose a lot of good ideas, but seems like there are a lot of logistics to work out in terms of how to work with all these old buildings.
- Has someone made an attempt to landmark Parkmerced?
A: Yes, but we don't believe there is any merit to this.
- I am very encouraged by your vision. Your concepts are very exciting. You have the chance to get it right.
- Parkmerced is highly underused land with ghastly WWII housing. Replace what is there with well designed housing and increase the density. Right now it is low density and is neither attractive nor useful— in sum, it's desolate.
A: As designed, it is highly consumptive of resources and a wasteful use of land.