



Received at CPC Hearing

6/13/19

S. Hong

ACTION ITEM

AMENDED – JULY 28, 2016

DATE: July 28, 2016

PRESENTERS: Trustees John Rizzo,
Brigitte Davila, Alex Randolph

SUBJECT: Resolution on the Development of the Balboa Reservoir Property

ITEM NO. 160728-XI-223

WHEREAS: The property now known as the "Balboa Reservoir" is occupied by City College of San Francisco (CCSF), is known as part of the "West Campus" and is dedicated to the public good; and

WHEREAS: From 1946 to 1956 City College operated student housing for veterans along with many other full campus facilities on the site now proposed for housing by the City; and

WHEREAS: Planning for the long anticipated and voter-approved Performing Arts and Education Center (PAEC) has resumed at CCSF; and

WHEREAS: The PAEC would not only serve CCSF's mission, but also the residents of San Francisco, by filling a need for small performance spaces that are in short supply, and therefore help revitalize San Francisco's arts community, particularly in an area of San Francisco not well served by art and performance spaces; and

WHEREAS: Changes to traffic flow on Phelan Avenue by the City and County of San Francisco (the City) in recent years have made traffic worse and slowed Muni buses that our students and staff depend on; and

WHEREAS: The City has proposed to build on the western portion of the Balboa Reservoir a housing development of mixed affordable and market-rate units; and

WHEREAS: The Balboa Reservoir has been the site of existing city college parking for 60 years. Furthermore, the site of the proposed development is currently used by CCSF for the parking of up to 1,000 students and employees, and is often filled to capacity; and

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SUSAN E. LAMB, INTERIM CHANCELLOR

WHEREAS: In its presentation to the Board of Trustees and in its materials posted online, one of the options the City has proposed includes the creation of new streets through the CCSF owned parking lot; and

WHEREAS: CCSF is the central educational, economic and cultural focus of the neighborhood where the Balboa Reservoir property is situated;

WHEREAS: CCSF's interests cannot be secondary and must be taken into account in coordination with City efforts regarding the planned development on the "Balboa Reservoir"; and

WHEREAS: The development of the publicly owned Balboa Reservoir represents a valuable public resource that will provide a unique opportunity for the City to serve the public good, provide badly needed-affordable housing and support the mission of CCSF to provide accessible, quality education to all; therefore be it

RESOLVED: That the City College Board of Trustees submit the following priorities for the continued discussion with the city regarding the proposed "Balboa Reservoir" development:

1. CCSF cannot grant the city a roadway between the Multi-Use Building and the planned PAEC
 - o The Board of Trustees may exchange one or more roadway accesses/ easements through CCSF owned property only if the City reimburses CCSF with other land in the reservoir or a monetary payment
2. The City's Balboa Reservoir project should be at least 50% permanent affordable housing with a preference for dedicated faculty and staff housing.
 - o The Board of Trustees acknowledges that significant engagement by CCSF staff and administrators is required to create dedicated housing for faculty, staff and, if possible, student dormitories.
3. In order to avoid the loss of enrollment from students who must commute by car and loss of parking for audience members of performances at the PAEC, City College of San Francisco requires important mitigation measures to offset the loss of existing parking with the following:
 - o A flexible* parking structure that includes electric car charging stations, bicycle parking, share car parking to accommodate overflow parking and performances at the PAC,
*(flexible parking structures accommodate transitions from parking alone to a range of other uses as parking ratios decline with further mixed-use development and increased use of shared parking and public transit.), and
 - o A comprehensive transit study, with input from CCSF. As well as and transit alternatives, including MUNI / BART Passes for all students and residents of any housing structure built on the Balboa Reservoir property, and
 - o Car and bike sharing options for residents, neighbors, and members of the CCSF community
4. The City shall prioritize including open, accessible common space throughout the development to be used as parks, gardens, playgrounds or other types of open space that will enhance the CCSF community and neighborhood. The City must recognize that the open

campus of CCSF is designated as a park and any development must be consistent with this designation and the master plan.

5. The City, in coordination with the CCSF master plan, must make improvements to Ocean Ave and Phelan Ave to accommodate increased traffic flow, to ensure timely transit of the Muni buses and streetcars, and to improve pedestrian safety

6. The City, in coordination with the CCSF master plan, must place a new crosswalk on Ocean Avenue near the exit from the Balboa BART station, which is used by thousands of CCSF students, staff and faculty every day,

In addition, the City must undertake measures to overall increase pedestrian and bicyclist safety.

