

PARKMERCED

Informational
Presentation

An aerial architectural rendering of the Parkmerced development. The image shows a dense cluster of modern, multi-story residential and commercial buildings arranged in a grid-like pattern. The buildings are interspersed with green spaces, including lawns, trees, and a central circular park area. A large, open green field is visible in the foreground, and a road or highway runs along the bottom edge. The overall scene is presented in a light, airy style with soft shadows and a pale blue sky.

Planning Commission

August 6, 2015

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.

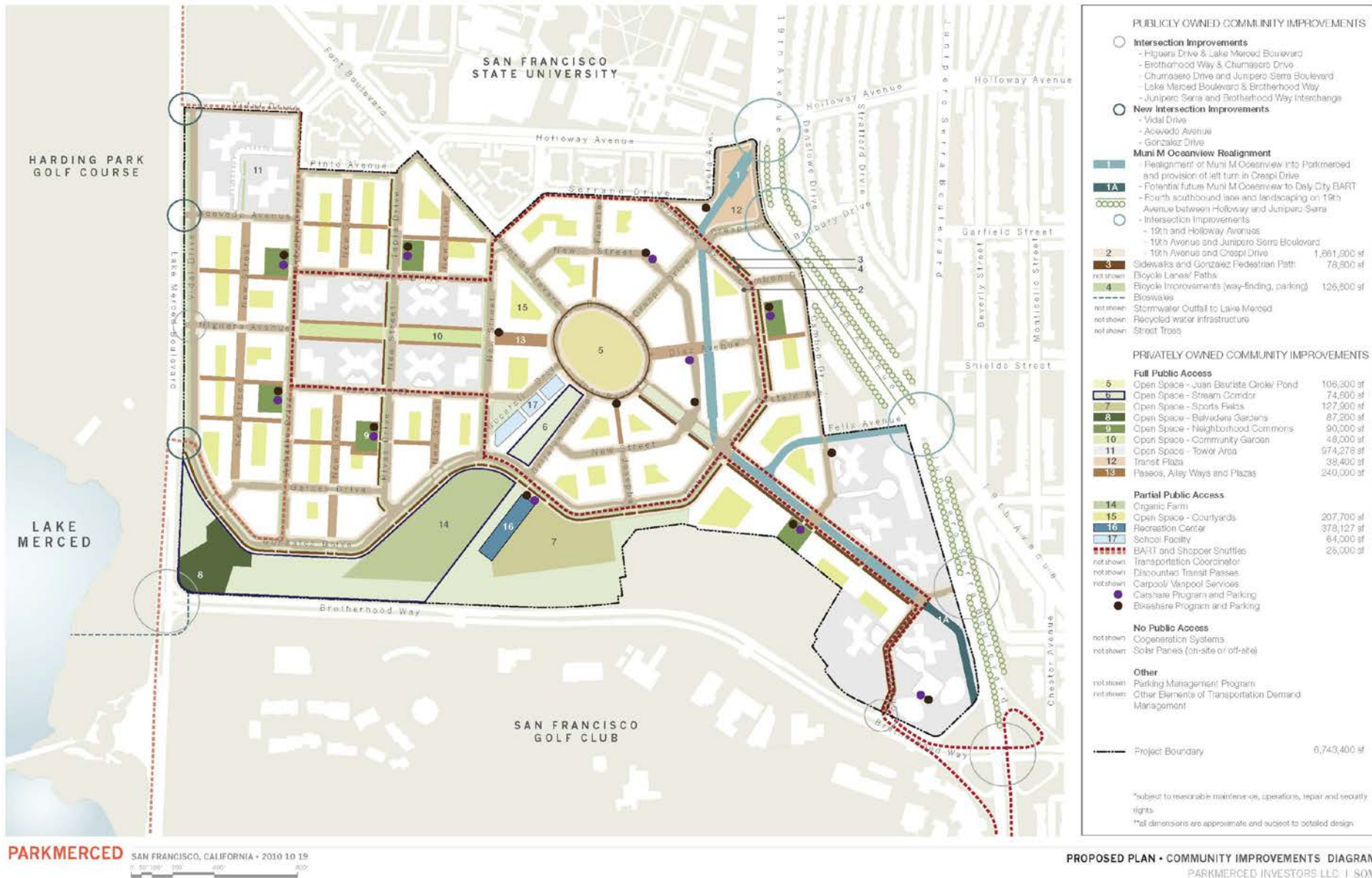
Parkmerced: Mixed Use Neighborhood

- Existing Homes to Remain (*Tower Units*) **1,683**
 - Existing Homes to be Replaced(*Garden Units*) **1,538**
 - New Homes (*includes 813 inclusionary*) **5,679**
-

