

Parkmerced Long Range Development Summary of Public Comments from January 2008 Design Workshops

Following is a summary of public comments and suggestions noted during small group discussions at January 28 and January 29, 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 in the adjacent neighborhood.

Since 2006, Parkmerced has held numerous meetings with residents and neighbors to discuss how to improve the property for the future and concepts for long-range development. 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 next two series of workshops are scheduled for February and April.

The planning team is considering community comment, and will show proposed refinements to plans and how input is being addressed at the April workshops.

TRAFFIC & TRANSPORTATION

Muni Light Rail

Support Proposed Realignment/Other Options to Improve Muni

- ❖ Support bringing Muni into the site.
- ❖ Re-routing Muni is a good idea, but not on surface streets. Look at undergrounding on 19th Ave.
- ❖ Make M-line go underground to cross 19th Ave to get into Parkmerced.
- ❖ Bringing transit into the circle at Parkmerced is a good idea, but need to solve the interaction between Muni and cars.
- ❖ Provide more info on all realignment options.
- ❖ Extend the M-line to BART.
- ❖ Needs signalized crossing to keep traffic from backing up.
- ❖ Need barrier for greater safety where M-line crosses 19th Ave.
- ❖ M-line and 17 bus would work better together if better organized.
- ❖ Get people out of their cars and using Muni. Main transportation modes should be walking and transit.
- ❖ Infrastructure for transit should come first. Need increased capacity for transit.

Concerned about Proposed Realignment

- ❖ Muni into Parkmerced would be a big mistake. There is no need for it.
- ❖ Concerned about noise from squealing wheels, vibration, crowds, safety, wheel chair access.
- ❖ Streetcars on Crespi and within Parkmerced would reduce openness and serenity.
- ❖ Muni cross over 19th Ave would be dangerous and would increase traffic problems.
- ❖ Moving Muni into Parkmerced would slow transit.
- ❖ Realignment would be very expensive.

- ❖ Neighbors on the east won't cross 19th to reach Muni station on Parkmerced side.

Stations and Crossings

- ❖ Maintain existing stop at 19th Ave and Holloway.
- ❖ Expand the Holloway platform.
- ❖ Platforms on west side would be too small and unsafe to accommodate the increase of students from SFSU expansion.
- ❖ Enclose train and bus shelters.
- ❖ Construct an under/overpass for Muni.
- ❖ Build pedestrian bridges across 19th Ave to make it safer to get to Muni stops.

Muni Reliability

- ❖ Muni doesn't work now.
- ❖ Muni is overloaded.
- ❖ Train frequency is a big problem now, as well as long wait times for transfers.
- ❖ M-line needs longer cars and platforms and more frequent trains. Too congested.
- ❖ Current left turn into Stonestown, stalls Muni.
- ❖ State funding will be necessary to improve Muni.
- ❖ Trips from Parkmerced to West Portal take same time as from West Portal to downtown.
- ❖ Ridership levels should be more of a priority.
- ❖ Muni serves nobody from Holloway to Randolp.

Other Comments

- ❖ Senior Muni passes don't work on the BART.

Muni Buses

- ❖ Hard to walk from bus lines and M-line to BART; only options are 28 to Daly City BART, 29 to Balboa BART.
- ❖ Need more and better bus service to transport people throughout the City.
- ❖ Need more bus service to and from Parkmerced.
- ❖ Muni eliminated the 26 for SFSU. Loss of 88 and 17 express lines made Muni less efficient. Bus service overall been reduced for Parkmerced.
- ❖ 17 most frequently used. Reroute and expand the 17 line. Buses now too infrequent, requires long wait.
- ❖ Bring back 26 and 17 express buses, and the 88.
- ❖ Bus 26 is less effective; fewer seats for seniors.
- ❖ No pedestrian route to Brotherhood Way. Need better transit connections too.
- ❖ Connect the 28 and 29.
- ❖ 28 is not reliable.
- ❖ 18, 121 (San Mateo), 28 (awkward to BART)
- ❖ 88 doesn't go to Daly City.
- ❖ The number of connections is challenging with limited access in and out.
- ❖ Consider free bus service.

Shuttles

- ❖ Bring in shuttle to Daly City BART and CalTrain.

- ❖ Work with Daly City to make this happen.
- ❖ SFSU has a well used shuttle to the BART.
- ❖ Add a private shuttle to BART and the M-line.
- ❖ Provide a shuttle to services, shopping, and Westlake.
- ❖ Does it make sense for Parkmerced to fund an internal shuttle?
- ❖ Walking to the BART is not easy.
- ❖ There is support for a shuttle program. Don't expect much from the City; will require state approval to change a bus stop.
- ❖ Provide shuttles to BART, parks, and shopping.

