

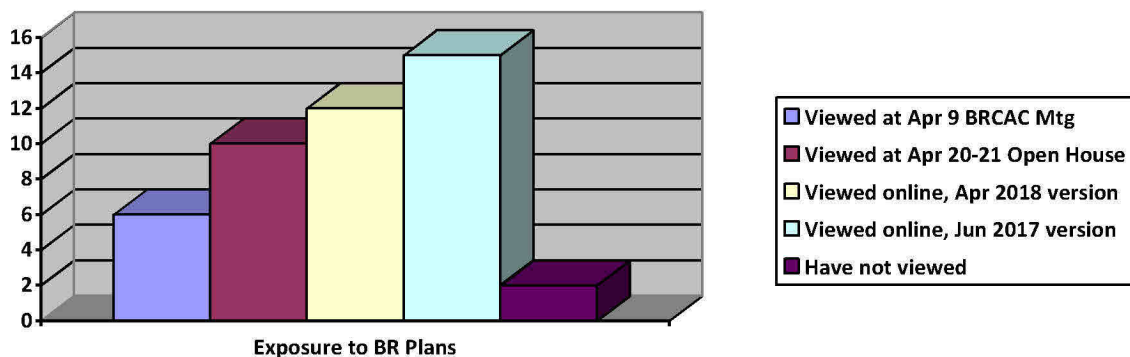
Balboa Reservoir Project Survey #2: SNA members' opinions on new developer plans

- Survey taken by Sunnyside Neighborhood Association after presentation of April 2018 Balboa Reservoir plans by developer team.
- Implemented in May/June 2018 at SNA Quarterly meeting; also includes members who requested it by mail.
- Total of 37 SNA members were respondents.
- See page 4 for survey.

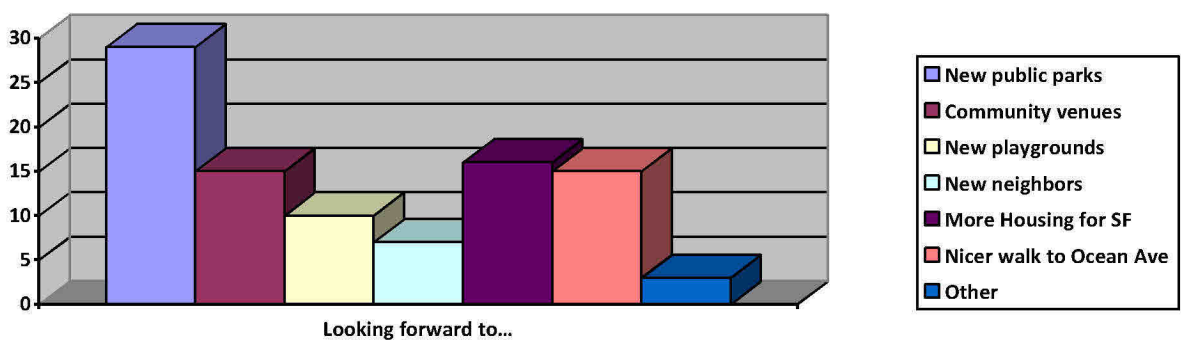
Summary: After revised plans were presented by the Balboa Reservoir development team in April 2018, SNA conducted another survey to explore member feedback about the new plans. All the respondents were SNA members. The top anticipated benefit to the neighborhood was **public park space**. The top area of concern was **traffic congestion**, as was also shown in the [survey SNA conducted in May 2017](#). Ranking next in top concerns were the **number of units planned** and anticipated **parking problems**.

The number of units continues to be a matter of controversy. 16 respondents chose “about 500”; 15 respondents preferred 750 or more units, with three of those choosing 1200 or more units.

