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**Sent:** Wednesday, August 23, 2017 10:37 AM  
**To:** CTYPLN - Communications  
**Subject:** The Click List - 8/23



**August 23, 2017**

**[Winning Team to Build Balboa Reservoir Housing Named](#)**

*SF Chronicle*

A development team headed up by Avalon Bay and Bridge Housing has been selected to build 1,100 units on the Balboa Reservoir, the 17-acre parking lot long seen as one of the city's best publicly owned residential building sites.

The winning team, which also includes Mission Housing and Habitat for Humanity, is proposing to create a new neighborhood “organized around a large central park with direct connections to surrounding neighborhoods” of Ocean Avenue and Westwood Park, plus the San Francisco City College campus.

The project envisions a row of two- and three-story townhomes on the western edge of the property, with rear gardens backing up onto the residential enclave of Westwood Park. Taller buildings, up to seven stories, would be located on the eastern end of the property nearer City College. The project would include 1,260 parking spots, including a 500-space garage to be shared with City College. The 2.2-acre central green space will be called Reservoir Park.

The Avalon Bay-Bridge group beat out a project sponsored by Related of California, which was proposing 680 units, and the Emerald Fund, which wanted to build 1,245 units.

Ken Rich, director of development for the city's Office of Economic and Workforce Development, said that the winning team “brings tremendous experience building quality affordable and mixed-use housing, working thoughtfully with local communities, and successfully tackling large and complex projects.”

**[Developer and Draft Plan for Balboa Reservoir Site Picked](#)**

*Socketsite*

The development team and draft plan(s) for redeveloping the western 17 acres of the Balboa Reservoir site, which is currently a 1,000-space parking lot under the jurisdiction of the San Francisco Public Utilities Commission, have been picked.

And as envisioned by AvalonBay Communities and BRIDGE Housing, up to 1,100 units of housing (50 percent of which are to be offered at below market rates), 1,260 parking space (including 500 spaces in a shared public garage, adjacent to CCSF's proposed Performing Arts Center project) and 4.2 acres of open space (including a 2.2 acre Reservoir Park) will rise up to 65 feet in height across the reservoir site.

**San Francisco Officials Select Developers for Huge Site Near Balboa Park BART** (full article provided below)

*SF Business Times*

After a competitive bidding process, the San Francisco Planning Department selected a team of developers for the Balboa Reservoir — a rare, large housing site in the southern part of the city.

The winning team consists of AvalonBay Communities Inc. (NYSE: AVB) and BRIDGE Housing, with Mission Housing, Pacific Union Development Co., and Habitat for Humanity of Greater San Francisco.

The 17.7-acre site is currently a 1,000-space parking lot next to City College of San Francisco.

“This is an exciting milestone,” the Planning Department said in a statement.

The department narrowed down to three finalists earlier this year out of nine who submitted to a call for bids. The other two finalists included Emerald Fund and Mercy Housing as one team and the other made up of Related Cos. with Sares Regis Group of Northern California, Curtis Development, and Tenderloin Neighborhood Development Corp.

The land could accommodate thousands of homes in a stretch of the city along Ocean Avenue that has seen significant development during the past decade and is within a few blocks of Balboa Park BART Station, which is also the terminus of various city light rail lines. Ocean Avenue provides a major artery between City College and San Francisco State University.

Five years ago, AvalonBay developed 173 apartments above a Whole Foods at a nearby site at 1150 Ocean Ave. added a hub of activity along a commercial strip mostly made of up mom and pop shops and ethnic restaurants.

City leaders want the future development catering to a variety of incomes, but at least 50 percent of the units set aside for low-income residents.

Within the last year, the city also selected Related and Mission Housing to build 90 affordable units at the Balboa Park Upper Yard site, which is part of the BART station.

The development team will now be tasked with meeting with community members to refine a proposal for the site. The city has already set up a meeting for the developers with a community advisory committee on Oct. 2.

Previous plans to build out the site did not materialize even after the city adopted development guidelines in 2009.

### **SF Sues Outer Mission Landlord, Says Basement Units were Squalid 'Firetrap'**

*SF Chronicle*

The San Francisco city attorney has sued the owner and commercial occupant of a building that illegally housed tenants in the unit's squalid, hazardous basement for at least 11 years.

The suit, filed Tuesday in San Francisco Superior Court, is directed at Melissa Mendoza of Hillsborough, who owns the three-story unit in the Outer Mission, and the building's master tenant, Ernesto Paredes of Daly City.

