

**Parkmerced Community Conversations
Tower/Farmers Market Outreach
July - August, 2009**

Key Themes

Questions & Concerns

Future Vision/Amenities

- Would very much like to have a street with café, shops, grocery store and other amenities
- Like the idea of having a corner market, café, pocket park and other neighborhood level stores and gathering place
- Really like the new tower workout rooms, and a full-service fitness center, pool and community center sounds great
- Would like to have more places to gather, classes for seniors and others types of community activities
- Several people said it would help to have an architectural model for people to get a better sense of size, location, look, etc.
- One person who had been following the scoping process had specific questions about the phasing, timing, layout of some of the roads, new towers in the west/central area. He and a few others also asked about current status of the Summerhill project, as well as 800 Brotherhood Way.
- Would like all the proposed types of stores added
- One woman who has lived here 17 years noted she has all she needs already between Stonestown, etc. and no need for more, and how would new ones survive if most ones in Cambon Plaza have struggled and gone under? She likes secluded feel of Parkmerced now. Acknowledges that it is better now with new management with addition of Farmer's Market and other social activities.
- Several noted they use the existing Farmer's Market, others said nice idea but they don't use because too expensive
- Need a pool
- Grocery store with reasonable, discounted prices; Farmer's Market nice but too expensive
- Get rid of the Park Place store – it is filthy. Need to replace with a real store.
- Movie rentals, cafe

Parking and Transit

- Why so many 20-minute spots and handicapped spots? Why have so many parking spots been taken away?
- On the right side of 100 Font near 19th there appears to be a lot of unused space, can that be used for parking?
- Several people were initially confused about Muni, thinking M-line would be coming deep into complex. When clarified, they still seemed skeptical and didn't think worthwhile to add a few more stops and risk bringing in "people from elsewhere" into Parkmerced. Same people noted that existing transit works fine.
- Concerned about possible discontinuance of # 17 bus. Parkmerced should do all it can to preserve that route.
- Not enough parking now; have to park far away from towers. Service people and visitors often can't find parking at all.

- Reoccurring concern regarding parking (street and garage) in the future.
- How will residents be impacted by more units and 1:1 parking?
- Will there be new garages? Where will they be located? What makes them more appealing/secure than current garages?
- What about visitor parking, deliveries, etc.?

Construction

- What mitigation measures will residents receive during these periods of construction?
- How long will there be construction near my home? It seems like I'll be living in a construction zone for the next 30 years.
- Will many of the streets near my place of residence be blocked off due to construction?

Future Feel & Open Space Configuration

- How will the open space be arranged to maintain the open, green feel?
- How high will the new buildings be and where will they be located?
- Concerned that Parkmerced will be too congested and too urban looking; like the open, green feeling now (open space)
- Concerned initially about proposed tree removals but with more info understand the need and if to be replaced by good vegetation, OK

Garbage/Recycling/Noise

- There are broken bottles and other trash strewn outside the building and needs to be cleaned up
- The garbage, recycling and composting needs to be better monitored and picked up more often
- The noise is very loud, and occurs very early in the mornings, including before 8am on Saturdays.
- The inability of Parkmerced to address the loud parties and disrespectful students is a very big problem
- The students act as if this is a dorm and should be housed in a separate building or area where they won't disturb the rest of us
- Students pack 3-4-5 to a room and take up all the parking spots

Current Units

Unit needs: to be painted, new floors, fix holes in door, new cabinets, etc.

Maintenance/Safety

- Focus first on improving maintenance before long-range stuff
- Lack of regular cleaning of lobbies, carpets in common areas, laundry rooms, and areas directly outside buildings is a big issue.
- Several also complained that when maintenance comes to do such cleaning as noted above, it isn't done right. Noted that they spend lots on rent and expect more. Would like daily pick up of trash, glass and sweeping of lobbies.
- Security patrol seldom seen, used to be more visible and years ago they would check on fire escapes and around grounds and scare off the homeless encampments. Maybe that should be reinstated.
- The new elevators, hallways and outside of the buildings are vandalized and not treated with respect
- Maintenance was better before. Trash gotten worse, front door jammed.
- Like all the classes and social events being organized, think those are a good idea.

- Been here 19 years, moved in when I was 6. Way better now. But certain things need to be taken care of first before focusing energy/money on long range vision. Need to address rats, fungus on walls, regular cleaning.
- How could the new laundry machines break down? (One set was out day I was there). Laundry room was just closed for a while for repair; reopened and then machines broke down again.
- Elevator # 1 hasn't been working. When will it be fixed?

Improvement to Tower Units

- New floors
- Splash guards
- Bigger refrigerators
- More electrical outlets
- More storage
- Would like upgraded cabinets – ones now painted over too many times, maybe wooden ones would be better
- Refrigerators too small
- Don't like the sinks in the new upgraded units – too far between the bowl and faucet – water splatters
- One person specifically requested a kitchen door, currently missing in her unit (Sofiya, 469-5853)

Other

- One woman asked why there is no way to push a button within the elevator and get direct help if it gets stuck.
- The monthly invoice has not been coming to several residents.