BALBOA RESERVOIR

SUMMARY OF PROPOSED ACTIONS

Budget and Finance Committee

Development Agreement Ordinance

SFPUC Purchase & Sale Agreement Resolution
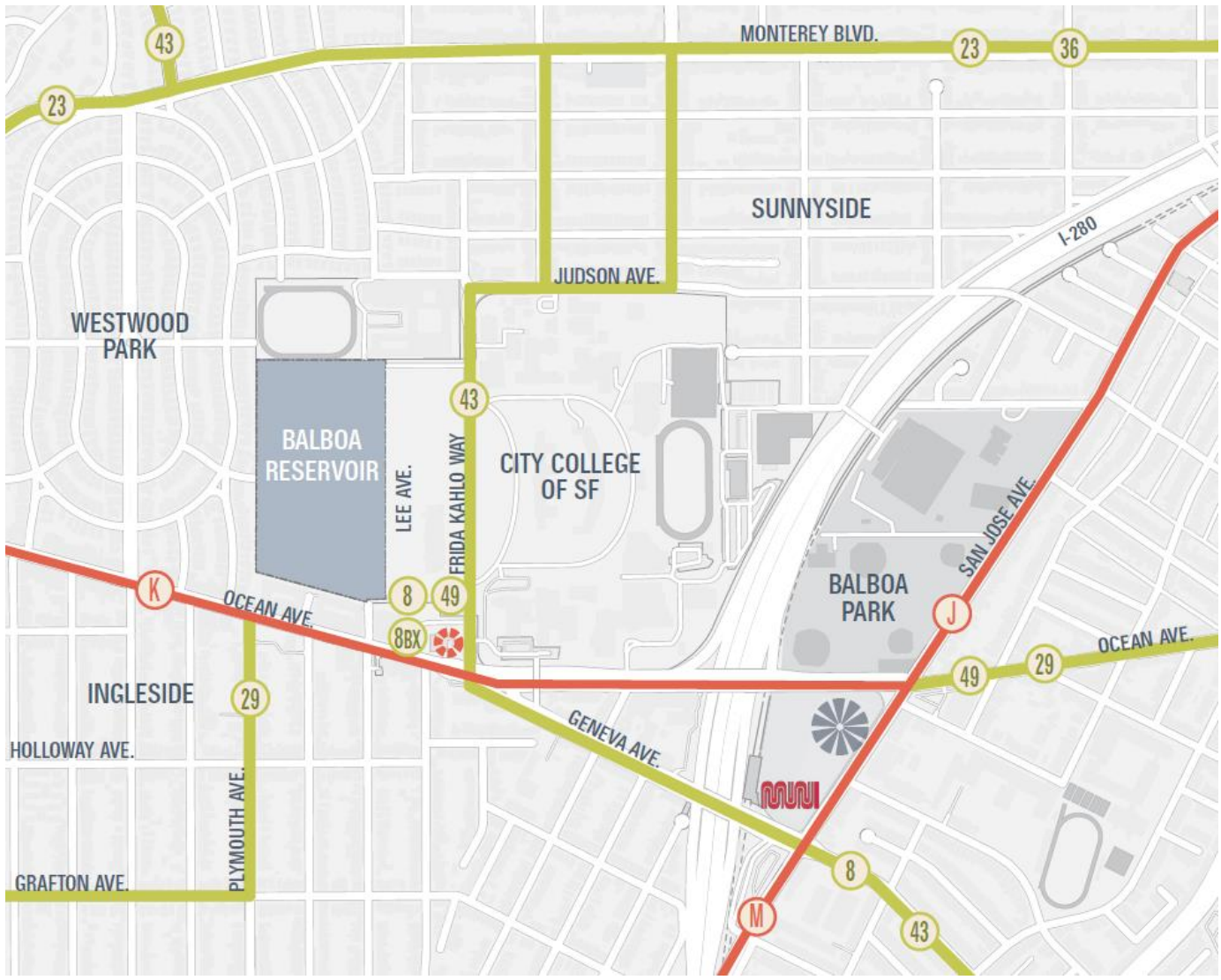
Land Use and Transportation Committee