TOTAL DWELLINGS **8,900**

- Neighborhood Retail **230,000 sf**
- Offices **80,000 sf**
- School **25,000 sf**
- Community Center **64,000 sf**
- Open Space & Parks **68 Acres**

Community Improvements



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)

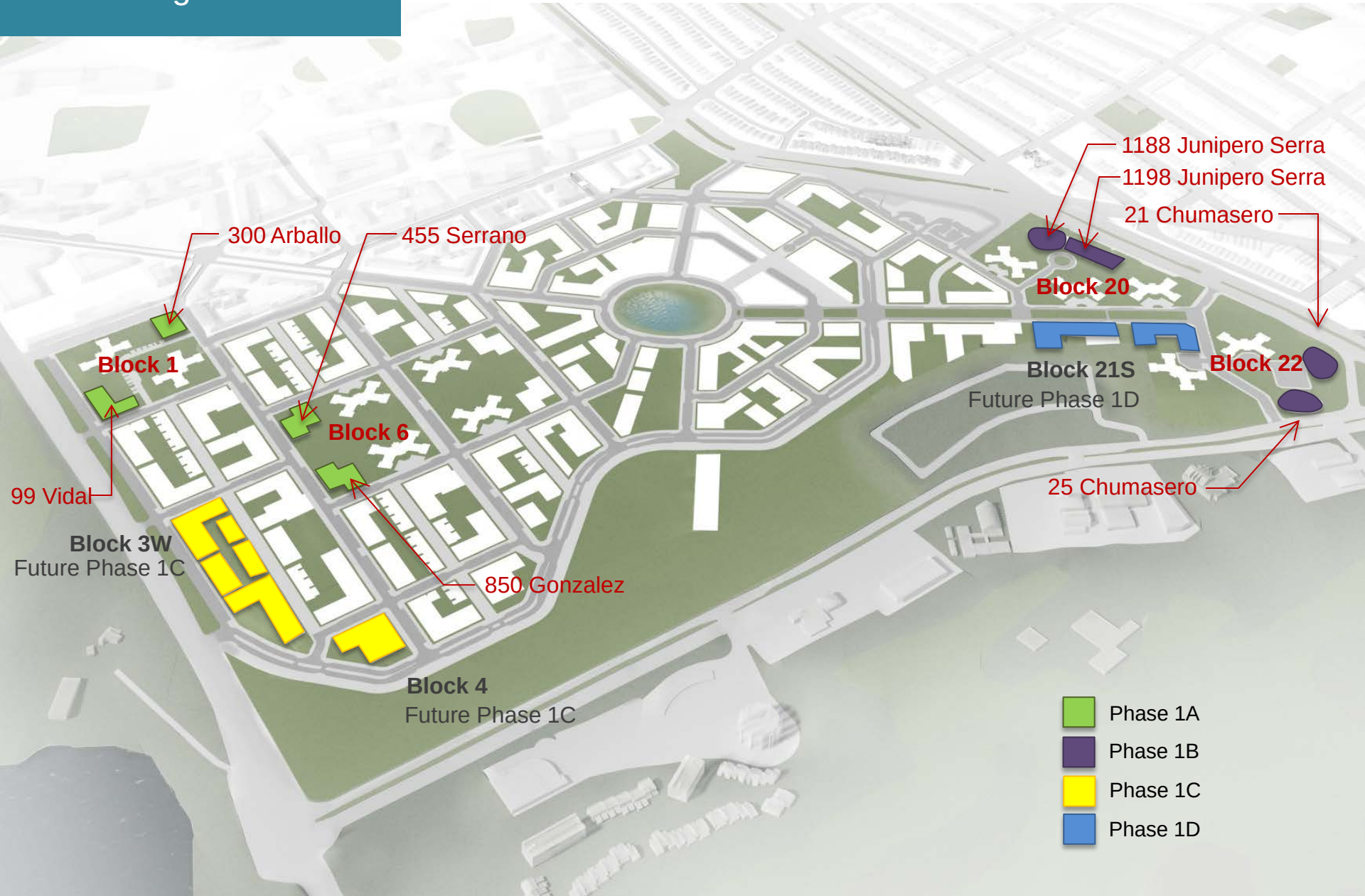
Phase 1

- Application submitted September 5, 2014
- Revised application submitted April 10, 2015
- Planning Director Approved June 3, 2015



