

An aerial photograph of a city neighborhood, likely San Francisco, showing a mix of residential and commercial buildings, streets, and greenery. The image is overlaid with a semi-transparent blue filter. The text 'Public Land for Housing Program: BALBOA RESERVOIR' is centered in white, bold, sans-serif font.

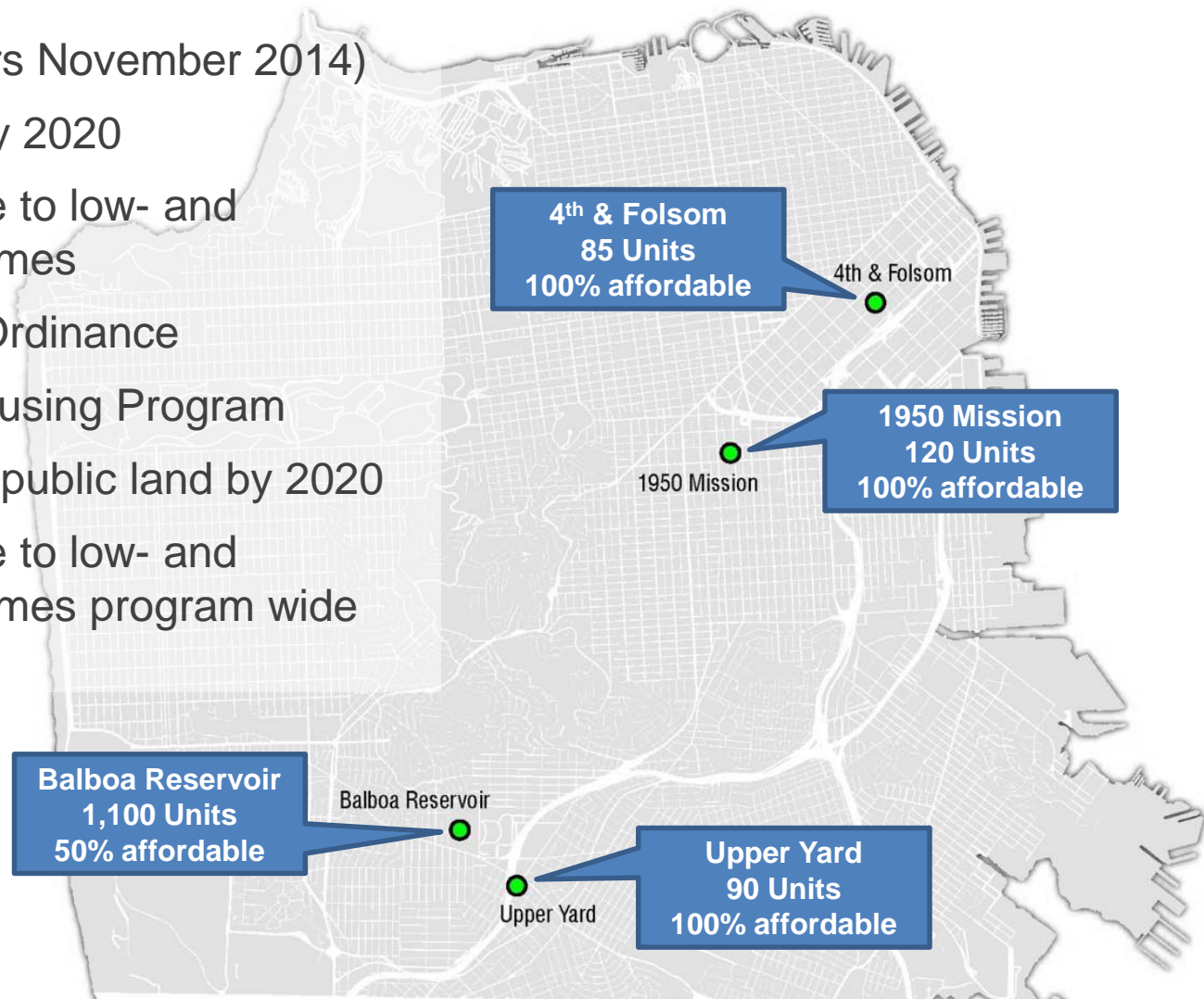
Public Land for Housing Program: BALBOA RESERVOIR

PRESENTATION OVERVIEW

1. Policy Background
2. Balboa Reservoir Site
 - Community Planning Process
 - Developer Team Selection
3. Proposed Project
4. Master Plan Design

PUBLIC LAND FOR HOUSING PROGRAM

- Proposition K
(approved by voters November 2014)
 - 30,000 units by 2020
 - 33% affordable to low- and moderate-incomes
- 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



WHY THE BALBOA RESERVOIR SITE?



