

# BALBOA RESERVOIR NEIGHBORHOOD

## COMMUNITY BENEFITS OF THE PROPOSED BALBOA RESERVOIR DEVELOPMENT

*The proposal is a response to more than 5 years of neighborhood outreach and discussion. From neighborhood meetings and workshops in 2014, the CAC was formed. The CAC over the following year and a half created the parameters and goals for the project, and subsequently helped select the developer team. Since their 2017 selection, the Development Team continued to work with the CAC to refine the master plan and complete the environmental review.*

- **550 AFFORDABLE HOMES**
  - Half of the 1,100 total homes will be affordable to low- and moderate-income families
  - A range of housing types, with many sized to accommodate families
  - Over 25% of the affordable units will be dedicated to educator housing, with a first preference for City College faculty and staff. ~150 units in Phase 1.
- **A NEW NEIGHBORHOOD PARK AND OPEN GREEN SPACES**
  - A new two-acre public park, located at the center of the new neighborhood and easily accessible to all community members
  - Four acres of total public open space, including recreation areas and pedestrian ways
- **CHILDCARE AND COMMUNITY SPACES**
  - A new Childcare center offering 100 spaces for children at range of incomes. Serving the surrounding community and families who move into the new homes.
  - A large indoor community space on the ground floor adjacent to the public park
- **TRANSPORTATION IMPROVEMENTS**
  - Coordinating with MTA and other City agencies to improve pedestrian connections to BART and MUNI along Ocean Avenue. Also working with MTA to address key transit and traffic issues along Ocean Avenue and Frida Kahlo Way.
  - The project will pay approximately \$10M in TSF fees to the City for transit and infrastructure improvements.
  - New neighborhood designed around transit-first principles, with design features and TDM incentives to encourage new residents to walk, bike, and ride transit.
  - As a mitigation measure, the project will improve signaling and re-arrange dedicated turn arrows along Ocean Avenue, aiding transit and automobile flow.
- **COLLABORATION WITH CITY COLLEGE**
  - First preference on over 25% of affordable units (~150 homes)
  - Public Parking options available to the City College community to meet the parking demand for the displaced lower reservoir lot
  - Neighborhood design and community amenities arranged to provide easy access to the City College community, and to complement planned new College buildings