PHASE I PLAN

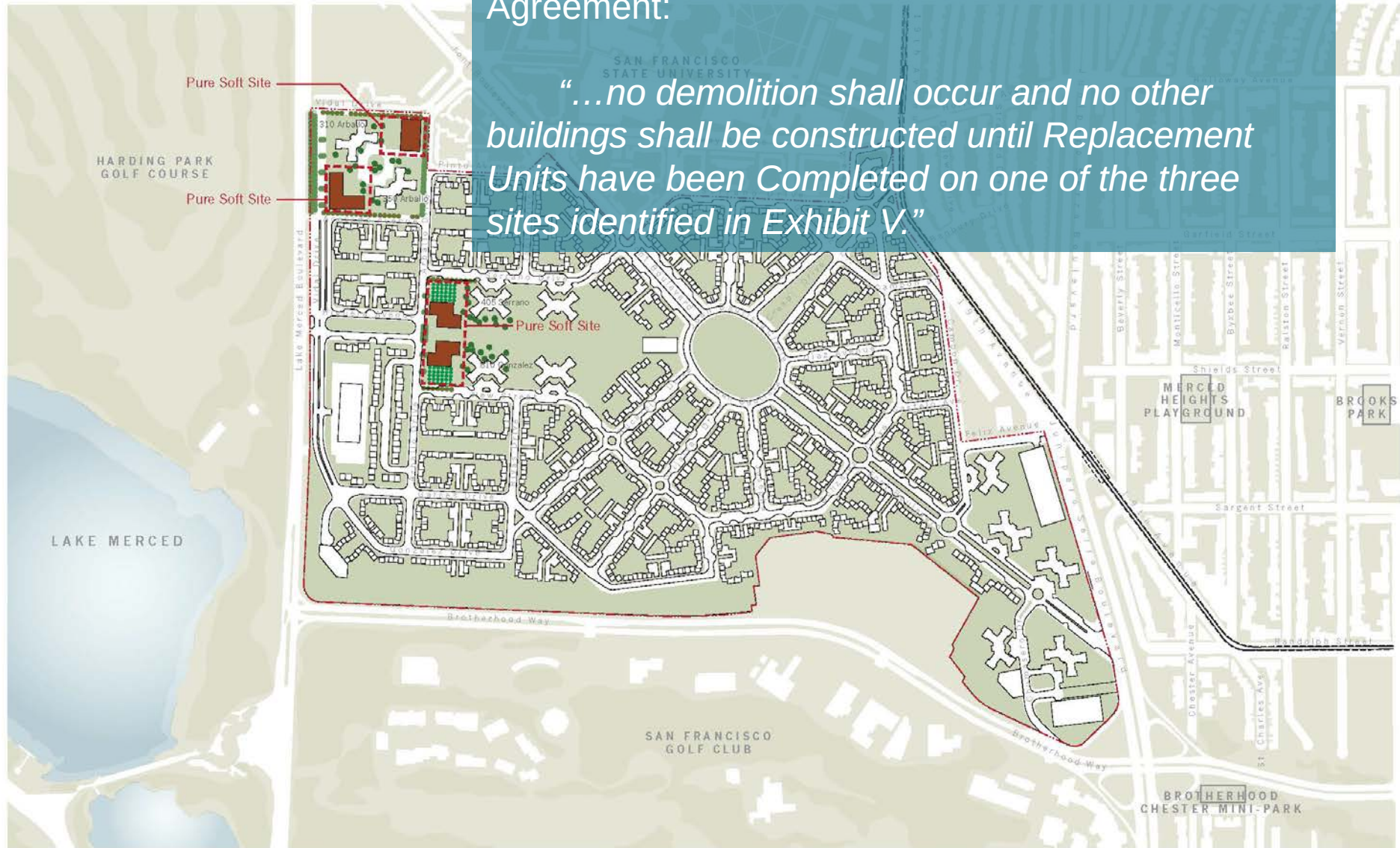
Buildings



PHASE I PLAN

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

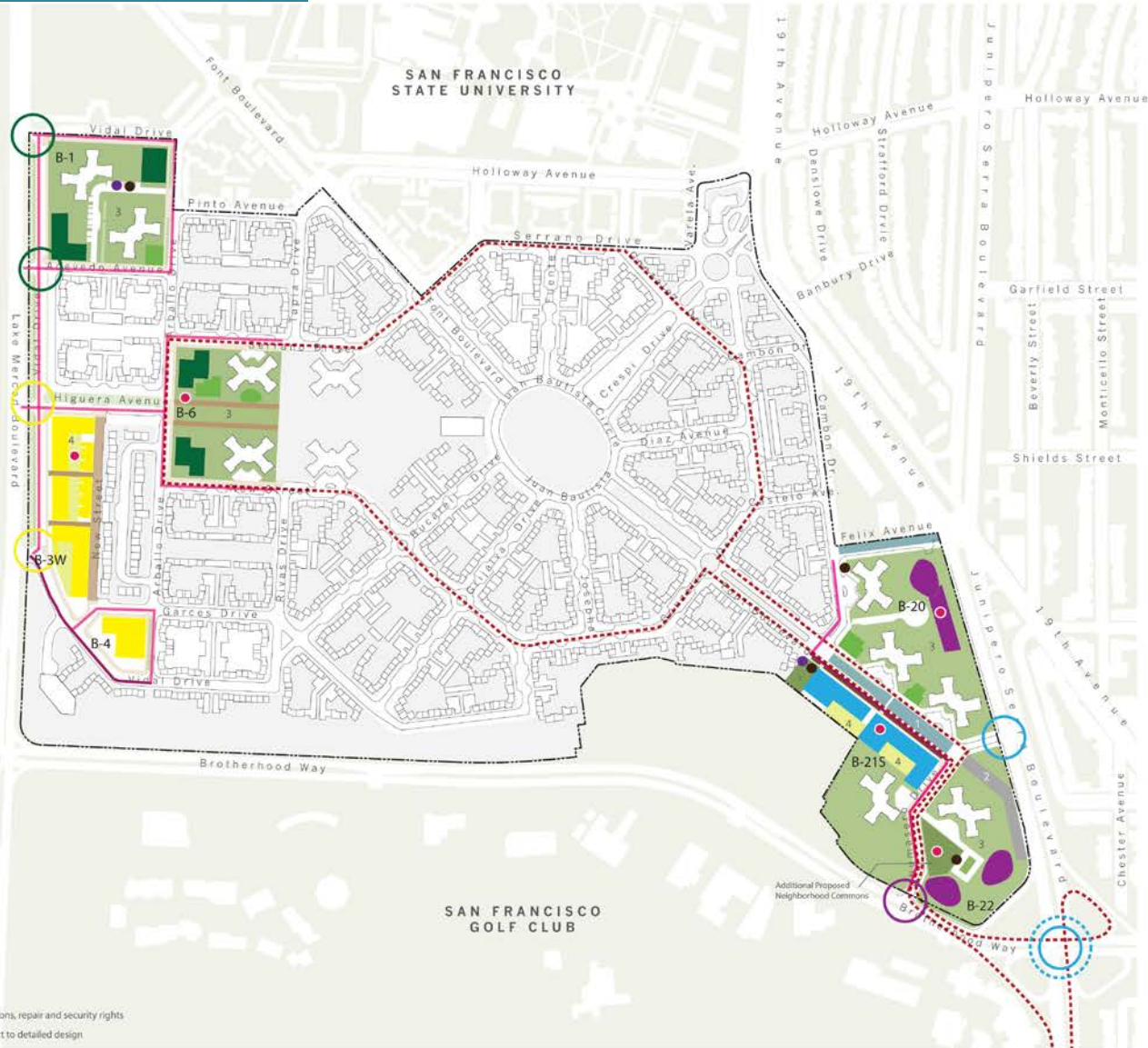
Subphase	Building Information	Demolished Units/Parking	Constructed Units/Parking	Cumulative Constructed by Subphase	Cumulative Total On-Site
<i>Existing at Start of Phase</i>					3,221 units 3,339 spaces
A	Leddy Maytum Stacy Architecture 300 Arballo Dr	0 units 0 spaces	89 units (16 replacement units)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

