

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

Meeting: Section 312 Pre-Application Meeting
Date: Thursday, February 27th, 2014
Time: 6:00PM – 7:00PM
Location: Centro Latino de San Francisco, 1656 15th St, SF CA
Presenters: Larry Delcarlo, Seth Mallen, Angela Wu
Project Team: Bert Polacci, Rogelio Foronda Jr., Bruce Albert, Andrea Wong, Angela Wu,

Attendees: Rob Correa, Nimish Patel, and Vinan Patel

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

Q&A

- What are the conditions along Capp between 15th & 17th. We have concerns over safety & cleanliness
 - We plan to make several public realm improvements to streetscape on Capp Street between 15th and Capp Street including narrowing the streets, wider sidewalks, table-top intersections/specialty paving, and pedestrian bulb outs to shorten pedestrian crossings. We are also looking into how we can improve the intersection of 16th Street and Capp by making a better pedestrian connection of Capp Street across 16th street. This could include a new crosswalk alignment and pedestrian bulb outs.
- Have you considered parking entry on 16th or Mission?
 - We did consider, but were limited to Capp Street due to the SFMTA Muni Bus lanes.
- What is the parking requirement and how many?
 - The City has established a cap of up to 0.5 per unit on Parking.
- Will the plaza be enclosed?
 - There have been talks with BART regarding a possible canopy over the escalators into the station, but the plaza itself is not planned to be enclosed.
- What kind of housing are you proposing?
 - 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.
- Are they all 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.
- Index for calculating affordable
 - In line with what San Franciscans voted for via Prop C, at this time 12% of the rental apartments will be affordable.
- What is BART's interaction with this project? What is their role in approvals?
 - We're in discussions with BART on how we can coordinate on this effort regarding the BART plaza. We would need to seek approvals from BART.
 - Stores will face onto plaza; that is why there is a 15' setback
- Concerns about crime in the neighborhood. How are you coordinating with SFPD. Will there be any 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 residential lobby entries on Mission Street, 16th Street at Capp Street, and on Capp Street with the possibility of a 24-hour door man.
- Property owners tend to keep their properties clean.
 - Coordinate with city? Maintenance clean up
 - Police are the only ones who respond.
- What is the percentage of the market rate? What if the market goes down?
 - The percent affordable is In line with what San Franciscans voted for via Prop C, at this time 12% of the rental apartments will be affordable.
 - If the market goes down, rents will be adjusted accordingly.
- During construction will BART exit close?
 - No. At this time there is no construction that would require the BART entrance's closure.
- When you start building what will the interaction with traffic and 16th and mission be like?
 - We will provide flaggers at intersections as necessary. Deliveries will primarily enter from Capp Street at appropriate times throughout the day.
- Impact of construction noise?
 - We will follow construction best practices and are coordinating our construction taking into consideration the Marshall Elementary School daily schedules and yearly calendars.
- Would you consider a 24-hour business?
 - If an appropriate commercial tenant approached us, we would definitely consider.
- Are you familiar with the water problem in the basements?
 - Yes, we've been down there.
- Construction space between buildings
 - FDR equipment, etc.
- Shadow impacts? Look at 105 height reduction
 - We will continue to look into how we can mitigate shadow impacts.