

From: BRCAC (ECN) <brcac@sfgov.org>
Sent: Thursday, March 12, 2020 10:53 AM
To: Christopher Pederson <chpederson@yahoo.com>; Nora Collins <nora_collins@avalonbay.com>
Cc: Hong, Seung Yen (CPC) <seungyen.hong@sfgov.org>; ECN, BalboaReservoirCompliance (ECN) <balboareservoircompliance.ecn@sfgov.org>
Subject: RE: Balboa Reservoir - proposed public parking garage

Hi Christopher,

Thanks for your follow-up. I've copied Nora from the Balboa project team who can better respond to your question. Nora – feel free to respond to Chris directly!

Leigh

Leigh Lutenski
OEWD Joint Development
City Hall, Room 448
leigh.lutenski@sfgov.org
(415) 554-6679

From: Christopher Pederson <chpederson@yahoo.com>
Sent: Friday, February 28, 2020 1:32 PM
To: BRCAC (ECN) <brcac@sfgov.org>
Cc: Hong, Seung Yen (CPC) <seungyen.hong@sfgov.org>; ECN, BalboaReservoirCompliance (ECN) <balboareservoircompliance.ecn@sfgov.org>
Subject: Re: Balboa Reservoir - proposed public parking garage

Hi Leigh,

Thanks to you and the developer team for providing this response. My takeaway from this is that, although there's a good deal of uncertainty about the details of what the exact pricing will be, the parking fees are expected to cover only a portion of the operating costs of the garage and that they won't cover the expense of building and financing the public garage at all. Is that correct?

If the project didn't include the public parking garage, could the money that would've paid for the garage instead go to paying for more of the affordable housing component of the project or paying for more bike/ped/transit improvements?

Christopher

On Feb 28, 2020, at 1:11 PM, BRCAC (ECN) <brcac@sfgov.org> wrote:

Hi Christopher,

Thanks for your patience - here is the reply to your questions from the developer team.

Thanks, Leigh

At last night's BRCAC meeting, a person from the Planning Department stated that the developer of the Balboa Reservoir project would be responsible for building the proposed public parking garage at the developer's own expense. Does that mean that people parking in the garage will be able to park there for free? **The public parking is currently assumed to have market rate pricing.**

If the operator will be allowed to charge parking fees, how will those fees be determined? For example, will the amount of the fees be calculated to recover the costs of building, financing, and/or operating the garage? Will fees be calculated on an hourly or daily basis or will users also have the option to reserve spaces by the week, month, semester, or other longer-term basis? Will discounted or free parking be provided to City College faculty, students, and/or staff or to any other user groups? **Fees will be based on neighborhood market pricing – currently the market is SFTMA meters which use dynamic pricing system based on time of day (\$1.75-\$2hr between 9am – 6pm). We will be studying demand/pricing as we develop the garage to determine the proper pricing. We also plan to use the temporary parking lots during phase 1 construction to test different pricing levels and determine optimal usage. Our initial thinking leads us to between \$8-\$12 /per day which does not recover the cost of financing additional spaces but does cover a portion of the operations for additional spaces.**

Will fees be calculated on an hourly or daily basis or will users also have the option to reserve spaces by the week, month, semester, or other longer-term basis? **We have not determined how parking will be calculated and are open to feedback. Initial analysis will be completed prior to building temporary lots during construction. The solution will be refined based on usage of temporary lots during Phase 1.**

Will discounted or free parking be provided to City College faculty, students, and/or staff or to any other user groups? **We do not plan to offer free parking, but are open to an arrangement with CCSF for discounted parking for CCSF community members. We have not finalized any agreement regarding the parking with CCSF to date.**

-----Original Message-----

From: Christopher Pederson <chpederson@yahoo.com>

Sent: Tuesday, February 11, 2020 10:53 AM

To: BRCAC (ECN) <brcac@sfgov.org>; Hong, Seung Yen (CPC) <seungyen.hong@sfgov.org>

Subject: Balboa Reservoir - proposed public parking garage

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

At last night's BRCAC meeting, a person from the Planning Department stated that the developer of the Balboa Reservoir project would be responsible for building the proposed public parking garage at the developer's own expense. Does that mean that people parking in the garage will be able to park there for free?

If the operator will be allowed to charge parking fees, how will those fees be determined? For example, will the amount of the fees be calculated to recover the costs of building, financing, and/or operating the garage? Will fees be calculated on an hourly or daily basis or will users also have the option to reserve spaces by the week, month, semester, or other longer-term basis? Will discounted or free parking be provided to City College faculty, students, and/or staff or to any other user groups?

I would be interested in receiving electronic copies of any documents that address these issues.

Just to clarify, these questions are specifically about the public parking garage component of the project, not the parking reserved for residents of the project.

If you have any questions about my request, feel free to email me or call me at 415-990-4876.

Thank you for your assistance.

Sincerely,

Christopher Pederson