

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

Meeting: 15TH Street Neighbors
Date: Thursday, February 20th, 2014
Time: 6:00PM – 7:30PM
Location: Zoomforth, 2973 16th Street, SF, CA 94103
Presenters: Larry Delcarlo, Seth Mallen, Angela Wu
Project Team: Bert Polacci, Rogelio Foronda, Bruce Albert, Andrea Wong, Brook Turner

Attendees: Jon Stuber, Jodie Medeiros

Agenda: Introduction: Larry Delcarlo
Planning Process: Seth Mallen
Project Overview: Angela Wu
Q&A: Project Team

Q&A

- Affordable? Condos?
 - 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.
 - In line with what San Franciscans voted for via Prop C, at this time 12% of the rental apartments will be affordable.
- Bulb out on Capp at 16th street.
 - Might make int. more dangerous (cars cutting across 16th N. on Capp)
 - One way on Capp?
- Casino buses on Mission Street creates a dark area
 - We will look into this more.
- Concerned about crime and cleanliness
- Safety and security at night
- Affect on neighborhood rents? How this project fits into bigger picture of situation?
 - Rents will be comparable to the rest of the market. The addition of approximately 350 new apartment units will help relieve market pressure
- Community benefit package should support existing local businesses.
- Have you selected vendors/retail? Would hate to see vacant storefronts (like Varra!).
 - We're in early discussions with both Walgreens or CVS. The existing commercial tenants on site will have the right of first refusal for the new commercial spaces. One idea is an open market hall concept where we could have start up small businesses to open kiosks. So you'll have multiple kiosks that provide some of the same products, food, etc. as you find in the Mission today. No others have been selected.