A. Exposure to Balboa Reservoir project plans

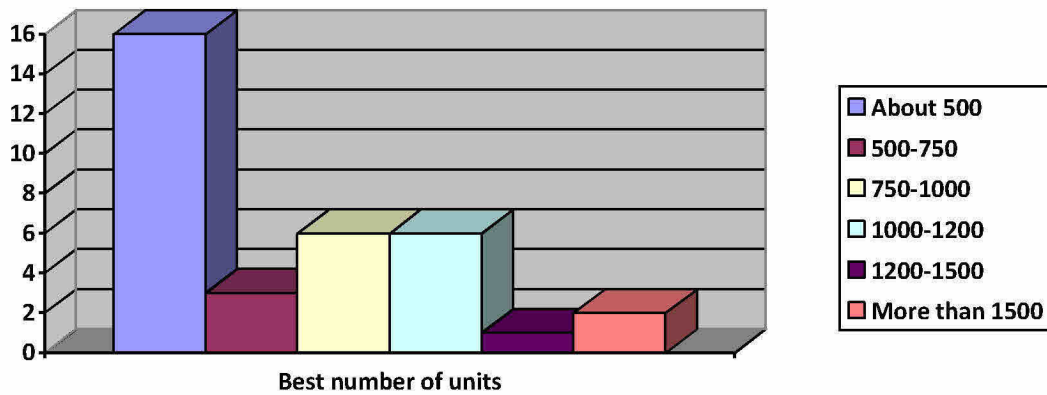


B. “What are you most looking forward to?”

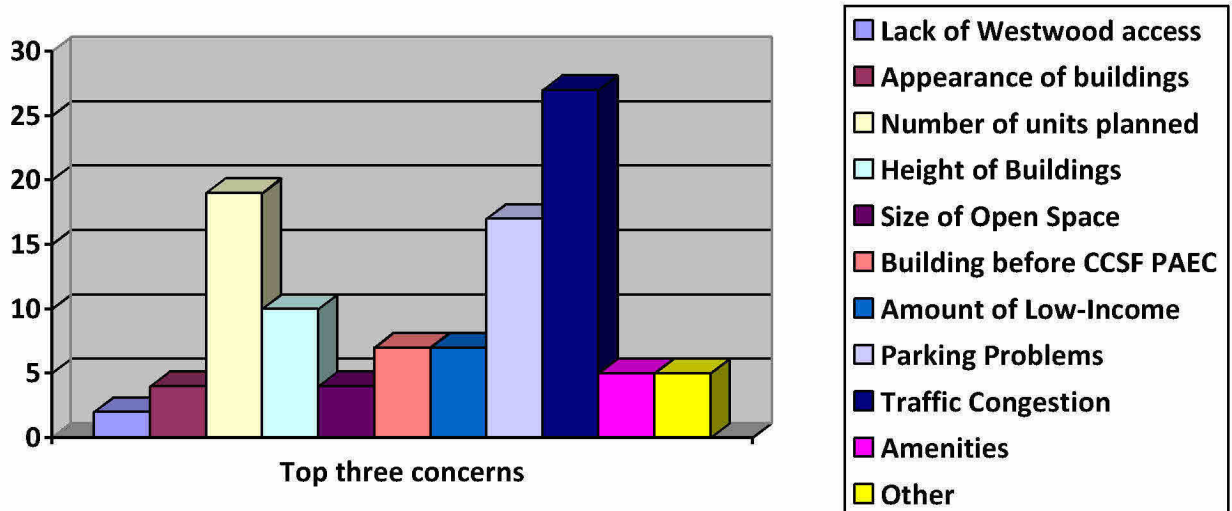


Other in B. includes: “More/better parking solutions” (2); “Shuttle to Balboa Park Station”.

C. “In your opinion, how many units should the project have?”

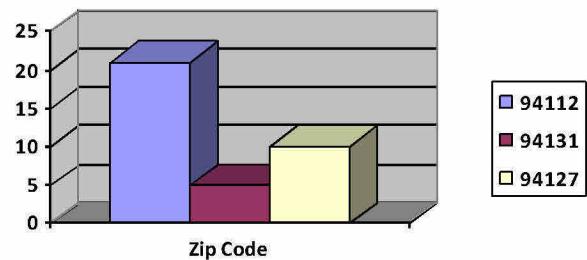


D. “What are your top three concerns?”



Other in D. includes: “Protected bike lanes”; “That opposition will ruin this opportunity to turn an empty eyesore into valuable housing”; “Too much parking”; and “Lack of integration with Sunnyside.”