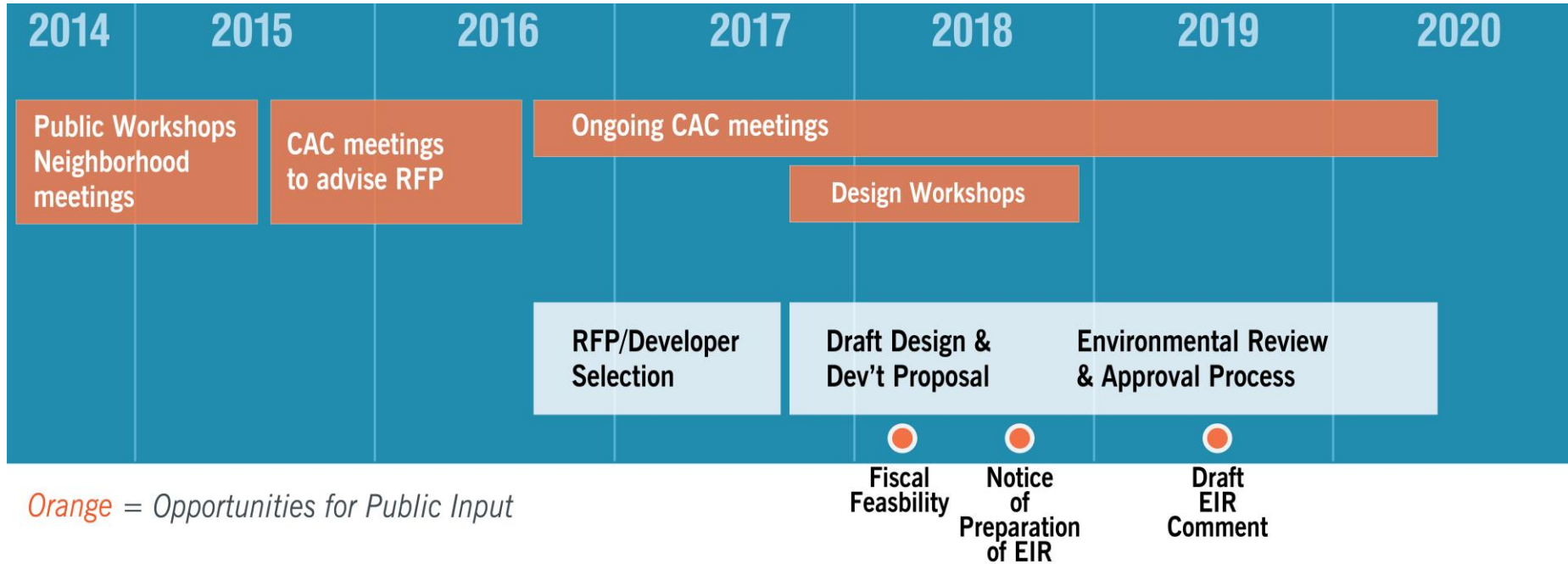
- **Contribute to City's supply of affordable housing and overall housing stock**
- **Partner with SFPUC to improve an underutilized site**
- **Fulfill Balboa Park Station Area Plan goals**
- **Opportunity to create new residences and public amenities in neighborhood**
- **Create new residences in a transit-oriented infill location**

PLANNED TRANSPORTATION IMPROVEMENTS

- Coordination with City College on campus access improvements
- City College TDM and Transportation Analysis
- SFMTA Ocean Avenue Safety Project
 - SF Planning Department's Ocean Avenue Corridor Design as a starting point
 - Improve safety on Ocean Avenue for pedestrians, bicyclists, and transit users
- I-280 Offramp realignment
- BART Station Modernization



