

MAXIMUS RE PARTNERS LLC  
1979 Mission Street | Community Outreach Meetings

**Meeting:** Presentation to Marshall Elementary School  
**Date:** 3 June 2014  
**Time:** 6:00PM – 7:00PM  
**Location:** Marshall Elementary School  
**Presenters:** Larry Delcarlo, Bruce Albert, Leo Chow, Seth Mallen  
**Project Team:** Seth Mallen, Bert Polacci, Rogelio Foronda, Larry Delcarlo, Bruce Albert, Leo Chow, Andrea Wong, Angela Wu, Brook Turner

**Attendees:** Susan Cieutat, Vicky Adames, Molly Rodriguez, Orelia Melong, Armando Sanchez, Greg Arias, Michele M., Scott Barney, Beth Clendenin, Veronica Cab, Nely Santos, Demetria Page, G S. Molina, Callen Taylor, Brian Saver, Sara Monmoto, Paul Roiiz, Arienne Adameikova

**Agenda:** Introduction: Larry Delcarlo  
Construction: Bruce Albert  
Project Overview: Leo Chow, Seth Mallen  
Q&A: Project Team

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Minutes

- Where will the water from the misters and truck washing for dust go?
  - It will be filtered, tested and then when appropriate dumped in to the combined sewer system
- What about the noise level?
  - “Sound blankets” will be installed during construction along north property line
- How far down will dig for the parking below the building?
  - Between 20-22 feet, including foundations
- How will the building be supported?
  - Around BART there will be drilled piers to not risk any impact on the BART tube.
  - The rest will be a at foundation 5 feet thick
- How high is the sound barrier?
  - Approximately 10-12 feet tall
- Top floor of the school is still exposed, seems trivial to only have 10-12 feet
  - Sound fields can travel over the lower wall, you should consider having a 2 story wall to better protect the buildings
  - SOM: Project sponsor will revisit with acoustic engineer
- Loss of sun at the entrance of school, there’s just a transfer of shadows
  - SOM: Location of the shadows changes, but percentage of sun hours is relatively consistent
- Seems like there is net loss of sunlight?
  - SOM: depends on time of year/day, but it varies. Sometimes there will be a net gain at others there may be a net loss
- Have you considered a building envelope with no impact on the playground/school?
- There are planning guidelines for alleys for sunlight that you should look at for this.
- What is the timeframe to build raised playground/facility?
  - 5-6 months
  - Coordination with SFUSD/Marshall officials will be necessary to move forward and to determine uses.
  - We want to look at benefits that provide long term investment in the community

- How much added space is there below the raised playground?
  - 12,000 square foot in total with about 1/3 of that for storage and the rest can be classrooms, a library, music room or you tell us. At classrooms (classroom = 950 sf) it could be 5-6 classrooms potentially
- Will there be optional storage?
  - Potential for additional storage in the building, uses need to be determined by SFUSD/Marshall officials and parents
- How can we get more light in the proposed building?
  - Depends on the usage. An option are light courts, but it would take away from playground space above.
- What are the construction barricades made of?
  - Construction scaffolding with plywood and ample lighting
- Challenge: How much money is there for the existing programs? You would need to provide an endowment for programs
  - Project sponsor can look at other ways to help out the school
- What to do with kids during the construction of the playground and buildings?
  - SFUSD: We would need to identify temporary playground/classroom space off-site; we need to look into it
- What about 1950 Mission?
  - That's an option.
- Can you translate the website into Spanish?
- Have you considered putting your open space closer to school, along side of the playground?
  - It is permissible to have a rear yard in a neighborhood commercial transit district/corner not be in rear
- The playground is all these kids have, they don't have outdoor space at home.
- Why can't you make less units and less money.
- Building doesn't solve our problems.
  - We are meeting to look at different solutions
- Can you look at a third option for Capp Street buildings, different ways of setting back?
- Sound on the playground from "canyon" effect?
- Unsure about elevated playground...too urban?
  - We suggested the idea of a green wall and/or a mural on Capp St. building wall facing the school as potential solutions to the urban feel and sound concerns.
- We would need an endowment in place to fund maintenance, programs, etc.
- Green walls are a rat habitat
- A conditional use authorization is needed, which is a major hurdle for you.
- Why construct 10 stories?
  - The parcel was zoned for high density and heights since BART was constructed in the 1970s. It is also zoned this way as part of the Eastern Neighborhoods Plan
- There are seismic issues with tall buildings, do not build it 10 stories.
  - Newly constructed buildings are built to the most stringent seismic requirements.
  - Height for this parcel in 70's was 105'
- Which of the buildings is the 5 story?
  - The building along Capp Street
- Make building an "L" shape so courtyard faces playground
- What is the net parking increase? I think you should have 1 less space than existing now if you want to be a true T.O.D.
- What will be the lines of sight at parking ingress/egress?
  - Auto entrance/exit will be 20' wide with specialty paving and visual/audible signals.
- You should have retail wrap around Capp Street to help with safety; 24 hour surveillance
  - There will be a building apartment lobby at the corner of 16<sup>th</sup> and Capp Streets that will be well lit and staffed.

- Ground level units with private entrances along Capp Street will increase eyes on the street and activity.
- Is it affordable?
  - Currently there are 42 affordable homes planned; but we're looking at additional options including workforce housing
- You should have 30% on-site and half of it should be for Marshall Employees
  - To clarify, developers do not control the list for those who qualify for affordable housing. The Mayors Office of Housing maintains the list and the City voters approved the 12% on-site requirement.
- Walgreens is a hub for the community
  - We understand and have heard how important having a pharmacy on site is, so we hope to have one in the future. We're talking to Walgreens and other like service providers.
- The BMR model suggested for teachers is good.
- Keep community services to maintain economic diversities.
- Where is low income access? I can't afford the affordable units.
  - Project sponsor is working within the guidelines of Prop C which was established by voters, City determines affordable rent.
- There needs to be a diversity of units. We would be more receptive to the project if there was more affordable.
- Why can't the garage entrance be on Mission instead of Capp?
  - The City prohibits vehicle access in and out of Mission and 16<sup>th</sup> because they are major transit thoroughfares
- Offer less parking?
  - On-site parking is more like "car storage" with 84 of the spaces being stacked spaces; we anticipate people mostly walking and taking transit during the week, but having the option of a private vehicles for the weekends
- How do you lease retail spaces? Do you select them?
  - We select who occupies the retail spaces once the building is completed, it can be occupied by any permitted use.
- How much parking?
  - 163 total (4 car share, 22 retail, 132 residential (84 which are stacked))
- You should study behavior of traffic
  - Transportation study is being conducted
- You should install a traffic signal on Capp at 16<sup>th</sup> street
  - Left on to Capp St from the garage entrance will be discouraged because of a raised intersection at Capp and Adair
- The intersection at Capp and 16th is unsafe for pedestrians. SFMTA is planning on installing a signal at that intersection already.
- Final comment: 21 months is a long time in a 5 year old's life.