Topics

• Phase 1 Overview
• Framework of Design Review and Approvals
• Building Design Review Informational Hearing
  – Phase 1A
    • 300 Arballo
    • 99 Vidal
    • 455 Serrano & 850 Gonzalez
  – Phase 1B
    • 1188 & 1198 Junipero Serra
    • 21 & 25 Chumasero
Project Overview

- Construction of 5,679 net new units for a total of 8,900 units
- Term – 30 years from July 9, 2011 to July 8, 2041
- Affordable Housing Requirement – base code required on net new units with a minimum of 1/3 on-site
- Replacement Units – one for one replacement of rent controlled units prior to the demolition of any existing rent controlled units...never less than 3,221 rent-controlled units.
- A potential mixture of rental and for-sale units.
### Parkmerced: Mixed Use Neighborhood

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Homes to Remain <em>(Tower Units)</em></td>
<td>1,683</td>
</tr>
<tr>
<td>Existing Homes to be Replaced <em>(Garden Units)</em></td>
<td>1,538</td>
</tr>
<tr>
<td>New Homes <em>(includes 813 inclusionary)</em></td>
<td>5,679</td>
</tr>
<tr>
<td><strong>TOTAL DWELLINGS</strong></td>
<td>8,900</td>
</tr>
<tr>
<td>Neighborhood Retail</td>
<td>230,000 sf</td>
</tr>
<tr>
<td>Offices</td>
<td>80,000 sf</td>
</tr>
<tr>
<td>School</td>
<td>25,000 sf</td>
</tr>
<tr>
<td>Community Center</td>
<td>64,000 sf</td>
</tr>
<tr>
<td>Open Space &amp; Parks</td>
<td>68 Acres</td>
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</tbody>
</table>
Timeline to Date

2011
- Project Approved by Planning Department: February 10, 2011
- Project Approved by Board of Supervisors: May 24, 2011
- Development Agreement Effective: July 9, 2011

2015
- Phase 1 Development Application approved June 2015
- Design Review Applications for Subphases 1A and 1B submitted

2016
- Anticipated Construction Commencement
Phase Application

- Development Agreement Section 3.4
- Requires approval of Phase applications prior to approval of any construction in that phase
- Phasing is generally up to discretion of developer, subject to certain requirements:
  - Early sites
  - Principle of Proportionality, Priority, and Proximity (Community Improvements)
  - Triggers in DA Exhibit F (Community Improvements and CEQA Mitigations)
- Administrative approval by Planning Director, in consultation with relevant agencies (incl. SFMTA, SFPUC, SFFD, MOHCD, Rent Board, Public Works)
Phase 1

- Application submitted September 5, 2014
- Revised application submitted April 10, 2015
- Planning Director Approved June 3, 2015
Per Section 3.4.1(a) of the Development Agreement:

“…no demolition shall occur and no other buildings shall be constructed until Replacement Units have been Completed on one of the three sites identified in Exhibit V.”
## General Phase 1 Overview

<table>
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<tr>
<th>Subphase</th>
<th>Building Information</th>
<th>Demolished Units/Parking</th>
<th>Constructed Units/Parking</th>
<th>Cumulative Constructed by Subphase</th>
<th>Cumulative Total On-Site</th>
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<tbody>
<tr>
<td></td>
<td><em>Existing at Start of Phase</em></td>
<td></td>
<td></td>
<td></td>
<td>3,221 units 3,339 spaces</td>
</tr>
<tr>
<td>A</td>
<td>Leddy Maytum Stacy Architecture 300 Arballo Dr</td>
<td>0 units 0 spaces</td>
<td>89 units (16 replacement units) 0 spaces</td>
<td>401 units 445 spaces</td>
<td>3,310 units 3,339 spaces</td>
</tr>
<tr>
<td></td>
<td>Fougeron Architecture 99 Vidal Dr</td>
<td>0 units 0 spaces</td>
<td>64 units (40 replacement units) 0 spaces</td>
<td></td>
<td>3,374 units 3,339 spaces</td>
</tr>
<tr>
<td></td>
<td>Woods Bagot 455 Serrano Dr 850 Gonzalez Dr</td>
<td>0 units 0 spaces</td>
<td>248 units 445 spaces</td>
<td></td>
<td>3,622 units 3,784 spaces</td>
</tr>
<tr>
<td>B</td>
<td>Kwan Henmi 1188-1198 Junipero Serra Blvd</td>
<td>0 units 264 spaces</td>
<td>266 units 324 spaces</td>
<td>595 units 590 spaces</td>
<td>3,888 units 3,844 spaces</td>
</tr>
<tr>
<td></td>
<td>Skidmore Owings &amp; Merrill 21-25 Chumasero Dr</td>
<td>0 units 264 spaces</td>
<td>329 units 266 spaces</td>
<td></td>
<td>4,217 units 3,846 spaces</td>
</tr>
<tr>
<td>C</td>
<td>TBD</td>
<td>38 units 37 spaces</td>
<td>333 units 618 spaces</td>
<td>295 units 618 spaces</td>
<td>4,512 units 4,427 spaces</td>
</tr>
<tr>
<td>D</td>
<td>TBD</td>
<td>18 units 0 spaces</td>
<td>378 units 66 spaces</td>
<td>360 units 66 spaces</td>
<td>4,872 units 4,493 spaces</td>
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Design Review Process

