

## **Parkmerced Long-Range Planning Summary of Public Comments from April 2008 Workshops**

The following is a summary of public comments and suggestions noted during the April 2 and 8, 2008 public 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 YMCA Senior Annex near the Stonestown Shopping Center.

Since 2006, Parkmerced has held numerous meetings with residents and neighbors to discuss concepts for long-range planning and how to improve Parkmerced for the future. At the April meetings the planning team demonstrated how feedback from the public is being incorporated into the proposed refinements. Participants also provided a number of comments on transportation, parking, amenities, sustainability, open space and housing, which are included in this summary.

### **TRANSPORTATION**

#### MUNI/ BART/ Shuttle

- M-Line on own street is good idea. Bring M-Line further into site.
- M-Line should not come into Parkmerced.
- Realignment will cause traffic, pedestrian conflicts and is bad idea.
- Traffic flow on 19th Ave is critical – any addition to travel time (MUNI crossings, left turns) is unacceptable.
- MUNI entering and leaving Parkmerced crosses 19th Ave and adds travel time.
- Why have a left-turn on northbound 19th Ave? Would rather keep as is.
- Run buses on light rail lines instead of relocating the M-Line.
- Underground MUNI.
- M-Line realignment would ruin face/feel and would increase crime.
- Where is the MUNI turnaround?
- How are discussions with MUNI going?
- What about parking if MUNI M-line shifts to the west side of 19th Ave? Can't give up parking along 19<sup>th</sup> Ave/SFSU.
- The shuttle is a good idea. Start a short term implementation to Westlake and Stonestown.
- Transfers (shuttle to BART) create obstacles to use.
- Like electric shuttles
- Concerned about noise from MUNI on site – new cars from Italy make noise.
- What can you do to get people out of their cars?
- Left-turn signal at Sloat helps traffic flow.
- Concerned about 19th Ave and Cloverleaf at Brotherhood.
- The threshold issue is traffic & transit, both grossly underserve current population loads and plans for the future are inadequate.
- MUNI and BART will probably have to provide some guarantees of improved service for the City to approve the project.

## Parking

- 1:1 parking preferred – too much parking encourages more cars.
- The City is pushing less than a 1:1 ratio of people to cars, but this neighborhood is more than 1:1.
- Unbundled parking OK; Unsure about unbundled parking.
- Separate apt/housing rents & cost for parking – give people the option.
- Create large, underground parking garages.
- Students take parking spots in the neighborhood.
- Build large garages for SFSU, it was even suggested to put in a high-rise parking structure.
- Main/adjacent roadways are clogged with cars & parking; You'll be adding to parking congestion.
- Add more handicap parking in front of towers.
- Reduce hourly parking.
- How does location of residents (east v. west side) relate to where parking should be located? Isn't it more important where they work, etc.?
- Parking spaces need to remain close to residents' units.
- How will Sup. Elsbernd's prepared traffic study impact plans?
- Will you work with SFSU on transportation and related aspects?
- Downtown has been pushing for less 1:1 parking, but different environment from Westside of SF.

## Traffic and Safety

- Are circles/existing roads being removed? Circles make for safer intersections and keep traffic slow.
- Stop signs have their own problems - higher fuel usage, noise from stopping/accelerating; good for safety, but maybe not so for traffic control.
- Improvements (traffic) need to start at Stonestown.
- Concern about traffic in Westside, Lake Merced Blvd & Brotherhood Way.
- Adding thousands of people will exacerbate problems.
- What transportation improvements are you willing to pay for?
- Add warning lights (prepare to stop).
- Pedestrian safety is a big concern.
- Don't feel safe walking 3-10 minutes to home from parking.
- Safety and personal security are primary concern.
- Need multi-jurisdictional support and effort to improve parking and traffic (and coordination with all projects)

## **HOUSING**

- What will be mix of for sale/rental?
- Have 40% of the units for sale.
- Need to keep Parkmerced 100% rental.
- Have as many condos as possible with purchase discounts for current residents.

- Home owners tend to take better care of their property than renters.
- I would encourage about 70: rental 30:own.
- Group the owners together.
- What about views for existing residents?
- Are all garden apartments to be demolished?
- Don't get rid of towers.
- Need to keep this area free of high rises – units no more than 3 or 4 stories; we don't want the area to look like Manhattan.
- What about saving small section of current housing (Private Arballo – very nice units)?
- How many units/acre now v. future?
- Will you replace Garden units with high rise or same height?
- Will displaced residents get equal sized replacement units, or smaller?
- Due to traffic impacts of 5000+ units, you should build ~1000 instead—then seek more as time goes on.
- What is the vacancy rate?
- In the future, add maintenance plan for new development that keeps the units from deteriorating over time (i.e. painting interiors as a courtesy to long-time renters every 5 years).
- Question of ownership: even if actual owners are not local, those who take care of/improve property live here.
- How many more people are you proposing?
- Did other MetLife properties go condo, or were they better built?
- Sounds like separate town from rest of San Francisco.