7. CCSF Administration shall work with the City to explore locating the new Child Development Center onsite at any Balboa Reservoir development to provide high quality child care for residents, students, faculty, and staff

8. That the City College of San Francisco – Capital Projects Planning Committee (CCSF-CPPC), which is comprised of all City College stakeholders and is in the best position to review the Balboa Reservoir Development in concert with CCSF Master Planning (now in progress) and the Balboa BART Station Parameters. This committee shall, in coordination with the PGC and the Balboa Reservoir CAC, provide regular feedback and input to the Board of Trustees for further discussion and action, if necessary.

BE IT FURTHER RESOLVED: That the Board of Trustees directs the Chancellor to communicate these priorities to the City and instruct the Administration to ensure that CCSF's interest are acknowledged and recognized in accordance with the primary stated goals of CCSF's Vision and Mission statements: to continue "to provide an accessible, affordable, and high quality education to all students". ~~as we continue our discussion with the City to create a housing development that benefits the whole community without harming CCSF's mission.~~



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Resolution: Public Land Must Stay in Public Hands

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FX Crowley
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Joe Toback
Sign & Display 510

Spedia Tully
CFA

Sergeant at Arms
Heide Kelly
CAPA

Trustees
Ron Lewis, IBEW 6
David Williams, SEIU 1021
Claire Zvanski, FORUM

Whereas, the SF Public Utilities Commission in close cooperation with the SF Planning Department and the Office of Economic and Workforce Development is proceeding with plans to build a private housing development on public land currently owned by the SF Public Utilities Commission; and

Whereas, the proposed housing development is located on the section of the Balboa Reservoir that CCSF has improved and leased from the PUC for decades; and

Whereas, we understand public land to be a sacred public trust from previous generations, whose future belongs to many generations into the future, and not a commodity to be sold; and

Whereas, the proposed housing development will eliminate parking with no corresponding improvement of transit alternatives, thereby limiting access for students who do not have other viable options; and

Whereas, San Francisco public agencies must abide by both the spirit and the letter of State Surplus Land Statute 54222, which requires that any local agency disposing of surplus land shall send, prior to disposing of that property, a written offer to sell or lease the property ... to any school district in whose jurisdiction the land is located; and

Whereas, CEQA (California Environmental Quality Act) requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible; and

Whereas, the process for planning this development has been tightly controlled, in some cases secretive, and has routinely ignored community input; and

Whereas, the process for planning this development has involved pressure exerted on CCSF administration to serve the goals of other City agencies rather than the needs of City College; and

Whereas, the current private plan inadequately addresses the desperate need for truly affordable housing in San Francisco; therefore

Be it Resolved, the San Francisco Labor Council ask the SF PUC to transfer this public property to City College of San Francisco; and

Be it Further Resolved, the San Francisco Labor Council will call on other unions to pass a resolution asking the SF PUC to transfer this public property to CCSF; and

Be it Finally Resolved that the San Francisco labor Council urge the CCSF Board of Trustees and administration to advocate vigorously for the interests of the college and for the principle of public land for the public good.

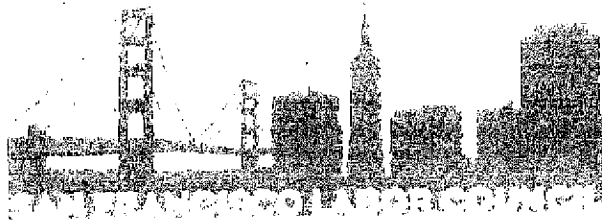
Submitted by AFT 2121 and adopted by the San Francisco Labor Council on November 13, 2017.

Respectfully,

A handwritten signature in black ink, appearing to read "Tim Paulson", with a horizontal line above the first part of the name.

Tim Paulson
Executive Director

OPEIU 29 AFL-CIO 11



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Executive Director

President

Secretary/Treasurer

VP for Affiliate Support

VP for Community Activities

VP for Political Activities

Executive Committee

Resolution in Support of Building the Performing Arts and Education Center at CCSF

Whereas in 2001 and in 2005 San Francisco voters approved bonds for building a Performing Arts Education Center (PAEC) on the City College Ocean Campus (on an area currently used for student, staff and faculty parking), and

Whereas Robert Agrella unilaterally shut the project down when he became Special Trustee With Extraordinary Powers during the Accreditation crisis, even though at least 16 million dollars of foundation work including the construction of heating and cooling infrastructure had already been completed, plans developed and permits approved, and

Whereas the elected CCSF Board of Trustees has voted to re-start the PAEC, and Chancellor Mark Rocha has said he's "deeply committed" to completing the project but recommends construction be delayed until parking can be assured for students, and

Whereas the Avalon Corporation wants to use the adjacent lower reservoir, owned by the PUC, to build 1100 units of housing--too many of which, in our view, would be luxury condos and too few truly low-income units--and that proposed construction would eliminate over 1,000 parking spaces used by CCSF students, and

