

[PARKMERCED] – Draft Environmental Impact Report

SUMMARY OF ISSUES PRESENTED TO THE SF GREEN PARTY

SUSTAINABILITY: Proposed as a “total-tear-down” of the garden apartment units (1,538 units) [Not including the +284 apartments in the University Park South (SFSU-CSU) purchased blocks which are a prior part of Parkmerced’s original development proposed also for demolition that = 1,843 total units demolished]. The overall loss of imbued energy due to recent renovations of the garden units in Parkmerced and UPS, and the proposed demolition of overall landscape/buildings/walkways/roadways. No independent documentation or “proof” of deterioration of units in terms of a “soundness-report” has been determined (See the SFDBI determination for “soundness-evaluation” prior to the demolition of older historic homes). No analysis is made by the project owner(s) on the total demolition “waste” of renovated units, and imbued energy of the towers and garden units in terms of demolition has been documented or presented to date.

PRESERVATION: The Importance of Parkmerced’s history in San Francisco, the integrated landscape design, urban beaux-arts street pattern, architectural/urban planning history in the cities development, its unique individual internal modern courtyards by Thomas Dolliver Church, *“are eligible as a masterplanned garden rental community and cultural landscape to the state and national register”* – (Parkmerced CEQA Historical Resources Analysis [Draft] by Page & Turnbull), is not addressed in either the SFSU-CSU “Masterplan” programmatic EIR, or the Parkmerced “Vision” DEIR in the analysis by Page & Turnbull in their CEQA Historical Resources Analysis to a significant level in the options presented as alternatives.

NATURAL ENVIRONMENT: Cut-Down and removal of +/- 1,500 trees (canopy loss) and green landscape adjacent to a migratory area and coastal areas of Lake Merced, effect of run-off during 15-20 years of ongoing construction.

TRANSPORTATION/PARKING: Proposed SFMTA/Developer collaboration on the financing and re-route/dead-ending of public transit by a private developer inside of Parkmerced, and the location of (3) transit stops in a (.18 mile) radius in a residential zoned neighborhood. [Note: one stop is noted specifically “to accommodate SFSU Students”. SFSU’s “fair-share” transit impact fees were \$175,000.00 see City of Marina vs. CSU] Parking spaces are proposed to be increased to 11,000 from 3,500 with 1:1 parking in a heavily re-graded site.

OPEN-SPACE: The proposed eradication of living/earth green space is a reduction of 2/3rds the total open space. Parkmerced was built originally at 191.2 acres for the 3,221 units and 8-10k population, the current area was reduced to 112 acres due to land-sales of prior owners, and is a huge loss of prior amenities, recreation and future open-space, shared space, soft/hard-scape internal courtyards, walkways. The inaccuracy is visible in the DEIR SOM’s diagrams for “existing” open space prior which leaves off prior recreation and open space (755 Font, and 800 Brotherhood Way), and the soft/hard-scape areas of the internal courtyards. The open space minimum “per unit” is not mentioned or determined in terms of livable open space required per unit or per inhabitant for a healthy community. MOU’s negotiated prior and currently ignore the effects on Parkmerced, in its loss of open-space.

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RETAIL ENVIRONMENTAL IMPACT/SFUSD IMPACT: Proposed 310,000 g.s.f. of retail which is equal to (3) Walmarts, and the after-effect on existing retail areas, on Ocean Ave., West Portal, Stonestown, Cambon Shopping Center, Westlake, Lakeside Plaza, Oceanview retail areas is not mentioned. The SFUSD sold off the prior elementary school “Frederick Burke Elementary” and thus eliminated a public school within walking distance to the largest low-mid income rental community in the city. Adjacent School facilities will be heavily impacted by increased population, and traffic without an adjacent school site in walking distance to the community. The loss of the school and amenities including sufficient playgrounds and open-space has caused an exodus of families on site.

RENT-CONTROL IMPACTS: Current pipeline and Build-up of luxury housing citywide vs. construction of essential affordable rental housing. SFSU-CSU Memorandum of Understanding (ignored community impacts -1,000 units of rental housing in the purchase of the Stonestown Apartments and Parkmerced University Park South Blocks, and reliance on Parkmerced for Student Housing by Institutional Development and Population increase in the SFSU-CSU “Masterplan” EIR. The rent-control status of units renovated and the development of new units and rent-control status is based on the Palmer decision currently. With a mix of rental and for-sale units, and a lack of new rental units, rent-control is threatened at the ballot-box.

FINANCIAL FEASIBILITY: Due to the financial market impacts on both the SFSU-CSU campus, and the Parkmerced Investors LLP’s loans, and costs for the entire build out of both projects, assurances must be made that the projects can and will be completed regardless of options selected.

LACK OF “SUSTAINABLE” PRESERVATION/TRANSPORTATION/EQUITY DENSITY ALTERNATIVES

PER CEQA: The proposed alternatives to protect the landscape design are poor in concept and architectural concept/layout in the possibility of in-fill housing they propose. The alternatives ignore a significant proposal to protect the entire prior landscape design and masterplanned boundary of Parkmerced’s original design in its entirety. There is no proposal to demolish the towers and build taller towers as a significant alternative. There is no alternative to directly connect to regional transit, route the Muni lines and station stops outside of Parkmerced’s boundaries down Holloway, or Brotherhood Way, and locate/condense Muni stops between Stonestown and SFSU along the western edge of 19th Ave as suggested by the SFPUC, and create a new hub track-layover and maintenance area at the eastern edge of Parkmerced through a tunneling option along 19th/Junipero Serra Blvd., or layered approach to transit/traffic/parking along the 19th Ave. corridor and the 1952 interchange at Brotherhood way directly to Daly City BART. There are no “Equity” density solutions proposed to build up and re-zone Stonestown, Stonestown Apartments, and SFSU’s prior campus boundaries and smaller portions of sold-off parcels of Parkmerced along with utilization of the Mills-Act to preserve the low-scale garden units with Parkmerced as a equitable solution.

San Francisco Historic Preservation Commission Hearing – June 2nd 2010

San Francisco Planning Commission Hearing – June 17th 2010

Deadline for DEIR Comments – June 28th 5:00pm (SF Planning Department)