Mendoza and Paredes are accused of violating fire, electrical, plumbing and other municipal codes, failing to respond to numerous code violation notices and operating a public-nuisance building. The building, at 4680-4690 Mission St., houses the Clean Wash Center laundry on the ground floor.

City fire officials have referred to the building as "a death trap" and say fire code violations there were "egregious."

The 20 people who were dwelling in the building's windowless basement were discovered by firefighters responding to a nonemergency call late on Christmas Day last year. According to the lawsuit, the dank living quarters were rife with leaky pipes and exposed wiring and had a single functioning shower, a rat and roach infestation and "rooms" partitioned off from one another with drywall and wood planks. The only exit out of the basement was 200 feet from the farthest sleeping unit, the suit contends.

"The building was a firetrap," said City Attorney Dennis Herrera in a statement announcing the lawsuit. "The living conditions were not only appalling and illegal, they were extremely dangerous. These people were basically stuck in a dungeon."

### **SF Officials Break Ground on Tenderloin Family Housing Project**

*SF Examiner*

San Francisco officials broke ground Tuesday on a new affordable housing project in the Tenderloin that will provide 113 much-needed units largely aimed at families, many of them formerly homeless.

More than 60 percent of the units in the Tenderloin Neighborhood Development Corporation project at Eddy and Taylor streets will have two or three bedrooms to accommodate families. Thirty of those units will be set aside for formerly homeless families.

The Tenderloin and South of Market neighborhoods are among the fastest growing areas for families with children in The City, but many of those families live doubled up in cramped SROs or are in the shelter system, Supervisor Jane Kim said.

"This development will ensure that families doubled up or homeless will finally have a home," Kim said. "Children will have a clean and safe space to play and study so they

can excel at school.”

## **Mission Group Wants ‘Monster on Mission’ Developer to Give Up Land**

*SF Curbed*

But convincing the most vocal of local plaza development opponents—a group called the Plaza 16 Coalition—will be something of a heavy lift.

Plaza 16 wants Maximus to give up the land entirely. Which is not exactly compatible with the developer’s present plans for the site. Or with any plans it could ever propose.

Among the group’s stated demands:

“We demand that Maximus Real Estate Partners abandon their current project at 1979 Mission,” and “We demand that the owning partners of 1979 Mission [...] transfer the land to community hands.”

There does not appear to be a lot of room there for middle ground.

Plaza 16 says it’s a collaboration of some 100 other local groups, ranging from the Harvey Milk LGBT Democratic Club to the Clarion Alley Mural Project.

Back in April, Beyond Chron editor Randy show observed that, counterintuitive as it may sound, all of the new affordable housing development in the Mission makes development skeptics that much less likely to back more new construction like this:

When you add inclusionary affordable units, roughly 1,000 new affordable units in the Mission will soon be built. [...]

The Mission’s large affordable housing pipeline means that opponents of the Monster feel less compelled to back the project in exchange for greater affordability. Plaza 16’s position of “100% affordable housing on the site or no project” seems less a bargaining stance than a line in the sand.

## **As Subway Construction Drives Away Customers, SF Debates Helping Businesses**

*SF Chronicle*

It’s lunchtime, but the tables are empty at Oasis Grill, a Mediterranean restaurant that sits next to a bulldozed gully at Fourth and Howard streets in San Francisco. Several blocks to the north, work crews are jackhammering outside the stores of Union Square.

And farther north in Chinatown, shop owner Nancy Cai wipes away tears, lamenting the customers she’s lost since the city started building the Central Subway, which ends at a station under construction at Stockton and Washington streets.

While the \$1.6 billion line is expected to bring a flood of development and tourists when it opens in 2019, some of the businesses along its route might not survive to see those benefits.

“It’s like a 60 percent drop” in business, said Cai as she surveyed her stock of traditional gowns, toy cable cars and other souvenirs languishing on the shelves of Nancy’s Fashion.

Cai is one of many merchants losing income during a surge of infrastructure projects in various parts of San Francisco, including the Central Subway, the bus rapid transit line on Van Ness Avenue, and the streetscape improvements on Polk Street and in the Outer Sunset.

As their business withers, merchants are putting pressure on city officials to help. Recently, they found an ally in Supervisor Aaron Peskin, who is facing escalating demands from constituents in Chinatown to help them deal with lost revenue because of the Central Subway — a project Chinatown leaders and residents crusaded for, but that many now loathe.

Peskin is proposing a controversial plan that centers on Chinatown but would affect the entire city: create an “impact zone” around Stockton Street, and offer financial assistance to businesses within the perimeter. Similar zones could be applied to other big projects.