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Sent: Wednesday, April 29, 2020 11:05 AM
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Subject: FW: Prop K Balboa Area TDM: Special Use District

FYI

From: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Sent: Wednesday, April 29, 2020 10:59 AM
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Subject: FW: Prop K Balboa Area TDM: Special Use District

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Date: Tuesday, April 28, 2020 at 9:59 AM
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Subject: Prop K Balboa Area TDM: Special Use District

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Planning Commission, BRCAC:

Several years ago, SFCTA had authorized Prop K monies for a Balboa Area TDM Study.

Out of that authorization, Nelson /Nygaard produced a Balboa Area TDM Framework.

Essentially, the TDM Framework is being promoted as providing measures that would effectively mitigate harms to the existing setting of City College and neighborhoods that will be generated by the Reservoir Project

However, the TDM measures are fundamentally aspirational without any enforceable means to prevent new Reservoir residents - - especially the well-heeled occupants of the 550 market-rate units-- from using, or owning cars.

Ultimately, despite the TDM measures, car use by the new residents will cause delays to MUNI service. The limited roadway network that surrounds the Reservoir parcel makes any effective practical improvements by SFMTA of Existing MUNI service in the Reservoir Project area is far from achieving the 85% reliability as required by City Charter.

The Reservoir Project will inevitably make MUNI service worse.

Later today (4/28/2020), legislation will be introduced to create a Special Use District that will replace the current P-Public zoning.

Despite the deceptive marketing of the Reservoir Project as 50% affordable, Reservoir Community Partners' breakdown will actually be 550 market-rate units, and only 363 affordable.

RCP cannot legitimately claim credit for the 187 "additional affordable" units that will come from public monies.

Don't facilitate stealth privatization of public lands with SUD.

Instead of the SUD, keep the Reservoir parcel #3180's zoning as P..... .P zoning which allows for 100% affordable.

Alvin Ja