

## **BALBOA RESERVOIR AND CITY COLLEGE**

### ***HOUSING***

- The Balboa Reservoir project will have approximately 1,100 units with 50% affordable housing, which equals 550 affordable homes and 550 market rate homes.
- This includes an affordable Educator Housing building with approximately 150 new homes.
  - o First priority for all Educator Housing will be for CCSF faculty and staff.
  - o The homes in this building will be affordable to a range of households between 80% and 120% of AMI, with an average affordability of 100% AMI.
  - o This translates to approximately \$85,000/year for a single-person household, or \$122,000/year for a four-person household. These income targets were generated based on a review of CCSF's faculty salary ranges.
  - o This building will be built in the first phase of development at the Balboa Reservoir.
- The other 400 affordable homes will be constructed in 3 additional apartment buildings.
  - o A portion of these units will be subject to the City's Neighborhood Preference Program, which provides a preference for existing local residents and will include members of the CCSF community that live nearby.
  - o The affordable units will be available to households earning between 30% and 80% of AMI, with an average affordability of 60% AMI.
  - o This translates to approximately \$51,000/year for a single-person household, or \$74,000/year for a four-person household.

### ***PARKING AND TRANSPORTATION***

- Parking: The Balboa Reservoir development will provide public parking spaces during daytime hours in addition to residential parking spaces.
  - o The number of public parking spaces will be sized to meet the typical daily demand from parkers from City College and the general public. The current projection is 220 spaces based on CCSF's March 2019 TDM and Parking Plan. The Balboa Reservoir team will continue to monitor usage in the intervening years to ensure that this number is set accurately.
  - o Temporary public parking will be provided during Phase 1 construction starting in 2021/2022 and will remain available once Phase 1 buildings are completed and until the commencement of Phase 2.
  - o Permanent parking will be available upon completion of Phase 2.
- TDM: Both CCSF and the Balboa Reservoir team have committed to implement TDM measures that will guide the design of newly built facilities and provide incentives for alternative modes of transportation.
- Transportation Improvements: Both parties are also working together, along with the City and SFMTA, to improve all aspects of Ocean Avenue and Frida Kahlo Way. This includes pedestrian and bike network improvements, especially those that improve the walk between Frida Kahlo Way and BART, and intersection improvements to increase efficiency for transit vehicles and cars. The Balboa Reservoir project will be funding some of these measures as part of their EIR mitigations, and will contribute to others via City Transportation Sustainability Fees.

- New Roads: The Balboa Reservoir development team will take on CCSF's obligation to construct new City streets through the Reservoir property, connecting at the south to Lee Avenue just north of Ocean Ave, and then creating a new network of streets to circulate through the lower reservoir and connect out to Frida Kahlo Way. These streets will be constructed by the Balboa Reservoir team and dedicated to the City as public streets.

### ***COORDINATED DESIGN AND DEVELOPMENT***

- The Balboa Reservoir team and CCSF will continue to collaborate on the design of the upper and lower reservoirs to provide key connections between the two areas.
  - o For example, the main entrance to the new 2-acre Central Park on the lower reservoir has been situated to line up with the primary pedestrian pathway between the MUB and the new Diego Rivera Theatre to encourage CCSF community access and use of the park.
- The Balboa Reservoir team commits to coordination of construction activities as needed to ensure that construction projects on both sides of Lee Avenue can operate efficiently and with ample access and staging areas, and also to ensure that CCSF's core function as an educational institution remains uninterrupted.

### ***EXPANDING EDUCATIONAL OPPORTUNITIES***

- The Balboa Reservoir team is building an internship program targeted at CCSF students, and is in conversation with the Dean of Workforce Development at CCSF to shape the program for maximum positive impact on CCSF's educational goals.
  - o This program will be sponsored and funded by the Balboa Reservoir development team.
  - o We are exploring curriculum areas, but have initially envisioned:
    - Affordable Housing Development and Finance
    - Community Organizing
    - Architecture, landscape architecture, and engineering
    - Construction Management
    - Childcare
    - Property Management