

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

Meeting: Marshall Elementary School and SF Unified School District
Date: February 19th, 2014
Time: 6:00PM – 7:00PM

Location: Marshall Elementary School, SF, CA 94103

Presenters: Larry Delcarlo, Seth Mallen, Leo Chow

Project Team: Bert Polacci, Bruce Albert, Andrea Wong, Tim Callan, Angela Wu, Brook Turner, Janan New

Attendees: Scott Stauffer, Ely Rodriguez, Michelle Mette, Priya Saraswati, Molly Rodriguez, Andrea Eric Strand, Abby Vear, Maria Garcia, Ellagarita Nunez, Mafuera Marco, Maria Estrella, Vilma Delgado, Librada caceras, Claudia Campos, Erika Colores, Katiuska Abuto, Tiffany Dillard, Demetria Paga, Claire Luyerwey, Justin & Orin Meek, Kenia & Chris Mitter, Sharon Hoff, nely Santos, Audrey Newell, Owen Rateye, Brok Broughton, Marca Conroya, Arienne Adamikoa, Andrea Toban, Judy Viertel, and Castellanos Guillermo.

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

Q&A

- Discussion of direct benefits to the school?
 - Yes, we have had initial discussion, but tonight the school group will discuss further.
- Lightning issue on the street-It's dark there.
- When did the re zoning take place?
 - Zoning happened with BART, not eastern neighborhood; Probably not many people are happy
- How are you addressing to meet rear yard requirement and open space requirement?
 - Open space is met
 - Rear yard is part of courtyard
- Is there a way to make open space accessible to school?
 - Talked about idea for a green wall on the wall which faces Marshall Elementary School yard
- What kinds of units are facing Marshall? Wind Study?
 - At the present time there are no windows facing the school yard.
 - A wind study was done that revealed no significant impact, which made conditions better at the corner.
- Affordable/Unit Mix?
 - Rental apartments affordable at 12% mixed into the project.
 - 40% 2B/3B apts.
 - 16th has more 2B/3B
 - Mission has more 1B/studios
- Construction disruption
 - Can we prioritize during summer or during off hours? Asked the school for feedback (district)
- No pile drivers.

- BART Plaza use/integration
 - Not a lot of fixed seating likely in put from Mission station.
 - To be determined; We're in discussions with BART on how we can coordinate on this effort.
 - Stores will face onto plaza; that is why there is a 15' setback
- Test for soils
 - Pretty clean
 - Dry cleaner was on-site
 - No gas station on-site; Kragen's store on-site
- Other community meetings
 - Series of meetings planned in smaller groups
 - Also a series of small meetings
 - How do you find out about this?
- Questions
 - Presentation will be up on the site
 - The website will be up in two weeks
 - We will send out emails
- EE, Are you trying to be under E. Neighborhood or EIR?
 - Likely to be specific studies
 - Will we have access? Yes, the city will make access available by adding a link to the website.
- Have you considered no zero parking because of transit-oriented development?
 - Yes, we have considered it; we are trying to balance out desire to have cars for weekend use.
- 21 month construction schedule
- Dust control, types of soil >EE review
- Baseline codes established by BAAQMD CEQA
- If there are more suggestions, we can review with the contactor
- Know the soil conditions generally; one small level 1 area
- No pile driving> mat foundation with some piers due to BART
- Opens space requirement: Are you seeking a variance?
 - No we are not seeking a variance for the open space requirement.
- What are the rents?
 - TBD> not known at this point, most likely similar to Vara
- Feels like a lot of cars>transit/car share will help to minimize shadow.
- Shading stud> feels that a lot can be done to minimize the shadow.
- Stepping back of wall seems like it will have a great impact.
- 10AM-12PM is a critical time for the sun
- Studies would be good to see options.
- Seems like opportunity for trade offs
 - Parking under playground
- What about the patios that overlook the playground?
 - This is a valid concern> considered this as we set back at property line
- Where is the courtyard?
 - The courtyard is on the 2nd Floor at interior (purple color)
 - Could the courtyard be at the schoolyard?
 - Code issues> If we relocated, it would be hard next to 16th street (green bldg.)
- Will not have affordable units; it will be condos. They feel that the units are meant for higher incomes and that the units are not meant for the community to qualify.
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- Concerned about children's health during the construction. This is currently being studied as part of EE.
 - Bay area has very good monitoring requirements.

- We will work with contractors to address how to address.
 - There will be another meeting to discuss construction.
- Planned for rental
- The city controls who rents the affordable units.
- Fair housing laws dictate applications must accept all.
- Parking> more than half are stackers
 - 156 parking
 - 22 retail
 - 134 residential