

Parkmerced Long-Range Planning Summary of Public Comments from June 2008 Workshops

The following is a summary of public comments and suggestions noted during the June 24 and 25 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 June workshops the planning team gave an overview presentation on recent refinements and an introduction to urban design concepts including street design. Participants also provided a number of comments on transportation, urban design and amenities, sustainability, open space and housing which are included in this summary.

TRANSPORTATION

MUNI/ BART/ Shuttle

- Parkmerced team needs to communicate and work closely with MUNI to make very needed improvements now
- Parkmerced team need to use their power to push MUNI to make needed improvements
- Are you talking to MUNI about increasing service?
- In order to accommodate massive increase in population, MUNI will require massive improvements in service, possibly need to run once per minute
- There are now many cars in Parkmerced because MUNI is so unreliable
- Will MUNI be able to afford these improvements?
- Concern about financial health of MUNI and how this will affect the project
- Changes to the M line should coordinate with the J line to provide more frequent and reliable service
- How would the M line and J line performance change?
- The M line is too massive to bring into Parkmerced
- MUNI into Parkmerced is just an option, not a done deal
- MUNI crossing 19th Ave. degrades speed of travel time
- The current MUNI M line connection to Balboa Park is about 10 minutes; would this be similar to the travel time for a shuttle to Daly City BART?
- Should ban left turns on MUNI
- Need to run the #28 bus more often
- Approve of restoring the #26 Valencia line to 19th Ave. and Crespi Dr.
- The #17 line is unreliable and very infrequent
- Bus stops have no coverage, no rain protection and little securityfc
- Approve of BART shuttle and recommend coordinating with existing San Francisco State University BART shuttle
- Can Parkmerced provide a Westlake shuttle service now?
- Will you be staging/phasing in short term ideas like shuttles?
- Should allow fast pass use at Daly City BART

- Need joint effort by Parkmerced, SFSU to extend M line to Daly City BART
- Due to traffic, riders would probably choose Daly City BART over MUNI

Parking

- What parking security will be offered?
- A 1:1 parking ratio is unrealistic and will not provide enough parking
- Most residents now seem to have at least two cars
- The Higuera garage is not fully utilized
- Does SFSU have adequate parking?

Traffic and Safety

- Will there be major road repairs and improvements?
- How will dust and noise pollution be controlled?
- How will increased traffic/noise be controlled?
- 19th Ave. traffic is horrible now
- Have you talked with Caltrans?
- Will there be grade separation or trenching on 19th Ave?
- What about those who live in Parkmerced and commute to locations outside of SF?
- Could you divide 19th Ave. at Sloat Blvd. and focus improvements south of Sloat Blvd?

HOUSING

- What types/variety of housing units will be available?
- What will be the rental and housing price ranges?
- What types of demographic changes have you seen recently?
- Overbuilding of Parkmerced is dangerous in such an earthquake prone area
- What percentage of apartments will be turned into owner residences?
- Will low-income apartments be given consideration?
- When will you know about floor plans and what buildings will look like?
- What is the current number of units and how many to you plan to add?
- Will SFSU students be allowed to rent in Parkmerced?
- Population of SF is decreasing, many new units on eastern side of city, why do we need more housing on the west side?
- How will new housing affect price of homes?
- Will residents be forced out of their homes?
- Will you tear down units? How many and where?
- Do not approve of total tear down as it will create three times the material waste than a rebuild
- Have you considered sustainable development instead of a total tear down?
- Will plans include other options besides total tear down?

Construction

- Too much unorganized construction may become overwhelming
- Concern about constant construction zone for entire length of the project

- Concern about new, large buildings near seismic fault line; construction requirements will cost more
- What is the timeline for construction? When will it begin?
- What is the schedule for the EIR, permits and construction?
- Will you demolish existing units for new buildings and uses?
- What is the point of asbestos abatement?

URBAN DESIGN AND AMENITIES

- Keeping the existing character of Parkmerced would be the best “amenity”
- What will future Parkmerced look like?
- Given Parkmerced’s serious earthquake dangers, the garden apartments should not be over two stories
- Are waterfalls, fountains and fruit trees included in the design plan?
- Will a swimming pool and chapel be integrated for social interaction?
- When choosing which types of flowers to plant, will scent be considered?
- How will Parkmerced integrate into adjacent neighborhoods?
- Will there be automobile service and/or gas stations on site?
- What about a school for families? You may need elementary, middle and high schools
- Are you studying current weather patterns? Will this be incorporated into the design
- Will streets and facilities be maintained by the city?
- Will proposed pond be flowing to prevent mosquitoes?

RETAIL

- There is no need for a retail area on Crespi Dr.; A new retail area on Crespi Dr. will not be able to compete with retail on West Portal Avenue and Stonestown
- Too much retail is proposed
- Concerned about over development of new retail
- Neighborhood retail should be considered in context of other projects like Stonestown and SFSU
- Concerned that new retail will not fit with existing character of Parkmerced
- Will there be café style shopping?

OPEN SPACE/ LANDSCAPING

- Adding 15-20,000 more residents to Parkmerced is a bad idea as it will decrease open space and result in overcrowding of the area
- Concerned about percentage of open space lost; what is the exact percentage of overall lost open space from the original Parkmerced design?
- What percentage of open space will be lost (was sold) to San Francisco State University and developers?
- Have you considered the possibility of landmark status for Parkmerced?

PROCESS

- Will you present this full long-range plan to the city?
- What is the level of coordination between this and other city projects?
- Are current efforts premature if still uncertain of what can be done overall?
- Is Parkmerced involved in Lake Merced planning with SFPUC?
- Consider development transfer rights
- What type of security services will Parkmerced have?
- Why use a security control company instead of a security company?
- Parkmerced team should speak with the Federal government about funding
- Will you undergo a programmatic EIR?
- How will the EIR be studied/developed with San Francisco Planning Department?
- The more information you can provide to the community, the more comfortable we will be reviewing project benefits, impacts and mitigation
- Would development agreement require Parkmerced to complete all aspects of project?
- Are there relevant models or examples of similar developments? Will these be posted to the website?
- I approve of the plan, who can I contact to show my support?
- The plan is not good for current Parkmerced residents, it will destroy a unique area