E. Zip Code. These are the three zip codes in Sunnyside, with 94112 being the area closest to the Balboa Reservoir.



F. Additional comments.

- “Traffic calming measures on Judson and Phelan, with more pedestrian crossings, stop signs, and stop lights.”
- “Building a new neighborhood of this size and density without proportional infrastructure and transportation support is *disastrous*. Additionally, CCSF students need parking.”
- “I feel this large, high-density, tall building development is completely out of character with Sunnyside and will damage our neighborhoods seriously.
- “SNA should focus its energy on lobbying for improved amenities for our neighborhood as a part of this project, as opposed to fighting the number of units and loss of parking. Lobby for: added bike lanes, added bike share, traffic calming on Monterey, and increased bus service.”
- “While I agree we need more ‘affordable’ housing, it must be planned with the impact to infrastructure and existing neighborhoods in mind. I am against more than four stories, as that will block views, sunlight, and open space”
- “The area is already congested. Preference should be given to City College issues – buildings and parking. I do not support this project.”
- “The traffic on Ocean Ave is abysmal and the parking mess is caused by the new units and is a burden to residents. Parking should be included with the rent of a unit and not extra. CCSF also needs to build a proper parking structure prior to any new construction.”
- “Affordable housing is the most important issue in the city today.”
- “My concern is maintenance. We are a society of delivery systems like Fedex, USPS, UPS and food delivery. These vehicles tend to block traffic. Will there be a central drop-off location? Will there be security personnel?”
- “Neighborhood lacks infrastructure to accommodate thousands [of new residents]. Super-high rents drive gentrification and inflation. We’ll have wear and tear on roads, demand for water and electricity.”
- “We need better coordination for traffic flow along Phelan and Ocean.”
- “Overall a very important use of this parcel of open space. I am concerned that the project doesn’t integrate well with the Sunnyside neighborhood and with CCSF.”
- “Need to work with SFMTA to get four lanes back on Phelan. Parallel bike lanes that get little use are redundant.”

Reproduction of the survey follows.

SURVEY: Balboa Reservoir Project and Sunnyside

Sunnyside Neighborhood Association, May 2018

Your ZIP CODE (please circle): 94112 94131 94127 Other: _____

- ☐ I am a member of Sunnyside Neighborhood Association.
- ☐ I am not a member of Sunnyside Neighborhood Association.

The developer presented new plans in April 2018. Please check all that apply:

- ☐ I viewed the new plans at the April 9 Balboa Reservoir community meeting.
- ☐ I viewed the new plans at the April 20-21 Balboa Reservoir Open House.
- ☐ I viewed the new plans online (since April 9).
- ☐ I have not seen the new plans, but I saw the first version (June 2017).
- ☐ I have not seen any Balboa Reservoir plans.

What are you most looking forward to that you see in the new plans? Check all that apply.

- ☐ New public parks nearby that I can use (trees, greening, dogs, exercise, walkways).
- ☐ Community rooms and venues available for use.
- ☐ New playground areas for kids.
- ☐ New neighbors.
- ☐ More housing for San Francisco.
- ☐ A nicer walk to Ocean Avenue.
- ☐ Other: _____

The current plans proposed between 900 and 1300 units for the project. In your opinion, how many units should the Balboa Reservoir project include?

- ☐ About 500
- ☐ 500-750
- ☐ 750-1000
- ☐ 1000-1200
- ☐ 1200-1500
- ☐ More than 1500

PLEASE TURN THIS SURVEY OVER ➡

What are your top three concerns about the housing development? *Please check your TOP 3.*

- ☐ **Lack of access** to Westwood Park streets.
- ☐ **Appearance** of the new buildings.
- ☐ **Number of units** planned (900-1300).
- ☐ **Height of the buildings** planned (2-3 stories for townhouses, 4-7 for multi-unit bldgs).
- ☐ Size of the **park open space**.
 - ☐ Current plans have (circle one): Too little park space. Too much park space.
- ☐ Building housing before City College **Performing Arts Education Center** is built (PAEC).
- ☐ Amount of **low-income housing**.
 - ☐ Project has (circle one): Too few low-income units Too many low-income units
- ☐ **Parking** problems resulting from new residents.
- ☐ **Traffic congestion** problems resulting from new residents.
- ☐ Number or type of **amenities (parks, playgrounds, community rooms, etc)**.
- ☐ Other: _____

Please use the following space to write in any other concerns or comments you have:
