Development Proposals for the Balboa Reservoir

Developer Presentations and Community Discussion

June 10, 2017

Purpose of the Balboa Reservoir Project

- Use public land to help address housing crisis
- Create community amenities alongside new housing

[insert location map at right]

Project History

November 2014 – SFPUC Balboa Reservoir identified as potential housing site

November 2014 – June 2015 – Initial community meetings and workshops

April 2015 – Board of Supervisors establishes Balboa Reservoir Community Advisory Committee (CAC)

September 2016 – After 16 meetings, CAC endorses development principles and parameters

November 2016 – March 2017 – City solicits potential developers, invites the "top three" most qualified to submit proposals

June 2017 – Developers submit and present proposals (today's meeting)

Selected Development Parameters

- **DO WE HAVE TIME FOR THIS??**

- **Affordable Housing**
  - Target is 50% of total housing units
  - Low, moderate, and middle income
- **Building Heights**
  - 25’ to 65’
  - Lower at western part of site
- **Parks and Open Space**
  - At least 4 acres total
  - At least 1.5 acres contiguous
- **City College**
  - Address parking displacement
  - Collaborate on staff/student housing
- **Transportation**
  - Parking and congestion management
  - Encourage new residents to walk, bike, use transit
- **Children and Families**
  - Childcare center required
  - Family-friendly housing

Purpose of Today’s Meeting

- Learn about the development proposals
- Discuss proposals and reactions
- Provide comments to inform developer selection

Agenda

Welcome and Overview (15 minutes)

Proposal #1 – AvalonBay Communities and BRIDGE Housing with Mission Housing, Pacific Union Development Company, and Habitat for Humanity of Greater San Francisco

- Presentation (15 minutes)
- Answer clarifying questions from question cards (5 minutes)
- Small group table discussions (5 minutes of instructions, 25 minutes discussion)
- Extra time to complete comment forms (5 minutes)

--- break ---

Proposal #2 – Related Companies, Sares Regis Group of Northern California, Curtis Development, and Tenderloin Neighborhood Development Corporation

- Presentation (15 minutes)
- Answer clarifying questions from question cards (5 minutes)
- Small group table discussions (25 minutes)
- Extra time to complete comment forms (5 minutes)

--- break ---

Proposal #3 - Emerald Fund and Mercy Housing

- Presentation (15 minutes)
- Answer clarifying questions from question cards (5 minutes)
- Small group table discussions (25 minutes)
- Extra time to complete comment forms

Comments and Questions

[visual of comment form and question card]

Logistics

- Language translation and closed captioning
- Children’s activities
- Information desk
- Refreshments
- Restrooms
- [What else?]
- [Is this slide necessary?]

Other Ways to Participate

- **CAC Meeting on Thursday, June 15, 2017**
  - Location: Lick-Wilmerding High School, 755 Ocean Avenue
  - Video viewing (6:00 PM)
  - CAC discussion (7:00 PM)

- **Online at http://sfwater.org/balboa/proposals**
  - View video of presentations
  - View written proposals
  - Submit comments online
  - Deadline for comments is Sunday, June 25

What’s Next

- Developers receive all comments and questions, along with a summary
- Developers submit response memos
- Evaluation panel considers comments and response memos when scoring the proposals
- Winning developer announced, must be approved by SFPUC
- Winning developer begins refining proposal based on initial comments
- Multi-year public process to finalize development plan