

MAXIMUS RE PARTNERS, LLC
1979 Mission Street | Community Outreach Meetings

Meeting: Neighbors from Capp and Adair Streets
Date: Tuesday, February 18th, 2014
Time: 6:00PM – 8:00PM
Location: Instituto Laboral de la Raza, 2947 16th Street, SF, CA 94103
Presenters: Larry Delcarlo, Seth Mallen, Leo Chow
Project Team: Bert Polacci, Rogelio Foronda Jr., Bruce Albert, Andrea Wong, Tim Callan, Angela Wu, Brook Turner

Attendees: Robert Picaso, Elizabeth Losa, and Brett Cline

Agenda: Introduction: Larry Delcarlo
Planning Process: Seth Mallen
Project Overview: Leo Chow
Q&A: Project Team

Q&A

- Concerned about height of the buildings
 - We are still relatively early in the design phase and are still looking into how we can lessen the potential shadow impacts on our neighbors. We are definitely open and wanting to work with the community on the design.
- I like the glazing on the buildings, I'm glad you're planning on keeping the existing palm trees along Mission and 16th and around the BART plaza.
- I have solar panels on my roof, will they be affected?
 - We will check potential shadow impacts on solar panels on Capp Street residences
- Safety of the neighborhood is very important and this project would address some of those concerns.
- Are you managing buildings?
 - We plan to be long-term owners of the property and do intend to manage the buildings ourselves.
- Will you install security cameras?
 - Yes. We will be coordinating with representatives from the SFPD Mission Substation to identify potential locations. Further, the building design lends itself to more natural surveillance than exists today; Including more store fronts on the BART plaza and well lit residential lobby entries on Mission Street, 16th Street at Capp Street, and on Capp Street.
- Will there be parking meters on Capp?
 - We will work with the SFMTA to determine the best solution for parking along Capp Street.
- Are the units condo or rentals?
 - Rentals. We have been in the rental industry for a long time and it is our intent to continue that service here. The project has always been planned to be rentals.
- Is it affordable?
 - In line with what San Franciscans voted for via Prop C, at this time 12% of the rental apartments will be affordable.
- Have you considered raising the playground at Marshall Elementary School to address the shadow impacts? It would be a great opportunity to extend the school building.
 - We have not, but that is a great suggestion that we will look into.

- What about SFUSD site on Mission?
 - This parcel is still owned by the City. We are not aware of any immediate plans for the site.
- Unit mix? Rents?
 - The unit mix currently is 116 Studios, 195 one-bedroom, 31 two-bedrooms, and 9 three-bedrooms. Rents will be based on the market rate at the time, they could be lower or higher. They would be comparable to Vara's.
- The increase in market rate housing makes things more expensive.
- Who is Maximus?
 - We're a new company started here in San Francisco with years of experience in the rental housing industry. I was born and raised in San Francisco in the Sunset.
- Copy of photo for Robert (16th/mission)
- It's good to clarify misinformation.
- You should consider coming to one of the weekly walks held by St. Johns and Father Richards to discuss your project with the group.