COMMUNITY PLANNING PROCESS



- Fall 2014 - Spring 2015: Initial Community Outreach
- April 2015: **Balboa Reservoir Citizens Advisory Committee** (BRCAC) established by Supervisor Norman Yee
 - Public meeting format for continued community input
 - Created the **Development Principles and Parameters** attached to the developer selection RFP
 - Monthly meetings pre-RFP; Continued meetings post-RFP

COMMUNITY PLANNING PROCESS

- Responding to Areas of Community Interest
 - Affordable housing for low, moderate, and middle-income households
 - Provision of new public open space
 - Mitigate loss of City College overflow parking spaces
 - Reduce traffic congestion
 - Coordinate site plan with City College Master Plan

Balboa Reservoir CAC Development Principles and Parameters

- **Housing**
 - 50% affordability goal; Encourage student/faculty housing and family housing
- **Transportation**
 - Maximize non-auto trips; Manage and coordinate parking demands; Make safety improvements; Minimize congestion

COMMUNITY PLANNING PROCESS

- **Project's relationship to City College**
 - Respect College's educational mission and operational needs; Create housing and childcare opportunities for College community; Coordinate on transportation demand management and site planning
- **Public realm**
 - Minimum 4 acres of open space including a minimum 1.5 acre park; Cohesive public realm network; Sustainable maintenance plan
- **Urban design**
 - Respect the scale of nearby neighborhoods; heights tapering down on approach to single-family neighborhoods
- **Sustainability**
 - Meet or exceed SFPUC and other City sustainability standards; Maximize non-potable water reuse; Achieve the City's Zero Waste goal
- **Additional public benefits**
 - Include childcare and youth facilities; Activate ground floors; Community programming

DEVELOPER SELECTION AND PROJECT TERMS

- RFP Selection Criteria
 - Skill and experience of development team
 - How well proposal addresses the BRCAC Development Principles and Parameters
 - Compensation to SFPUC for the value of its land
- Reservoir Community Partners selected in August 2017
 - BRIDGE Housing and AvalonBay Communities with Mission Housing, Pacific Union Development Company, and Habitat for Humanity of Greater San Francisco



DEVELOPER SELECTION AND PROJECT TERMS

- Anticipated Project Entitlements
 - SFPUC land disposition (must satisfy Charter requirement to receive fair market value)
 - Developer will enter into a development agreement with the City
 - Special Use District will control uses and design
- Next Steps
 - Summer/Fall 2019 – Draft EIR publication & public hearing
 - Ongoing community feedback and BRCAC meetings
 - Spring/Summer 2020 – Final EIR & project approval hearings

KEY PUBLIC BENEFIT: AFFORDABLE HOUSING

Affordable Housing for Essential Workers

Retail Clerk
\$24,000/year

Restaurant Staff
\$30,000/year

Healthcare Assistant
\$40,000/year

Teacher
\$60,000/year

Police Officer
\$90,000/year



Public Housing for people earning
\$30,000 or less per year

Low-Income Housing for people earning
\$30,000 - \$70,000 per year

Middle-Income
Housing for people
earning \$70,000 -
\$120,000 per year

- Achieving the goal of permanent affordability for 50% of project units
- 33% of affordable housing units are developer's funding responsibility
 - Utilize market rate housing as a cross-subsidy
- 17% of affordable housing units will be funded with public gap subsidies
- Project to include moderate-income educator housing
- Affordable housing buildings to be developed by BRIDGE Housing, Mission Housing, and Habitat for Humanity

