

REPORT OF BALBOA RESERVOIR COMMUNITY ADVISORY COMMITTEE

To: Mayor London N. Breed

San Francisco Board of Supervisors

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Mayor London Breed

Date: October __, 2019

Background

Ordinance No. 4515, as amended March 19, 2015, formed the Balboa Reservoir Community Advisory Committee ("BRCAC").- The BRCAC was formed to function as a central clearinghouse for community input as the City considers study a-possible development on 17 acres owned by the San Francisco Public Utilities Commission ("SFPUC") known as the Balboa Reservoir, located adjacent to the City College of San Francisco ("CCSF"). The Ordinance provided, "The general purpose of the Advisory Committee shall be to provide a regular venue for interested community stakeholders and the general public to discuss any proposed development on the Site, and to ask questions of and give input to City officers and staff and to developers, once selected." The Ordinance concludes by requiring the BRCAC to provide annual reports to the Board of Supervisors.

The BRCAC is comprised of nine seats, each filled by representatives of the Balboa Reservoir's constituencies in the adjacent areas and at large. The first meeting of the BRCAC took place in August, 2015, and this report is the first-second Annual Report of the BRCAC to the Mayor and Board of Supervisors of the BRCAC.

Comment Discussion on the Draft Environmental Impact Report which, at the time of this writing is in the public comment period, is not included in this report.

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Discussion of the Development Principles and Parameters

During its first year the BRCAC met 18 times and developed a set of "Development Parameters" to guide the selection of a developer team. Those Development Parameters were adopted after the BRCAC heard from many stakeholders including residents in adjacent neighborhoods, representatives of City College, representatives of the Ocean Avenue businesses, and other interested members of the public. Supervisor Norman Yee attended many of these meetings.

The resulting seven Principles and Parameters concerned housing, transportation, the project's relationship with City College, the public realm, urban design and neighborhood character, sustainability, and additional public benefits.

Additionally, a letter dated September 9, 2016, was sent by the BRCAC to the developers interested in submitting a proposal. That letter stressed that the BRCAC looked forward to the Parameters guiding the project. The letter also stated that to be successful, no project would garner community support if it would worsen traffic congestion or adversely impact the availability of street parking in the local community. The letter also stressed that since the project displaces parking for CCSF "it will be critical for the Balboa Reservoir developer to work with City College to address parking needs by identifying alternative parking and transportation solutions that do not compromise student's ability to access their education."

A developer team was selected comprised of AvalonBay Communities who will build the market-rate housing along with Bridge Housing, Mission Housing, and Habitat for Humanity who will develop the affordable homes, and Pacific Union Development Company who specializes in public parking solutions.

Since then the Committee and the public have met quarterly to discuss and comment on the project as it took shape. Hundreds of public comments were recorded in the meeting minutes over this time. They covered a wide gamut of opinion for and against the project, its relationship with City College, its effect on transportation and neighborhood character, as well and its role in the City's ongoing housing crises.

During the development review process, in addition to regular meetings the Committee and the developer team hosted ongoing community engagement with events such as a park day, tours, and workshops.

Summary of Reservoir Community Partners Proposal with BRCAC Principles and Parameters

HOUSING

The team's proposal includes 1,100 units of housing of all types. As per the CAC parameters, ~~33% thirty-three percent~~ of the housing will be affordable to low and moderate-income households (18% for households with an income under 55% ~~Of of~~ AMI) and an additional ~~18% eighteen percent~~ will be made available for middle-income households making up to 120% of AMI. By cross-subsidizing the affordable housing with the market-rate housing the project will need a minimum of public funding. The developer proposal is in compliance with the housing parameters.

TRANSPORTATION

The ~~sponsors-developer team is are in~~ keeping with the principle that parking should be unbundled and that the ratio should be 0.5:1 overall. At this time the call for a transportation demand management plan is undetermined and there has been no input from the SFMTA.

Plans to incentivize the use of transportation choices other than driving are still unclear. Despite the publication of a Transportation Demand Management Plan in October 2016 performance targets are largely undetermined.

The Committee also has yet to hear how SFMTA plans to proactively accommodate the influx of new residents. Similarly, SFMTA has not yet proposed changes to the surrounding streets, especially along the pedestrian and bike route to the Balboa Bart Station that would enhance pedestrian safety and comfort. Also unclear is how the SFMTA will respond to congestion impacts, especially at the two vehicular entrances to the site on Ocean Avenue and Frida Kahlo Way.

The pedestrian and bicycle circulation plans within the confines of the site are largely in keeping with the CAC's parameters.

PROJECT'S RELATIONSHIP WITH CITY COLLEGE

It is imperative that the Balboa Reservoir project not adversely impact San Francisco City College's mission to provide a quality education at an affordable price for a large number of

Commented [A2]: The following sentence says the TDM plan was published in October 2016. Are you referring to the City's TDM Program?

the City's residents. CCSF has produced a transportation demand management plan that will reduce the need for a large portion of its staff and student body to drive. It will, therefore, have a smaller shortfall in parking needs than the one thousand parking spots that will be replaced by housing. The developer team is planning to accommodate the shortfall with public parking in the Reservoir.

There has been a discussion that student or faculty housing be built by the developer team on CCSF property.

There is a **danger** that the CCSF Master Plan and the Reservoir project will evolve separately. There is a need for ongoing monitoring to ensure that discussions are taking place. The CAC will be a forum for updating progress or issues as they come up.

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PUBLIC REALM

The proposal has been very thoughtful in regard to creating walking routes, open space, and amenities such as child_care for residents and students. At the urging of CAC meeting participants, the proposed orientation of the park has been changed to shelter public space from the ocean wind.

The landscape architects have also formulated innovative ways of activating the SFPUC easement along the southern edge of the Reservoir with exercise areas, farmers markets, and children's play areas near the proposed child_care center.

URBAN DESIGN AND NEIGHBORHOOD CHARACTER

For the most part, there has been considerable input and good continuing fine-tuning revisions. The project has deviated from the sixty-five foot height limit proscribed in the Principles and Parameters with a proposal that some buildings on the east side of the site reach a maximum height of seventy-seven feet— twelve feet taller.

SUSTAINABILITY

The project is compliant with the Principles and Parameters which follow City standards.

ADDITIONAL PUBLIC BENEFITS

The CAC will need ongoing updates on progress in this area.

OTHER ITEMS

The Balboa Park Station Area CAC sunsetted at the end of 2018 leaving many unresolved issues regarding transit, safety, and general livability in the area.

BRCAC ACTIVITIES MOVING FORWARD

- The Committee will continue to serve as a forum for community feedback.
- Continuing updates on CCSF and Reservoir developer team collaboration.
- Once the environmental review is satisfactorily complete the project will return seek approvals from various City agencies and commissions, including the Board of Supervisors, ~~then~~ the Planning Commission, the SFPUC Commission, and possibly other City agencies, ~~for final approvals.~~ The approvals package is likely to include a disposition agreement, a development agreement, design and development controls, and related revisions to the planning Code.

Commented [A4]: Jon – if you want you can add that this approvals process is anticipated to take place in the second half of 2020.

Jon Winston

Chair, Balboa Reservoir Community Advisory Committee