Streetscape, Traffic Calming Within Parkmerced

- ❖ Keep the circles.
- ❖ Don't add palm trees.
- ❖ Add speed bumps to slow speeding students and courtesy patrol.
- ❖ Show how reconfiguration of streets in Parkmerced helps/tied to larger community.
- ❖ Speeding from Chumasero and Font is very dangerous.
- ❖ No left turns into Parkmerced.
- ❖ Consider the use of Segways within Parkmerced.
- ❖ Install multi-media information at Crespi circle or downtown.

Streetscape, Traffic Calming Outside Parkmerced

- ❖ Look into status of proposal to increase fines on 19th Ave for speeding.
- ❖ Intersections at Stonestown and 19th Ave, I-280 to Brotherhood Way, Brotherhood Way off ramp, 19th/Junipero Serra and are problematic. 19th Ave intersections are dangerous and insufficient.
- ❖ St. Francis circle is a problematic intersection.

Pedestrian Safety

- ❖ Increase pedestrian crossings. Need crosswalks in Parkmerced now.
- ❖ Increase pedestrians cut through paths. Need better and safer walkways.
- ❖ Westside needs smaller blocks due to more pedestrians.
- ❖ Tree roots are breaking sidewalk pavement in Parkmerced.
- ❖ Following crosswalks are unsafe for pedestrians: Crespi, Sloat, and St.Francis, Sloat and 19th Ave., Brotherhood Way and Junipero Serra.
- ❖ DPT officers need to aid pedestrians at 19th/Holloway.
- ❖ Add pedestrian bridges and overpass and underpass for pedestrians to cross 19th Ave.
- ❖ Provide more info on how pedestrians would get from proposed open/recreation space to interior of Parkmerced and retail areas. Need ped connection to lake.

Coordination with SFSU

- ❖ Concerned with impact of SFSU expansion and more students
- ❖ SFSU acts like it doesn't care about us. SFSU needs to address congestion, too.
- ❖ Don't design in isolation. Consider the growth of SFSU and coordinate planning.
- ❖ Have transit infrastructure in place before cumulative units with SFSU are built.

Traffic Studies

- ❖ More density means more traffic.

- ❖ Address traffic congestion on Brotherhood Way, 19th and Junipero Serra. and Lake Merced Blvd. All have traffic concerns now.
- ❖ Use people not units to determine traffic projections.
- ❖ A grocery store will bring more cars into the area.
- ❖ Consider a toll road.
- ❖ Traffic studies need to be done on all major roads (19th, Brotherhood Way). Consider various times of day, days of the week, weekends, and student population schedules.
- ❖ Traffic studies should include and detail student population schedules.
- ❖ Verify that your traffic survey is correct. 7 car trips a day sounds high. Either people are at work or seniors are taking public transportation.
- ❖ In traffic projections, factor in 192 units at Cambon (Summershill) and Parkmerced 200-300 units a year for 15-20 years.
- ❖ Get rid of proposed 800 Brotherhood Way development to help address traffic issues.
- ❖ Look at cumulative traffic between SFSU and Parkmerced expansions.
- ❖ City/County of San Francisco should also help address congested areas in Brotherhood Way, 19th, and Junipero Serra.
- ❖ Address transportation in the first phase of Parkmerced future development.
- ❖ Car share systems will work if well organized.

Parking

- ❖ One space per unit is not enough. Larger parking areas are needed.
- ❖ Need to know number of parking spaces per unit and guest spaces.
- ❖ Build underground, secure parking for residents, visitors and retail.
- ❖ How will you provide parking for grocery and other retail?
- ❖ Parking and parking safety are big concerns.
- ❖ Need more coordination with SFSU; no enforcement of student parking now.
- ❖ Prohibit university students from parking in Parkmerced.
- ❖ Have SFSU student parking lots with gates at entrances.
- ❖ Recommend creating SFSU parking complex for students and then shuttle them.

Bikes

- ❖ Create a dedicated bike lane. Bike improvements must be tied to amenities.
- ❖ Provide bike storage with locking units for individual bikes
- ❖ Address bike theft. Currently no secure bike storage.
- ❖ The grade is too steep for the aging population and bicyclists.
- ❖ Bike routes and a bike action coalition are needed.
- ❖ Add bike paths, pedestrian paths, and link Parkmerced to streetcars.
- ❖ A shared bike system is a good idea.
- ❖ Shared bikes could be used to bike around Parkmerced, leaving personal bikes for longer rides and help with at least the local bike theft issue.