General Plan Amendment Ordinance

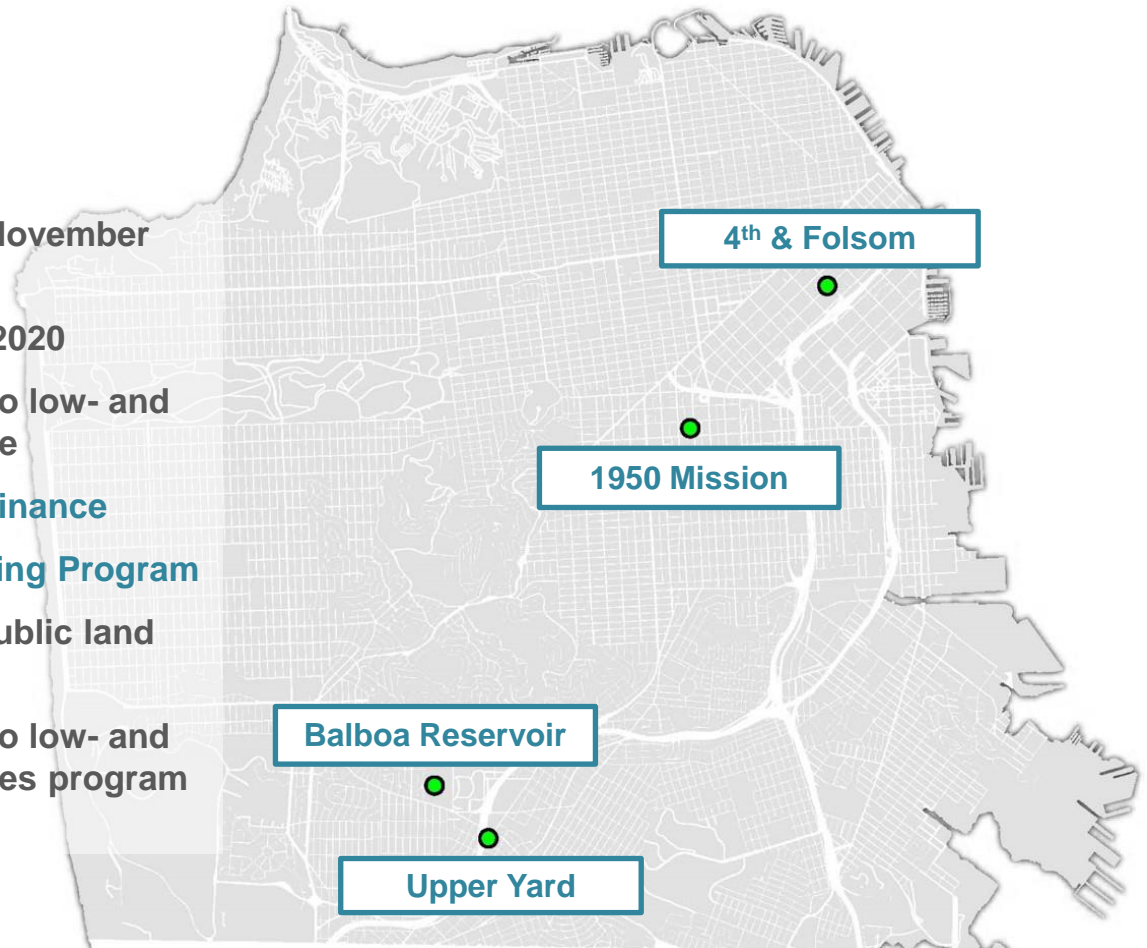Planning Code & Map Amendment Ordinance

NEIGHBORHOOD CONTEXT

PUBLIC LAND FOR HOUSING PROGRAM

- **Proposition K**
  Approved by voters November 2014

  - **30,000 units by 2020**

  - **33% affordable to low- and moderate-income**

- **Surplus Property Ordinance**

- **Public Land for Housing Program**

  - **4,000 units on public land by 2020**

  - **50% affordable to low- and moderate-incomes program wide**

4th & Folsom
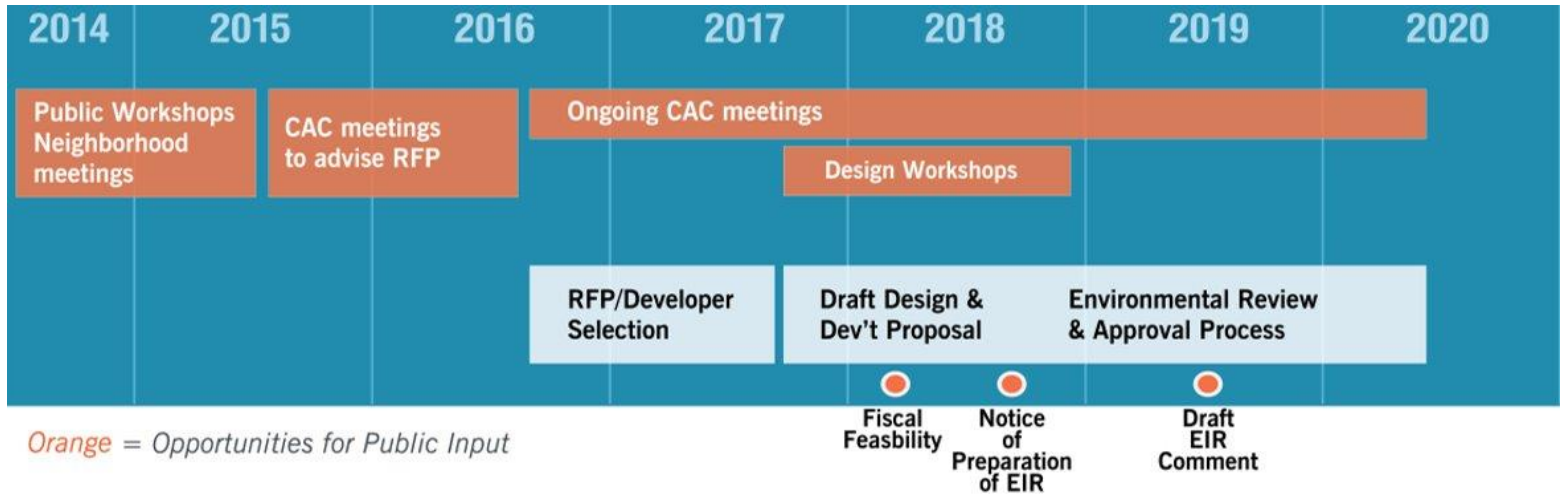
1950 Mission

Balboa Reservoir

Upper Yard

BALBOA RESERVOIR SITE

Balboa Reservoir Site, photographer Steve Proehl

COMMUNITY PLANNING PROCESS

2014	2015	2016	2017	2018	2019	2020

Public Workshops Neighborhood meetings

CAC meetings to advise RFP

Ongoing CAC meetings

Design Workshops

RFP/Developer Selection

Draft Design & Dev't Proposal

Environmental Review & Approval Process

● Fiscal Feasbility
● Notice of Preparation of EIR
● Draft EIR Comment

Orange = Opportunities for Public Input

BALBOA RESERVOIR PROJECT

- **1,100** housing units in 7 multi-family buildings and approximately 100 townhomes

- **50% affordable housing**

- **100-seat childcare center** with 50% of seats reserved for low-income families

- **Public community room** facing Reservoir Park

- **Public streets and utilities** including extension of Lee Ave to Ocean Ave

- **2-acre Reservoir Park** at center of site and **SFPUC Open Space** at southern border with paseos and plazas connecting pedestrians to and through the site