PHASE I PLAN

Community Improvements

HARDING PARK
GOLF COURSE

LAKE
MERCED



PUBLICLY OWNED COMMUNITY IMPROVEMENTS

- Intersection Improvements**
- Higuera Drive & Lake Merced Boulevard
 - Brotherhood Way & Chumasero Drive
 - Chumasero Drive and Junipero Serra Boulevard
 - Junipero Serra and Brotherhood Way Interchange
 - CEQA Mitigation Measure TR-9, see Environmental Impact Report

- New Intersection Improvements**
- Vidal Drive/LMB (pending SFSU vacation)
 - Avevedo Avenue/LMB
 - Higuera Avenue/LMB
 - Vidal/Future Gonzales/LMB

- 1 Vacated ROW for Future Realignment of Muni M Oceanview
- 2 Easement for Future Realignment of Muni M Oceanview
- 3 Class I Bike Path (TBD IF)
- 4 Class II Bike Lane (TBD IF)
- 5 Class III Bike Route (TBD IF)
- 6 Sidewalks (TBD IF)
- 7 Bioswales (TBD IF)
- 8 Sidewalks and Gonzalez Pedestrian Path (TBD IF)
- 9 Street Trees (quantity, placement, spacing per DS&G)
- 10 Pedestrian Safety Improvements

PRIVATELY OWNED COMMUNITY IMPROVEMENTS

- Full Public Access**
- Paseos, Alley Ways and Plazas (TBD sf)
 - Open Space - Tower Area (TBD sf)
- Open Space - Neighborhood Commons (approx. 17,524 sf)**
- Block 21 S = approx. 13,747 sf (65% interim condition)
 - Block 22 = approx. 15,000 sf (additional, per DS&G)
- Open Space - Community Gardens (approx. 24,338 sf)**
- Block 1 = approx. 6,046 sf
 - Block 6 = approx. 4,991 sf
 - Block 6 = approx. 2,389 sf
 - Block 20 = approx. 6,161 sf
 - Block 20 = approx. 4,301 sf
- Partial Public Access**
- Open Space - Courtyards (TBD sf)
 - BART Shuttle
 - Transportation Coordinator
 - Discounted Transit Passes
 - Carpool/ Vanpool Services
 - Carshare Program and Parking
 - Carshare Parking (within Parking Garages, per Code)
 - Bicycle Library (4 pods)

- Other**
- Parking Management Program
 - Other Elements of Transportation Demand Mgmt

- Phase I Sub-phases**
- Sub-phase A - Blocks 1, 6
 - Sub-phase B - Blocks 20, 22
 - Sub-phase C - Blocks 3W, 4
 - Sub-phase D - Block 21S

Project Boundary

*subject to reasonable maintenance, operations, repair and security rights

**all dimensions are approximate and subject to detailed design

Design Review Process

- Development Agreement Section 3.4
- Requires approval of Phase applications prior to approval of any construction in that phase
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 - Early sites
 - Principle of Proportionality, Priority, and Proximity (Community Improvements)
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STREET IMPROVEMENTS