Whereas this sale of irreplaceable public assets would privatize the largest parcel of undeveloped land left in San Francisco, with the exception of the Shipyard, and would deprive CCSF students, faculty and staff of parking spaces they have used since 1958, and

Whereas Avalon Bay owns eight commercial developments in San Francisco that rent units for \$3,000-\$7,000 per month, and has been the object of picket lines and protests by community activists and union workers, and

Whereas if both the Avalon Bay development and the PAEC go forward simultaneously, this will create much disruption and noise in the area, impacting the quality of education at CCSF and severely damaging City College's capacity to re-grow enrollment just as the Free City initiative is taking off. There is no legitimate reason that a new corporate development project should be allowed to push ahead of a long-standing commitment made to the people of San Francisco who voted to fund the PAEC in 2001 and 2005, and

Whereas delaying construction of the PAEC until the parking issue is resolved is a bureaucratic and deceitful delay that is contrary to the interests of CCSF and the will of the voters, and

Whereas completing the PAEC would accomplish the following:

Keep CCSF's promise to SF voters by creating an accessible venue for community-based arts and showcasing the famous Diego Rivera mural, which would be visible 24 hours a day from Frida Kahlo Way and would also

- Build enrollment by signaling a new day at City College, and by bringing thousands of people to the college for events
- Replace the inadequate Diego Rivera Theater and support artistically and culturally the talented students that come to City College;
- Enable CCSF to offer training for good union jobs in theater, event-staging and technology;
- Bring in new resources. A similar center at Folsom Lake College brought in \$2.75 million in ticket sales alone during its first year; the PAEC could also be rented out for festivals and events,
- Give the SF voters confidence that bond issue commitments are being met at last, paving the way for a future City College bond issue in 2022,

Therefore Be It Resolved that the San Francisco Labor Council support the prompt construction of the Performing Arts Education Center at the CCSF Ocean Campus in accordance with the wishes of the San Francisco public and voters.

Submitted by AFT 2121 and unanimously adopted by the San Francisco Labor Council on August 13, 2018.

Respectfully,



Rudy Gonzalez
Interim Executive Director

LENNY CARLSON
Music Instructor, CCSF
Member, AFT 2121
7/10/2018

**IN SUPPORT OF THE AFT 2121 RESOLUTION
TO COMPLETE THE PERFORMING ARTS EDUCATION CENTER NOW**

The best things about SF historically have been the diversity of its population, the progressive nature of its politics and the wealth and range of its artistic expression. No institution, locally or nationally, has exemplified these qualities more than City College of San Francisco does.

CCSF was founded in 1935 as a 2-year school and is now part of a system of 115 community colleges spread throughout California.

What CCSF lacks that all others colleges in the system have is an auditorium. For that reason, CCSF is considered to be technically an *incomplete institution*. (!) Our small Drama theatre, the Diego Rivera, seats 286, woefully inadequate for a college that has roughly 2000 employees and 30,000 students at the Ocean Campus alone. We've had to hold recent college-wide meetings in the gymnasium.

The Music Department and the Theater Arts Department have never had adequate practice, rehearsal or performance space at the college. This is absurd, considering that San Francisco is a destination city known around the world for its arts organizations (SF Symphony, Opera, Ballet, SFJazz, many renowned museums, etc.) along with its tech industries and great food.

The Music Department has thousands of students that enroll in classes every year and just a handful of practice rooms. Because of this situation, there is no MUSIC MAJOR available at CCSF, although all the classes exist to fulfill such a major. There are also no spaces in which individual instrumental or vocal lessons can be given. People of all ages need music in their lives – for creative expression, therapy and quality of life. Along with the Music and Theater Arts Departments, the college and the community have suffered greatly from the lack of appropriate support.

There were SF city bonds passed in 2001 and 2005 to help fund the construction of the PAEC. The SF Community College District has the money in hand to begin the project, and about \$25 million has already been spent on the project. As of 2012, the PAEC was shovel-ready, with award-winning architecture and design teams having gotten all the approvals from the Department of State Architects. Unfortunately the building, which would be a spectacular addition to the college and community, has been a political football for many years.

There would be a profound benefit to the Labor Movement in SF to have the project proceed. There are hundreds of construction, electrical and plumbing jobs

involved in the building phase. There would be many permanent jobs involved in maintaining the building. There would also be sites for training: student certificates, internships, apprenticeships and others.

Because of the continuing tech boom and all the other growth in the Bay Area, there is much demand for trained personnel to work in the conventions, conferences, corporate meetings and the like being held at the Moscone Center, major hotels and similar venues throughout the region.

