

Development Status of Balboa Park Station Area Plan Land Use Program - Updated September 2018

Assumed in Area Plan EIR					Status as of September 2018		Number check			
Development Site	Residential Units	Commercial Use	Cultural /Institutional Use (Sq. Ft.)	Open Space	Case No. and Status	# of DU / sf of other uses	# DU	Commercial	Community/Institutional	
		(Sq. Ft.)		(Sq. Ft.)						
Tier 1 (0-5 years)										
Upper Yard (2340 San Jose Ave)	200	10,000	0	TBD ³	2017-012151ENV - undergoing environmental review	131 affordable DU, 3,900 sf retail, 2,800 sf community space, 4,000 sf childcare	131	3,900	6,800	
Phelan Loop (1100 Ocean Ave)	80	15,000	0	25,000	Constructed in 2013	71 DU, 7,300 sf commercial	71	7,300		
Kragen Auto (1150 Ocean Ave)	175	35,000	0	4,300	Constructed in 2013	173 DU, 30,000 sf retail	173	30,000		
Sunset Garage (Ingleside Library at 1298 Ocean Ave)	0	0	7,000	TBD	Constructed in 2010	6,000 sf community space			6,000	
Geneva Office Building (Geneva Car Barn and Powerhouse, 2301 San Jose Ave)	0	0	12,000	TBD	2012.0262E - under construction	19,882 sf community space			19,882	
Ocean Avenue Infill ¹	135	11,620	0	TBD	1601-1633 Ocean and 1271-1275 Capitol (2009.1050ENV-03) - undergoing environmental review. The project site was identified in the area plan EIR as case no. 2006.0592E, which assumed 31 DU and 23,519 sf commercial)	54 DU, 5,869 sf retail	54	5,869		
					270-280 Brighton/1181-1183 Ocean (2013.0083E) - constructed 2014-2016	29 DU, 3,604 retail	29	3,604		
					755 Ocean (Lick Wilmerding High School, 2015-006425CUA) - under construction	13,400 sf school expansion			13,400	
					1524-1532 Ocean Ave (2015-001250PRJ) - add 9 DU. On hold since 2015 and will be cancelled.	No project				
					350 Ocean Ave (2017-001961ENV) - undergoing environmental review	24 DU, 1,226 sf retail	24	1,226		
San Jose Avenue Infill in Station Area ²	200	3,120	0	TBD	2275 San Jose Ave (“Donut shop” site)	No project				
Tier 1 Total	790	74,740	19,000							
Tier 2 (5-20 years)										
Firehouse ³	80	10,000	0	0	1000 Ocean	No project				
Ocean Avenue Infill	330	19,880	0	0	See Tier 1 above					
San Jose Avenue Infill in Station Area	80	0	0	0	See Tier 1 above					
Reservoir	500	0	0	100,000	2018-007883ENV undergoing environmental review	1,100-1,550 DU, 7,500 retail, 10,000 sf childcare				
Tier 2 Total	990	29,880	0	100,000						
Tier 3 (20 years +)					SPECULATIVE ⁴					
							# DU	Commercial	Community/Institutional	Total Non-Non Residential
Built							273	40,904	6,000	46,904
Under construction or review w/o Reservoir Project							209	10,995	40,082	51,077
Totals							482	51,899	46,082	97,981

Notes:

Tier 1 (0-5 years) = Short-term development.

Tier 2 (5-20 years) = Long-term development.

Tier 3 (beyond 20 years) = Speculative development.

1 Residential units in Ocean Avenue Infill did not have specific locations.

2The area plan EIR stated that about 40 units and a small amount of retail could be at the Donut Shop site as part of San Jose Avenue Infill.

3 The area plan EIR stated that the firehouse site would be developed only if the fire station were relocated to another site with the approval of the San Francisco Fire Department.

4 Tier 3 development, anticipated to occur beyond the year 2025, was considered to be too speculative to be analyzed in the area plan EIR.

Sources: San Francisco Planning Department, Balboa Station Area Plan Final EIR, Case No. 2004.1059E, certified December 4, 2008, Table 1: Balboa Park Station Area Plan Three-Tier Revised Land Use Program, page 100. Status updated by the San Francisco Planning Department in September 2018.