OPEN SPACE

Overall setting & design

- ❖ Preserve the park-like, green, and serene atmosphere of Parkmerced.
- ❖ Preserve the quality of life, the landscape.
- ❖ Parkmerced is a peaceful, visually appealing neighborhood.
- ❖ It's "Park" Merced that people like; keep this setting.
- ❖ Parkmerced is a park. Use Proposition A parks bond.
- ❖ Preserve the bucolic conditions (wildlife, open space, and vegetable gardens).
- ❖ Keep the same amount of open space and open space in relation to original design.
- ❖ Consider the work of the original landscape architect as CEQA work proceeds. Discuss original landscape with other professionals and honor spirit of design.
- ❖ Honor original design and integrate it into the plan.
- ❖ How will density impact open space? Too much density will bring noise, traffic, and trash. Need balance.
- ❖ Keep density low and spread out; maintain garden feeling.
- ❖ Parkmerced has a protected feel. Consider if a street grid would disrupt this.
- ❖ Limit open space/recreational space to area Parkmerced & Brotherhood Way.
- ❖ Reacquire fields from SFSU. Buy some of property back.
- ❖ Find out SFSU's long range plan for open space.

Desired Open Space Features to Incorporate/Preserve

- ❖ Car free areas.
- ❖ Small open spaces and play structures. Small protective areas for kids near townhouses. Well maintained garden courts; good for kids.
- ❖ Sense of openness. Median lawns.
- ❖ Large open space as well as local spaces.
- ❖ Parks. Parks with eyes on street. Pocket parks. Peace Park on Brotherhood Way.
- ❖ Playgrounds. One larger playground, with better play structures might work better like the one at the Presidio and Kezar stadium.
- ❖ Gyms.
- ❖ Public bathrooms.
- ❖ Drinking fountains in parks and along pedestrian/running paths.
- ❖ Benches, benches with backs. Picnic areas with benches.
- ❖ 10 dog runs.
- ❖ Baggies and poop trash cans.
- ❖ Walking paths.
- ❖ Public trash cans, trash can enclosures. Cigarette bins.
- ❖ Restriction against feeding the wildlife.
- ❖ Sustainable landscaping/trees. Existing mature trees.
- ❖ Coordinate Pond in the circle with existing trees.
- ❖ Native plants/ natural habitat. Habitat like in Pacific Grove.
- ❖ Herb gardens, community gardens in different places all open to the public.
- ❖ Private patio spaces. Bigger backyards rather than bigger parks.

Landscaping

- ❖ Better street lighting and lights in parking lots.
- ❖ Better streets, landscaping and lawns. No art turf.
- ❖ Create map of existing trees, what remain, and what to remove.

AMENITIES

Desired Community Services

- ❖ Community center for theater, plays, movies, public meetings, parties.
- ❖ Community shops.
- ❖ Communal Art & Craft spaces/studio areas (like the Randall Museum).
- ❖ Little league/softball/soccer fields.
- ❖ Recreation center/ sports facilities (Bocce ball, handball, tennis, indoor pool, lap lanes, exercise room, weight room).
- ❖ Bike storage with an electronically secure area.
- ❖ Communal bikes.
- ❖ Access cards at entrances.
- ❖ Use of SFSU tennis courts.
- ❖ Pedestrian connections to Lake Merced.
- ❖ Checkerboard/sandbox.
- ❖ Safety for children to walk unaccompanied by adults.
- ❖ Library.
- ❖ Postal office.
- ❖ YMCA.
- ❖ Churches.

Retail – General Considerations

- ❖ Use market analysis to determine need for amenities.
- ❖ Determine what shops will be necessary, and what will actually be supported.
- ❖ Would it degrade or improve the neighborhood?
- ❖ Retail must have a stake in the community and Parkmerced residents should be the target audience.
- ❖ What is the scale of retail planned?
- ❖ Why did current/past retail fail? Limited access from community?
- ❖ Retail should not be on Crespi. Crespi entrance retail will make it less attractive.
- ❖ Need retail that creates sense of community/social heart.
- ❖ Have different affordability levels for the retail and amenities.
- ❖ Parkmerced should be mainly residential.
- ❖ Central location preferred.
- ❖ Critical mass of needed patronage for retail tied to transportation.
- ❖ Look at smaller amenities. No destination retail/ “big box” stores. No chains. Only “mom and pop” stores.
- ❖ Consider home delivery for groceries.
- ❖ Vibrant areas should have coffee shops on each block.

Desired Retail

- ❖ Grocery stores - Safeway and Trader Joe’s.
- ❖ Hardware store.
- ❖ Shoe Repair.
- ❖ Whole Foods.
- ❖ Larger store chains should provide parking in the area.

- ❖ Farmer's markets.
- ❖ Bookstores.
- ❖ Low-cost pharmacy needed (Walgreens).
- ❖ Tavern/bar.
- ❖ French bakery.
- ❖ Coffee shops: Starbucks/Peets.
- ❖ Restaurants (Chinese, Italian, Mexican, sandwiches).
- ❖ McDonald's? Mixed on having this.
- ❖ Doctor's office- How much support would be needed?
- ❖ Veterinarian.
- ❖ Theater.
- ❖ Gym and fitness centers and pool.
- ❖ Street names with historical references.