New/Improved Pedestrian and Bike Paths

Improved Intersections

- Lake Merced Boulevard @ Higuera Avenue
- Brotherhood Way @ Chumasero Drive

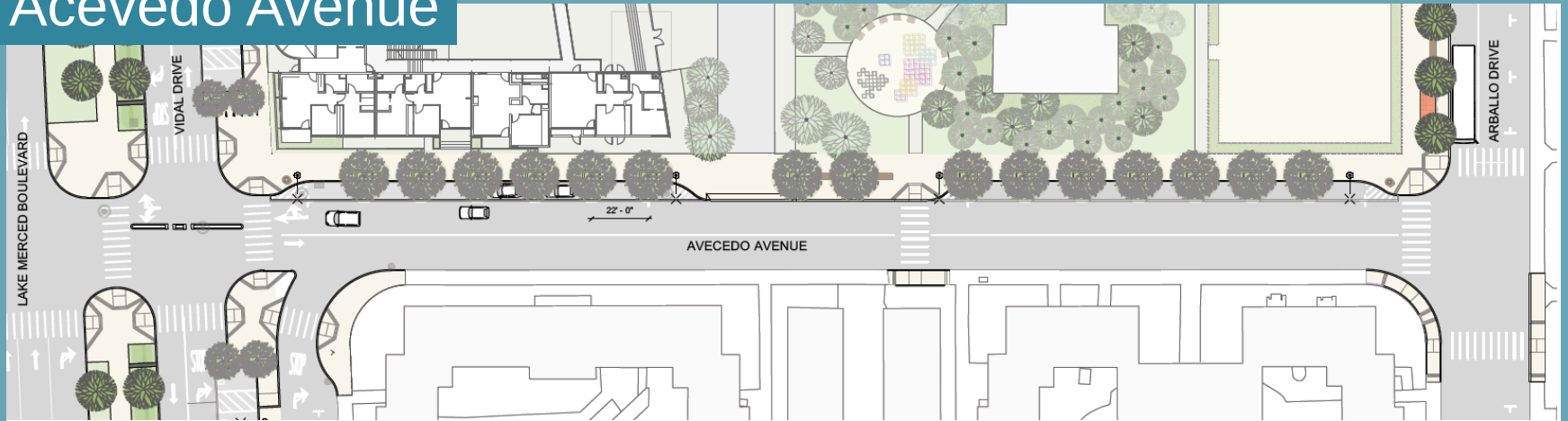
New Intersections

- Lake Merced Boulevard @ Acevedo Avenue
- Junipero Serra Boulevard @ Chumasero Drive

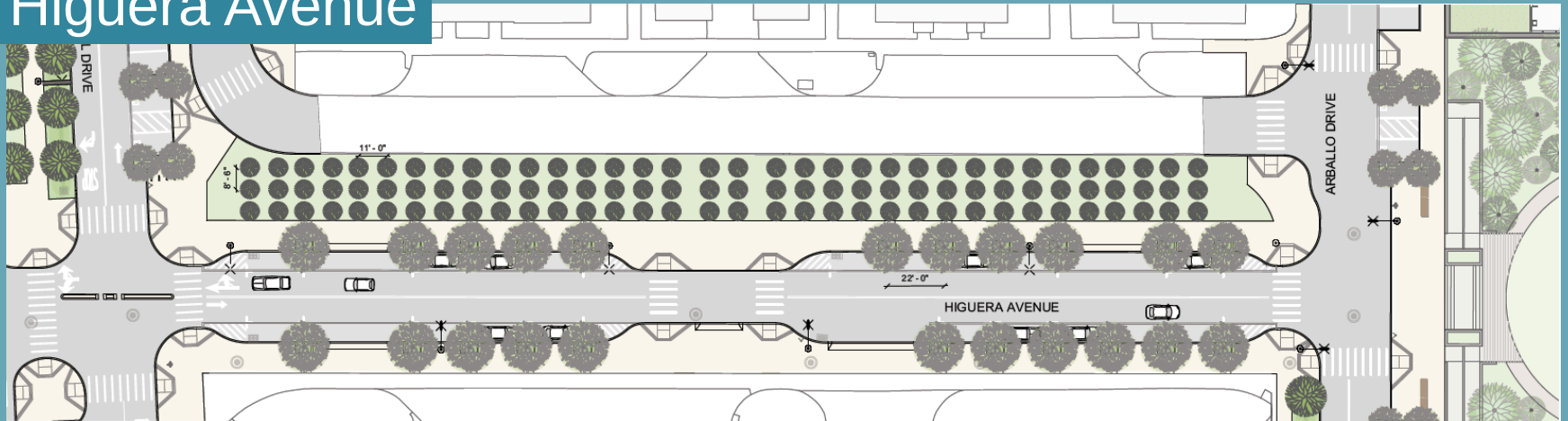
Improved Streetscape

- Vidal Drive
- Acevedo Avenue
- Font Boulevard
- Chumasero Drive
- Segments of: Arballo, Serrano, Gonzalez, and Garces Drives

