

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

Meeting: Mission and South Van Ness Neighbors

Date: Tuesday, February 25th, 2014

Time: 6:00PM – 7:30PM

Location: Centro Latino de San Francisco, 1656 15th St, SF CA

Presenters: Larry Delcarlo, Seth Mallen, Angela Wu

Project Team: Bert Polacci, Andrea Wong, Brook Turner

Attendees: Barak, Emanuel, and Ahuva Jolish, Martin Ugante, Tuuyen Dongunes, Macia Contradoras, Ines Hejarraya, Doug Elliot, Keith Cich, Joanna, Brandon, Anuket Saln and C. Kevin Stephens

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

Q&A

- How many units are there? Mix?
 - 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.
- -What is the parking ratio? Stackers?
 - Parking > more than half are stackers
 - 156 parking
 - 22 retail
 - 134 residential
- What is the percentage of BMR? Is it mixed throughout?
 - Rental apartments affordable at 12% mixed into the project.
 - 40% 2B/3B apts.
 - 16th has more 2B/3B
 - Mission has more 1B/studios
- Why can't you start sooner? Why 2.5 years?
- District supervisor feedback?
 - We are working making a concerted effort to coordinate the project with Supervisor Campos
- No residential resident displaced-Do you have a Plan B?
 - No plan B. We're dedicated to work with the community to get this project through.
- Will the plaza (courtyard) be residential?
 - The courtyards are dedicated open space for residents.
- What about the lighting? There is currently not enough.
 - 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. In addition to improved lighting on the building, more store fronts and windows will provide additional lighting around the first floor of the building.
- How many entrances are there to the buildings? (residential)

- There will be an entrance on Mission Street, on 16th Street at Capp Street, and on Capp Street.
- How will you stage the construction process?
 - We will follow construction best practices and are coordinating our construction taking into account the Marshall Elementary School daily schedules and yearly calendars.
- What about the security?
 - We will be coordinating with representatives from the SFPD Mission Substation to identify potential locations for security cameras. 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.
- Will they all be rentals? No condos?
 - The project has always been planned to be rentals.
- Why apts vs. condos?
 - We have been in the rental industry for a long time and it is our intent to continue that service here.
- What about apartment rent levels?
 - Rents will be based on the market rate at the time, they could be lower or higher. They would be comparable to Vara's.
- What is the average square footage of the units?
 - The unit mix currently is 116 Studios, 195 one-bedroom, 31 two-bedrooms, and 9 three-bedrooms. Sizes would be comparable to Vara.
- Does the city like micro units?
 - Micro apartments have been approved elsewhere in the city.
- Does the 1950 construction cause any problems?
 - No, it will be removed.
- Is Walgreens coming back?
 - We have heard loud and clear from the community how important it is to have a pharmacy on site, so we have had discussions with Walgreens and CVS. We want the retail to be neighborhood serving.
- What kind of retail stores?
 - 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.
- Love idea of market hall
- Ceiling height of retail
 - The ceiling heights of the retail will be 15'
- Is the project compliant with zoning?
 - The project is fully compliant with the Eastern Neighborhoods Plan.
- Building height compliant?
 - The parcel is zoned for 105' along Mission and 16th Streets, 55' along Capp Street. Our buildings are in compliance with these specifications
- Do neighbors have any problems with density?
 - This transit rich corner is a perfect location for increased density. There have been no objections from neighbor concerning density.