### Construction

- Need soundproofing in towers and garden apartments noise in towers is an issue.
- Address plumbing noise.
- Please avoid fireplaces, they take up a lot of room and waste space.
- Can insulating foam be injected into metal doors at the Towers?
- Will new finishes in towers be repeated?
- Phasing of garden units; the first priority is adding 500 new housing units in west side of Parkmerced.
- What will be the height of the new buildings?
- No proof given on lifespan deterioration of all or percentage of units.
- Why upgrading garden homes now, if they are going to be replaced?
- Need to take down 2 of the meadow towers (diagonally positioned) so more of those units have a view (i.e. 355 Serrano and 810 Gonzalez, or 405 Serrano and 750 Gonzalez)
- Provide a high rise for non-smokers.
- Will they develop areas on hold in the east and southeast?

### **SUSTAINABILITY**

- Misconception of wetland: What is it really? What does it do, and can do?
- Build literally green building; you can set precedents

- Include photovoltaic cells on all rooftops.
- Concerned about bird/wind turbine issues.
- You should contact the SFPUC Commission about windmills. Funding is available thru Prop B for wind power on PUC land and fed back to SF and potentially Parkmerced.
- Use of geothermal may influence natural aquifer conditions.
- Are you proposing plumbing/gray water for irrigation use?
- Have separate plumbing for kitchens.
- Replace grass with draught tolerant plants.
- Is a 10-year plan possible?
- How efficient are turbines? How noisy?
- Include more bikes.
- Begin pilot projects now (energy generation, etc.)
- Some of these things you can implement now – solar panels.
- East coast owners will take profits out of San Francisco – this is not sustainable for the community.
- Past owners, including MetLife (original builders) and Leona Helmsley were not local.
- Improving the lake is a good idea.
- Include organic farm/gardens.
- Mulch existing plants for water conservation.
- Clean the garbage chutes
- In the future, add green waste bins.
- Rethink water area in Juan Bautista Circle – concerns include increase in mosquitoes if stagnant water, increase in drowning risk.
- Keep Juan Bautista Circle green – make it beautiful instead.
- Looks like greenbelt, bike & pedestrian paths designed to facilitate SFSU students entering Parkmerced, which is not what residents want.
- Tear down of all units is not sustainable ([www.nthp.org/advocacy](http://www.nthp.org/advocacy)).
- Tearing down units that have been recently renovated is unsustainable.
- Incorporate historic and educational element regarding landscape & preservation element, photo-essay, sample landscaping in JB Circle, etc.

## **AMENITIES**

- Want better sense of community.
- Include a Trader Joe's or grocery store like Safeway.
- Pools for adults only.
- Include Olympic/indoors pools.
- Facilities should only be for residents.
- Provide more amenities/attractions for adults.
- Use Juan Bautista Circle for community events similar to Stern Grove.
- SFSU master plan is proposing commercial areas on Buckingham and Holloway, and now there is Parkmerced community and planned retail at 77 Cambon Dr.
- Parkmerced is not a “vibrant” area and should not be considered “commercial.”

## **OPEN SPACE/ LANDSCAPING**

- Remove some of the towers to open views.
- Consolidate units into more towers to create more open space.
- Like open space ideas.
- Improve access to Lake Merced. How would you connect to Parkmerced – tunnel, pedestrian/bike bridge, crosswalks?
- Provide connections to Lake Merced and Stonestown – make Parkmerced central point.
- Like seating in the courts/patios.
- Pond in the Circle is a good idea.
- Like trees in Juan Bautista Circle.
- Like the idea of a lively open space with system of paths.
- Preserve elements of original design (hardscape/softscape).
- What is the percentage of open space now v. project completion?
- Loss of open space: 800 Brotherhood Way, 77 Cambon Dr, SFSU property (lot 42).

## **GENERAL/MISCELLANEOUS**

- Do whatever is needed to keep this city vibrant and alive.
- Looks like great improvement over what's currently there.
- Applaud going straight to Environmental Impact Report.
- How will cumulative impacts of all area projects be addressed (EIR)?
- Are you coordinating with other projects?
- Cumulative impact evaluations per CEQA and SF General Plan; combine the best of each to update/cross-fertilize.
- SOM can come up with creative solutions to these problems.
- Work with preservationist groups in mitigation to rework and renew the original design concepts.
- How will you examine/determine security, police, ambulance access, etc?
- Add cameras for security.
- Who owns Parkmerced?
- How do other properties (MetLife) current status compare to current plans at Parkmerced? Is this unique?
- Should have conditions for implementing the changes so no mistakes are made.