Where do IATSE and other unions go for training these days? They have to travel 100 miles NE to Folsom Lake Community College, location of the Brice Harris Three Stages Center for the Performing Arts, which opened in 2011, and features stages designed by the same theater designers that designed our PAEC auditorium and theaters.

Rentals for training and performances, along with ticket sales, brought the city of Folsom, CA about \$3.5M in the Harris Center's first year of existence, and that figure has increased annually. It's reasonable to expect that the PAEC could generate substantially more income than that.

San Francisco has numerous local arts organizations badly in need of a venue. The PAEC would serve the entire south end of the city – indeed it would be the only available major performance space between SF Civic Center and San Mateo on the Peninsula. It would not compete with Davies, the Opera, Zellerbach and other large venues that host touring performers.

It would be more for local artists, students and the community. The larger spaces could be used by any college department or for community meetings; it isn't exclusively for Music and Theatre Arts. Broadcasting, Dance, Cinema, Speech and Debate, and the Spoken Arts would all have an important footprint. The iconic Diego Rivera Mural that brings viewers from all over the world is scheduled to be permanently housed in the lobby of the main auditorium.

The Performing Arts Education Center would be a win-win for City College and the San Francisco Bay Area as a whole. It would focus deserved attention on the college as a vital and progressive cultural institution, ready to serve the future generations that live, work, study and create in this unique city. Stopping the project was illegal and directly contradicted the wishes of the voters of SF. Please support the AFT 2121 Resolution that addresses these issues.

(Thanks to Madeline Mueller for editing and fact-checking)

KRONOSQUARTET

KRONOS PERFORMING ARTS ASSOCIATION

Alex Randolph
President, Board of Trustees
City College of San Francisco
50 Frida Kahlo Way
San Francisco, CA 94112

Dear President Randolph and Members of the Board of Trustees,

On behalf of San Francisco's multiple Grammy Award-winning Kronos Quartet and the board and staff of the nonprofit Kronos Performing Arts Association, I urge you to proceed with the completion of the City College of San Francisco's Performing Arts Education Center (PAEC) in one phase, as originally proposed.

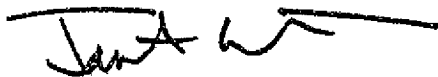
We emphatically oppose modification of the Facilities Master Plan in any way that does not culminate in construction of the entire PAEC — including all spaces designed for practice, teaching, media production and other purposes, in addition to performance. Any attempt to build the PAEC in two or more phases deviates substantially from the approved design of the project, and will impact the ability of the performing arts program at City College of San Francisco (CCSF) to engage with students.

Kronos is deeply committed to mentorship of the next generations of artists, and recognizes the vital service CCSF provides by ensuring affordable access to education for those who otherwise may be excluded from receiving it. The performing arts generate substantial economic and social benefits for the City of San Francisco and the State of California, and are therefore a valuable curricular program of CCSF which requires support in the form of fully functional spaces and modern technical resources.

In part, CCSF's mission is to provide "educational programs and services that promote student achievement and life-long learning" and states that students "will improve their critical thinking, information competency, communication skills, ethical reasoning, and cultural, social, environmental, and personal awareness and responsibility." Access to the performing arts in a professional setting enables students and other participants to achieve all of this and much more.

We hope that the Board of Trustees will fulfill its responsibility to these goals and to the community at large by maintaining the course previously set forth — construction of the complete PAEC, according to plan.

Sincerely,



Janet Cowperthwaite
Managing Director, Kronos Quartet/Kronos Performing Arts Association

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John Adams

To Whom It May Concern:

I write in support of City College of San Francisco's Performing Arts & Education Center (PAEC).

The PAEC will be a major addition to San Francisco's famously varied cultural life. What to my mind makes its creation doubly important is that it will service the artistic activities and arts education not of a narrow slice of the "elite," but rather of a vast and "broadband" range of ethnic and economic demographic in the Bay Area.

While San Francisco is home to a world-famous orchestra, opera house and ballet company, those institutions are richly endowed by the city's wealthiest corporations and donors. I know this, because as a composer and conductor whose career has enjoyed decades of support from the generosity of these funders, I am fully aware that their audience, however intellectually keen and enthusiastic, is largely made up of the same demographic.

We all know that, despite the current controversies surrounding City College, it remains absolutely essential as an affordable and accessible source of learning, skill-acquisition and cultural growth. The PAEC, already twice approved by San Francisco voters, should not fall prey to hectic political machinations or cynical budget maneuvering. The center will provide an immeasurable shot in the arm to our artistic and multicultural profile. To arbitrarily cancel its creation would be to foolishly misunderstand the importance of arts education in every citizen's life.

John Adams
Composer, conductor
Pulitzer Prize in Music, 2003