

Response AL-4: Alternative B, Reduced Density Alternative

Several comments suggest additional reduced density alternatives, including a 400-unit alternative and a 100 percent affordable housing alternative with 350 units. ~~A further reduced alternative of 350 or 400 units would not meet most of the basic project objectives related to “replacing an underused surface parking lot located on surplus public land with a substantial amount of new housing,” and “contribute to the City’s goal of creating 5,000 housing units each year on a site specifically identified in the general plan for additional housing ... by maximizing the number of housing units in the project.” The draft SEIR considers Alternative B, a reduced density alternative that would develop 800 units, or approximately 33 to 40 percent less gross square footage than the proposed project options. The draft SEIR does not consider a further reduced density alternative because it would not meet most of the basic project objectives.~~

~~A further reduced alternative of 350 or 400 units **would not meet** or **would partially meet** the following project objectives, but to a lesser extent than the proposed options and Alternative B:~~

- ~~• Implement the goals of the City’s 2014 Public Land for Housing program and the Surplus Public Lands Initiative (Proposition K), passed by the voters in November 2015, by replacing an underused surface parking lot located on surplus public land with a substantial amount of new housing, including a high percentage of affordable housing.~~
- ~~• Implement the objectives and goals of the General Plan Housing Element and of the 2009 Balboa Park Station Area Plan that calls for the development of a mixed-use residential neighborhood on the west reservoir to address the citywide demand for housing.~~
- ~~• Contribute to the City’s goal of creating 5,000 housing units each year on a site specifically identified in the general plan for additional housing in close proximity to local and regional public transportation by maximizing the number of housing units in the project.~~
- ~~• Build a high-quality residential community with a wide range of building types and heights, and a range of dwelling unit type and tenure, which will provide new residents with the greatest variety of housing options.~~
- ~~• Build a mixed-income community with a high percentage of affordable units to provide housing options for households at a range of income levels, and by doing so facilitate a neighborhood that fosters personal connections across income ranges.~~

~~It is **unknown** if a further reduced alternative of 350 or 400 units would meet the following project objectives related to infrastructure or financing, but it is less likely to meet or fully meet them:~~

- ~~• Replace the reservoir’s abandoned infrastructure with new infrastructure improvements, including new streets and sidewalks, bicycle and pedestrian amenities, pedestrian paseos and multiuse paths, water, sewer and gas/electric utilities, new fire hydrant infrastructure and an extension of the City’s Auxiliary Water Supply System (AWSS), and community facilities including one new public park, another major open space, a community center, and a childcare facility.~~

- Establish pedestrian and bicycle connections from the project site to adjacent neighborhoods including City College of San Francisco, Ocean Avenue, Sunnyside and Westwood Park, and increase and improve pedestrian access to transit connections in the area including Bay Area Rapid Transit (BART), Municipal Railway (Muni) light-rail and bus lines, and Muni's City College Terminal.
- As stated in the City's Balboa Reservoir Request for Proposals, work with City College to address parking needs by identifying substitute parking and transportation solutions.
- Develop a project that is financially feasible and able to support the financial investment that will be required to realize it, including equity and debt return levels that will be required by investors and lenders to finance residential developments, as well as eligibility for required federal, state, regional, and local sources of subsidy for infrastructure and utility construction and affordable housing.
- Provide SFPUC's water utility ratepayers with fair market value for this utility land asset as required by the city's charter and applicable law.

Thus, a further reduced alternative of 350 or 400 units is considered, but rejected.