- Development Agreement Section 3.4
- Requires approval of Phase applications prior to approval of any construction in that phase
- Phasing is generally up to discretion of developer, subject to certain requirements:
  - Early sites
  - Principle of Proportionality, Priority, and Proximity (Community Improvements)
  - Triggers in DA Exhibit F (Community Improvements and CEQA Mitigations)
- Administrative approval by Planning Director, in consultation with relevant agencies (incl. SFMTA, SFPUC, SFFD, MOHCD, Rent Board, Public Works)
New/Improved Pedestrian and Bike Paths

Improved Intersections
• Lake Merced Boulevard @ Higuera Avenue
• Brotherhood Way @ Chumasesero Drive

New Intersections
• Lake Merced Boulevard @ Acevedo Avenue
• Junipero Serra Boulevard @ Chumasesero Drive

Improved Streetscape
• Vidal Drive
• Acevedo Avenue
• Font Boulevard
• Chumasesero Drive
• Segments of: Arballo, Serrano, Gonzalez, and Garces Drives
Acevedo Avenue

Higuera Avenue
Chumasero Drive
• Neighborhood Commons ~23,747 SF
• Community Gardens ~24,000 sf
• Tower Adjacent Open Space
• Courtyard Open Space
Parkmerced: Project Approvals

- EIR and FEIR
  - EIR Certified on February 10, 2011
  - Mitigation, Monitoring and Reporting Program (MMRP) – approved by PC on February 10, 2011 and BOS on May 24, 2011
  - FEIR Distributed on September 1, 2011
- Ordinances (enacted laws)
  - General Plan Amendment
  - Special Use District Approval
  - Zoning Amendment
  - Development Agreement
- Effective date for all documents July 9, 2011
Adopted Development Agreement

Vision Plan • Design Standards & Guidelines • Transportation Plan • Sustainability Plan
Infrastructure Report • Development Agreement
Phase 1 : Building Subphases
Project Review & Approval

• Physical design must conform to Design Standards & Guidelines.

• Major Modifications (>10%) require Planning Commission approval.

• Minor Modifications (≤ 10%) require Planning Director approval.
Public Outreach

- SF Planning Parkmerced webpage
- Planning Information Center
- Posters
- Mailing notification
  - Required: Applicant & owners within 300’ of project area
  - Actual: Applicant, owners & occupants within 300’ of entire development block
Phase 1 (Buildings)
# General Phase 1 Overview

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Leddy Maytum Stacy Architects
Block 1: 300 Arballo Drive
8-stories, 89 units (16 replacement)
Block 1: 99 Vidal Drive
Fougeron Architecture
Block 1: 99 Vidal Drive
5-stories, 64 Units (40 Replacement)
Block 1: 99 Vidal Drive
Block 6: 455 Serrano Drive/850 Gonzalez Drive
Woods Bagot Architects
Block 6: 455 Serrano Drive/850 Gonzalez Drive

11-stories, 248 units
Block 6: 455 Serrano Drive/850 Gonzalez Drive
Minor Modification for Elevated Residential Unit

**Requirement:** For sloped street frontage, maximum of 5’ elevation change between first habitable floor & sidewalk grade

**Provided:** 6’ elevation change
Block 20: 1188 Junipero Serra/1198 Junipero Serra
Kwan Henmi Architects
Block 20: 1188-1198 Junipero Serra
17- and 8- story, 266 units
Block 20: 1188-1198 Junipero Serra
Block 20: 1188-1198 Junipero Serra
Minor Modification for Developable Footprint

Requirement: Maximum developable footprint of 26,600 SF

Provided: 29,185 SF
Block 22: 21 Chumasero/25 Chumasero Drive
Skidmore, Owings & Merrill
Block 22: 21-25 Chumasero Drive
14-stories, 329 units
Block 22: 21-25 Chumasero Drive
Block 22: 21-25 Chumasero Drive