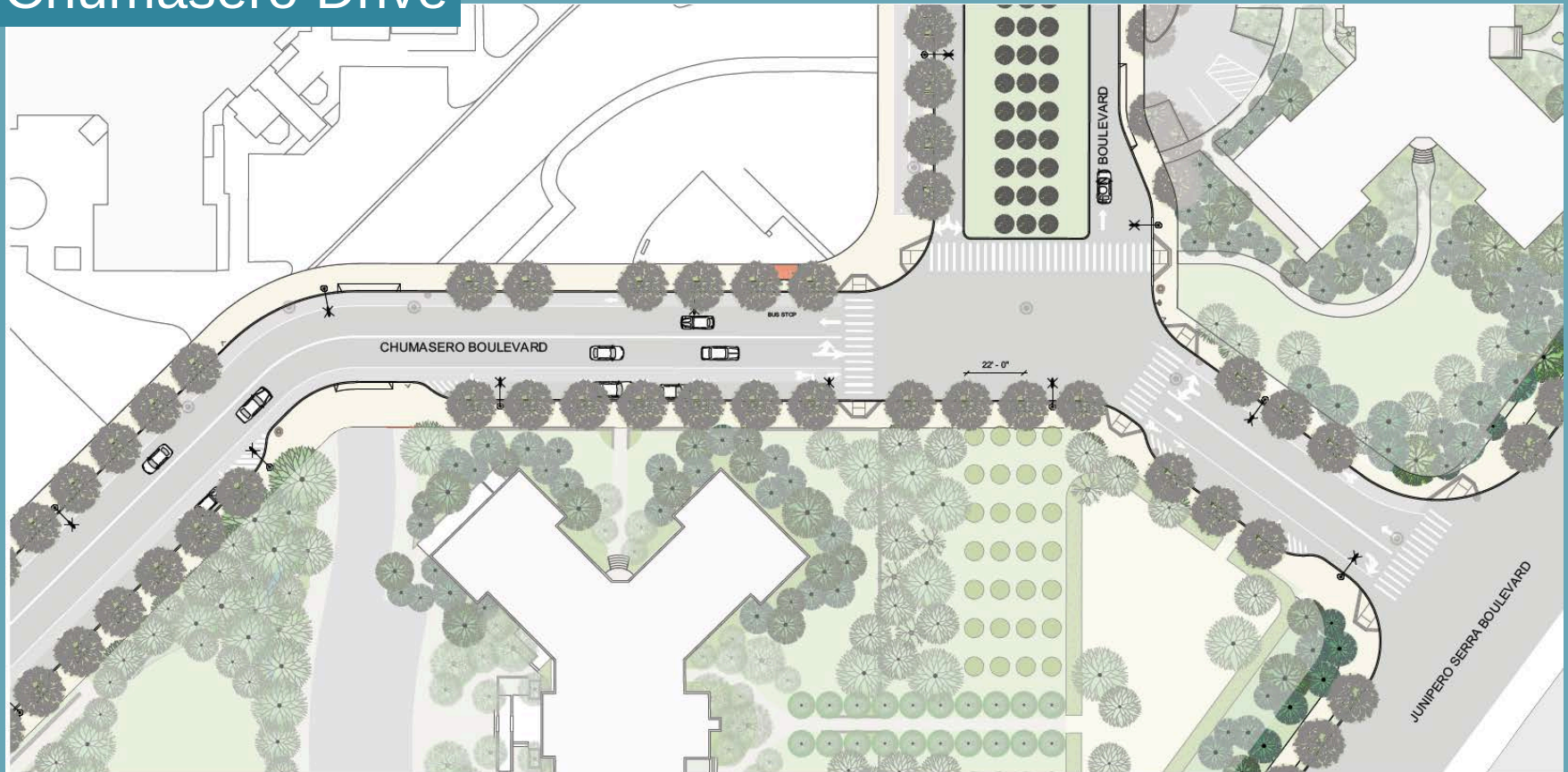
Acevedo Avenue



Higuera Avenue

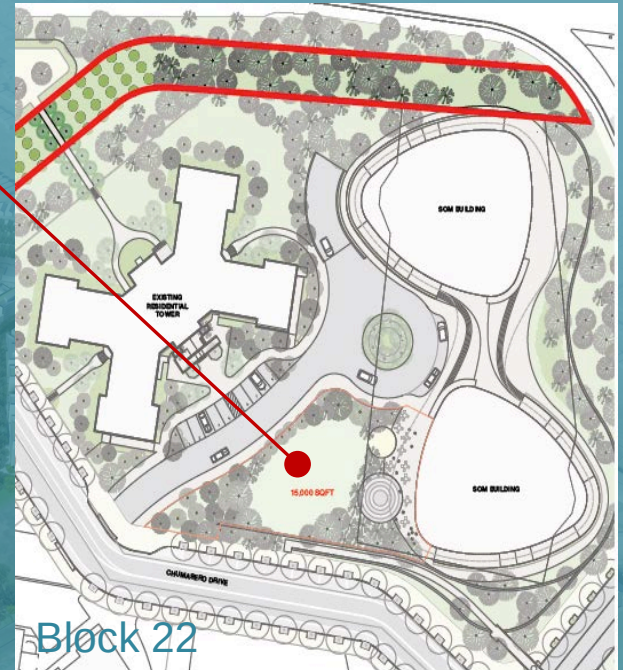
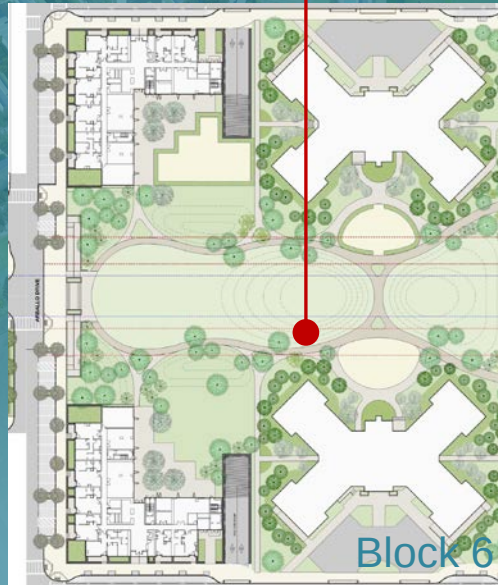


Chumasero Drive



NEW & IMPROVED OPEN SPACE

- 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

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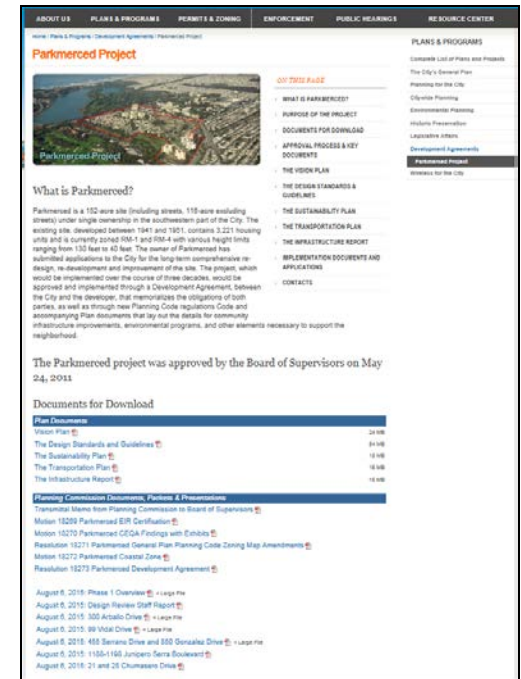
Phase 1 : Building Subphases

Project Review & Approval

- Physical design must conform to Design Standards & Guidelines.
- Major Modifications ($>10\%$) require Planning Commission approval.
- Minor Modifications ($\leq 10\%$) 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

Subphase	Building Information	Demolished Units/Parking	Constructed Units/Parking	Cumulative Constructed by Subphase	Cumulative Total On-Site
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Block 1: 300 Arballo Drive

Leddy Maytum Stacy Architects



Block 1: 300 Arballo Drive

8-stories, 89 units (16 replacement)



ARBALLO DRIVE



(E) 350 Arballo

(E) 310 Arballo

VIDAL DRIVE

Block 1: 300 Arballo Drive

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

MATERIAL KEY

1. VISION GLASS
2. BACK PAINTED GLASS
3. PRE-CAST PANELS
4. METAL LOUVRES
5. METAL PANEL SPANDREL
6. GLASS BALCONY RAILING
7. OPERABLE VISION GLASS



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 Chumaseero/25 Chumaseero Drive

Skidmore, Owings & Merrill



Block 22: 21-25 Chumasero Drive

14-stories, 329 units



Block 22: 21-25 Chumaseo Drive



Block 22: 21-25 Chumasero Drive



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