- **Workforce development** participation in Local Hire for Construction, LBE, prevailing wage

- **Transportation improvements** and contributions to Ocean Ave & SFMTA

AFFORDABLE HOUSING BENEFITS

Restaurant Staff   Healthcare Assistant   Teacher   Police Officer

Low-Income Housing for people earning $30,000-$80,000 per year

Moderate-Income Housing for people earning $80,000-$120,000 per year

- **Creating a mixed-income community with 50% affordable housing (550 units)**
- **New housing for a range of household incomes from low to moderate (30% - 120% of AMI)**
- **Designed for families and essential workers, including affordable educator housing**
- **Developer and City to collaborate on affordable housing development**

CITY COLLEGE BENEFITS

- **Support the long-term health of the College**
    - **150 units of affordable educator housing**
- **Maintain students' access to education with parking and transportation solutions**
    - **Safe pedestrian connections & protected bike lanes**
   - **Up to 450 spaces of public parking**

TRANSPORTATION COLLABORATION

- **Community Concerns**
    - **Increased traffic congestion**
    - **Ped safety to Balboa BART**
    - **Onsite parking loss**
- **City College**
    - **City College TDM efforts**
    - **Expanded pedestrian pathway on north side of Ocean Ave**
- **SFMTA**
    - **SFMTA Frida Kahlo / Ocean / Geneva Intersection Project**
    - **Muni Forward K Line Quick-Build Project**
- **Sponsor**
    - **~$10 million in Transportation Sustainability Fees**
    - **CEQA transportation Mitigation Measures to reduce transit delays**
    - **Replacement parking and TDM**