Schools

- ❖ Provide schools (pre-school, elementary – not high school). Elementary in particular.
- ❖ Child care center.
- ❖ Kindergarten.
- ❖ Consider the quality of schools related to attractiveness of Parkmerced.
- ❖ Student admissions for schools is difficult. Is there enough support for another school on site?

HOUSING

Pricing/Size/Mix

- ❖ Parkmerced not a successful development today.
- ❖ Concerned it could become a massive student housing complex. Limit rentals.
- ❖ What will be split of rental housing and for sale? Recommend mixture of for sale and for rent units. 50/50 mix. 25 for sale/75 rental.
- ❖ How many affordable rental units?
- ❖ Parkmerced needs to be starting point for families. True in the past and should remain so in the future.
- ❖ The number of bedrooms, not units will determine density.
- ❖ Need to take into consideration similar and conflicting needs and how this might impact all who live in Parkmerced and nearby.
- ❖ Prioritize amenities and costs to the residents and community.
- ❖ Will 2-3 bedroom homes be 600K and up?
- ❖ Will all units be ADA compatible? Current layout not effective.
- ❖ What is the cost for Parkmerced to make a profit?

Desired Amenities in New Homes

- ❖ Washer/dryers!!
- ❖ Storage.
- ❖ Home office space.
- ❖ Heated bathroom/public bathrooms and drinking fountains.
- ❖ Exhaust fans in kitchen and bathroom.
- ❖ Smoking and non-smoking units.
- ❖ Towers with nearby parking and fast elevators.
- ❖ Maintained sense of open area.
- ❖ Soundproofing/acoustics.
- ❖ Larger rooms.
- ❖ Units that have the kitchen open to the living room with islands with overhead storage cabinets between.
- ❖ Warm, open kitchens.
- ❖ Many windows for direct light in units. Windows on all sides of units.
- ❖ Hardwood floors.
- ❖ Ceiling placements.
- ❖ Improved plumbing.
- ❖ Equitable maintenance throughout property.

Desired Design Features to Incorporate/Preserve

- ❖ Add greenhouses and solar technology.
- ❖ Add multiple exit and entry options.
- ❖ Maintain townhouse feel: stoops, front doors.
- ❖ Seek LEED certification.
- ❖ Pursue good scale like in Bay Meadows.
- ❖ No bow tie building structure.
- ❖ Provide more specifics on building structure and design, architecture, scale, looks.

- ❖ Complete historic resources survey before designing buildings.
- ❖ Historic preservationists feel Parkmerced is special. Consider keeping a few units for preservation.
- ❖ Will sewers be separated from city's combined system? What will be impact to sewers with increased units?

Density/Height/ Layout

- ❖ How many units? How high? Where?
- ❖ Zoning for 11,000 units unrealistic.
- ❖ Is environmental review based on 9,000 units total?
- ❖ Most people would give up density first. Community will battle increased density.
- ❖ Avoid Manhattanization.
- ❖ Density means more police and fire service. Parkmerced residents feel ignored by City services now.
- ❖ Cluster rather than spreading out the location of towers.
- ❖ Consider some higher units to allow more room for lower density units.
- ❖ Add towers to increase open space.
- ❖ Don't want towers.
- ❖ Locate mid-rise buildings near transit.
- ❖ Space buildings throughout the property to highlight diversity.
- ❖ Integrate existing buildings with the new ones.
- ❖ Integrate original plans into proposed development.
- ❖ Address seismic. Buildings should only be 2-3 floors high. Concerned about earthquakes and emergency evacuation along Junipero Serra/Brotherhood Way.
- ❖ Community has prior bad experience with SF Planning on EIRs for housing projects.
- ❖ Need very careful environmental review and impact studies.
- ❖ Partner with SFSU School of Hospitality. Work with university, coordinate planning, and get a complete list from SFSU.
- ❖ Population of campus fluctuates from 1,700 people to 4,000. The student population has a high turnover rate. There will be a tripling of units with SFSU planned. Consider all this in Parkmerced plans.

PUBLIC OUTREACH/MEETING FORMAT

- ❖ Need to do meeting notices in Spanish, Chinese, and Russian.
- ❖ Need to follow up on comments regarding historic preservation.
- ❖ Need to get more input from City agencies (i.e. school district, police, fire, EMT).
- ❖ In presentations, mix what is happening now with proposed plans for the future.
- ❖ Prefer less rigid meeting format; more time to discuss issues important to participants.
- ❖ Round tables are too structured for this stage of project.
- ❖ Group reports took too much time and failed to present important concerns.
- ❖ Excellent! Small groups promote input.
- ❖ Moderators encouraged opinions and really listened.
- ❖ We need to get a broader more diverse representation from the neighborhood.