

Dr. Mark Rocha, Chancellor, City College of San Francisco
[By email]

October 25, 2017

Subject: Balboa Reservoir Collaboration

Dear Chancellor Rocha,

Thank you for taking the time to meet with myself, Planning Director John Rahaim, and Housing Director Kate Hartley about the Balboa Reservoir project earlier this month. At that meeting, you shared with us that your top priorities for the Balboa Reservoir project are: (1) compatibility with City College's planned Performing Arts and Education Center (PAEC), (2) ensuring that City College continues to have access to adequate parking resources, and (3) maximizing opportunities for the Balboa Reservoir project to include affordable housing for the City College community. I would like to reiterate the City's commitment to working with City College to achieve all three of these goals and emphasize that success in meeting these goals will require an active partnership between the City, the developer and the College.

We have also been mindful of the other priorities recommended by the Board of Trustees in its July 28, 2016 "Resolution on the Development of the Balboa Reservoir." We have been careful to ensure that the priorities of the Board of Trustees outlined in this resolution were reflected in our development parameters for the Balboa Reservoir project. These priorities were central to our developer selection process, and they will continue to guide the project as the development team moves forward. The priorities, incorporated into the development parameters and the selected development proposal, include:

- **Circulation:** No roadway proposed between the Multi Use Building and planned PAEC.
- **Affordable Housing:** An affordable housing target of 50% of total new housing built, with a commitment to working with City College to incorporate faculty and staff housing (subject to City College's continuing interest and participation).
- **Parking:** Measures to offset the removal of surface parking spaces from the Reservoir property.
- **Open Space:** Parks that are accessible to, and help to enhance, the City College community.
- **Childcare:** Exploration of relocating the City College Child Development Center to the Balboa Reservoir (again, subject to City College's interest and participation).

The July 28, 2016 resolution also included recommendations for the City around transportation mitigations and pedestrian safety, both of which we take seriously and will address through the project's environmental review process.



As you know, we have included City College representatives in our process since the beginning. Trustee Brigitte Davila is a member of the Balboa Reservoir Community Advisory Committee. In addition, Linda Da Silva, Associate Vice Chancellor of Facilities, was a member of the selection panel, which met to advise the PUC General Manager on the selection of a development team.

This track record should give City College confidence that the City will continue to include City College in the Balboa Reservoir project in a serious and substantial way. In addition, we are requiring the same level of meaningful engagement and collaboration from the developer team, which is a partnership led by BRIDGE Housing and AvalonBay Communities. We believe they are an excellent choice for the Balboa Reservoir due to their deep expertise in affordable and market-rate housing, their proven ability to fund projects of this large scale, and their serious commitment to working with community stakeholders.

On the same note, we greatly appreciate your suggestion that the City's Balboa Reservoir team and the selected development team attend your November 9, 2017 Board of Trustees meeting to update the Board on the project. We look forward to the opportunity to share our progress with the Trustees and reiterate our commitment to ensuring that the Balboa Reservoir is developed in a way that makes sense for everyone.

Very truly yours,



Ken Rich
Director of Development, Office of Economic and Workforce Development

Cc:

[Board of Trustees]