PURCHASE & SALE AGREEMENT
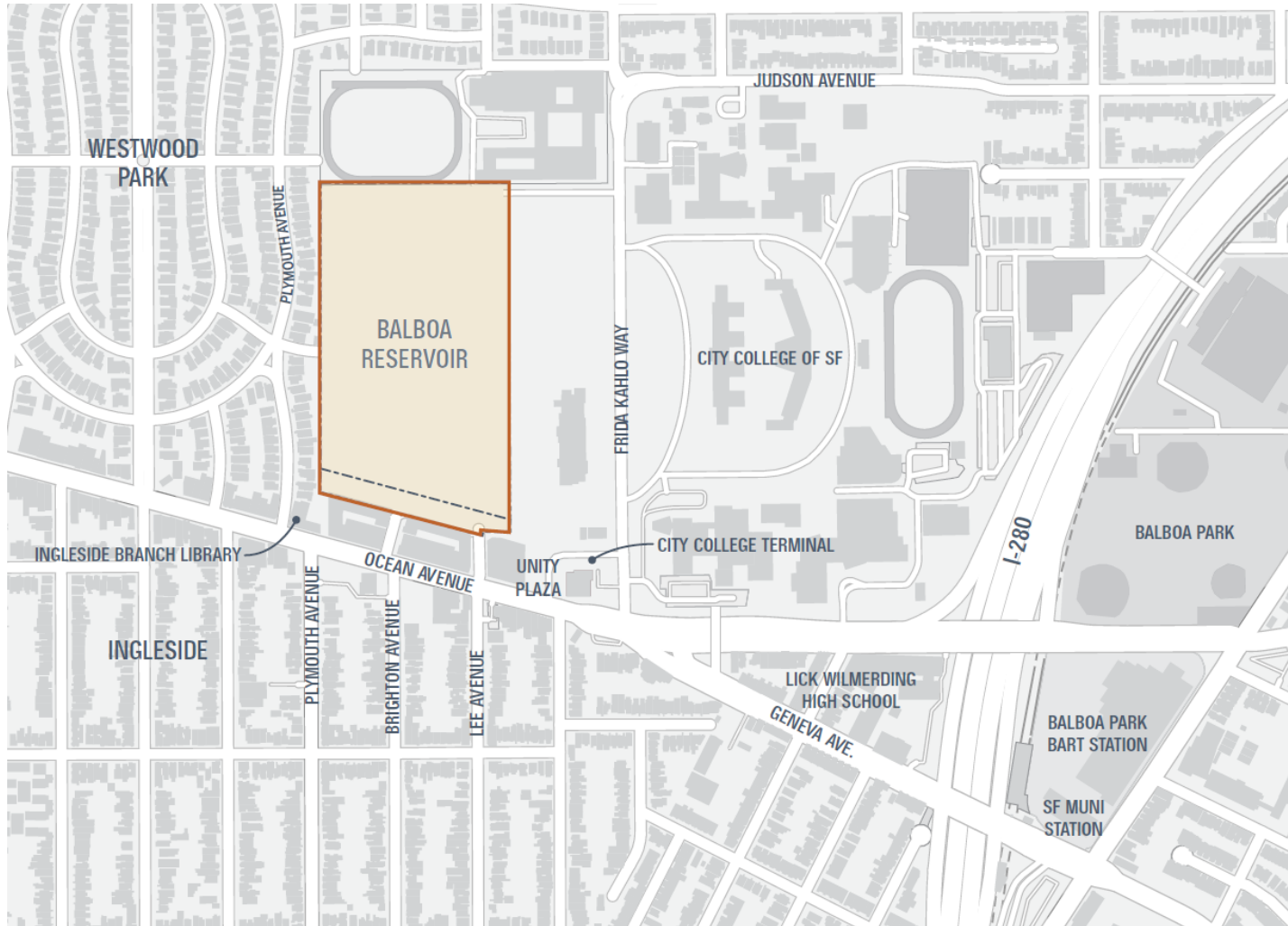
PURCHASE & SALE AGREEMENT

DA AMENDMENTS

- **Affordable Housing**

  - **Ensure permanent affordability**

  - **Ensure developer commitment to 33% will not be amended**

  - **Prevent delay on developer commitment to build**

  - **Refine AMI distribution**

  - **Broaden neighborhood preference area**

- **Child Care**

  - **Codify $1 rent requirement**

- **Community Engagement**

  - **Bolster ongoing public participation and representation**

  - **Ensure best-practices and public coordination during construction**

- **Transportation**

  - **Reference City's investment in transit improvement**

West Street, looking north

NEXT STEPS
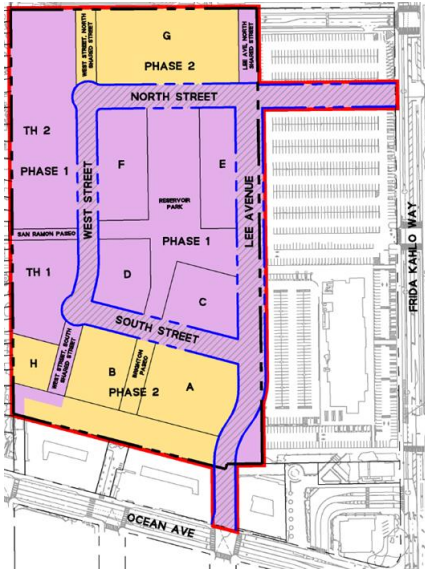
Project Construction Timeline

Phase 1 (2022-2025): streets, utilities, townhomes, Blocks C, D, E, and F, Reservoir Park

Phase 2 (2025-2027): Blocks A, B, G, and H, SFPUC open space