PROPOSED DEVELOPMENT OVERVIEW



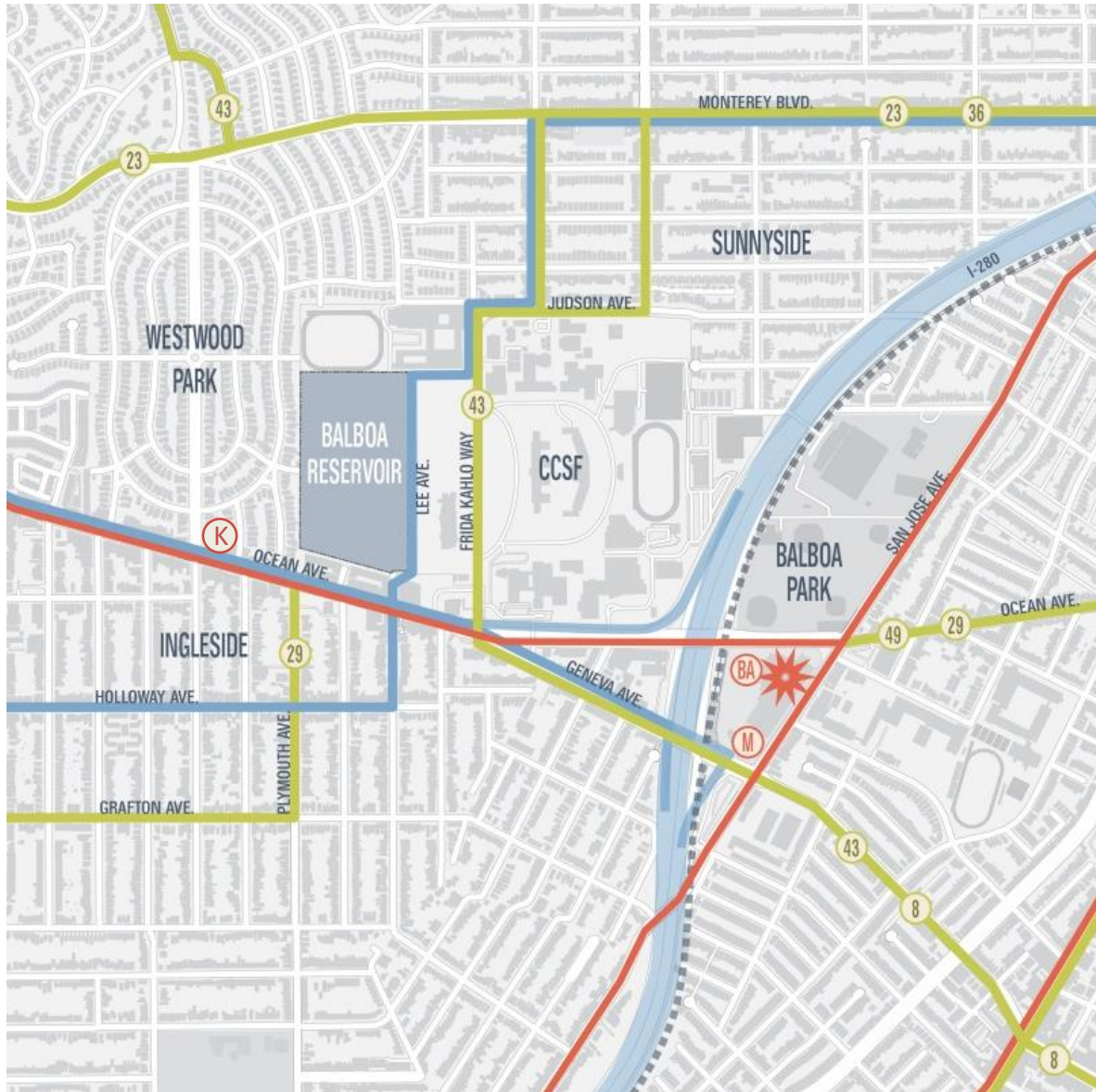
- 1,100 new housing units (up to 1,550 units studied in Draft EIR)
- 50% permanently affordable housing (550 units)
- 4 acres of open space
- City College collaboration:
 - Affordable educator housing for College faculty and staff
 - Public parking solution
- Childcare center and community room
- Transportation demand management and sustainability plans
- Workforce requirements including prevailing wage, local hire, and LBE

Reservoir Site



- 17 acre site is the remainder of the original reservoir site
- Each edge addresses a different use
- Opportunity to tie together surrounding uses and create a cohesive sense of place

Transit Oriented Development



- Well served by Transit – less than ½ mile walk to Balboa BART
- Excellent bike network
- Close to shopping, schools and services
- Focus on walkable neighborhood to reduce traffic impacts



Collaboration with Community Advisory Committee



Walking Tour

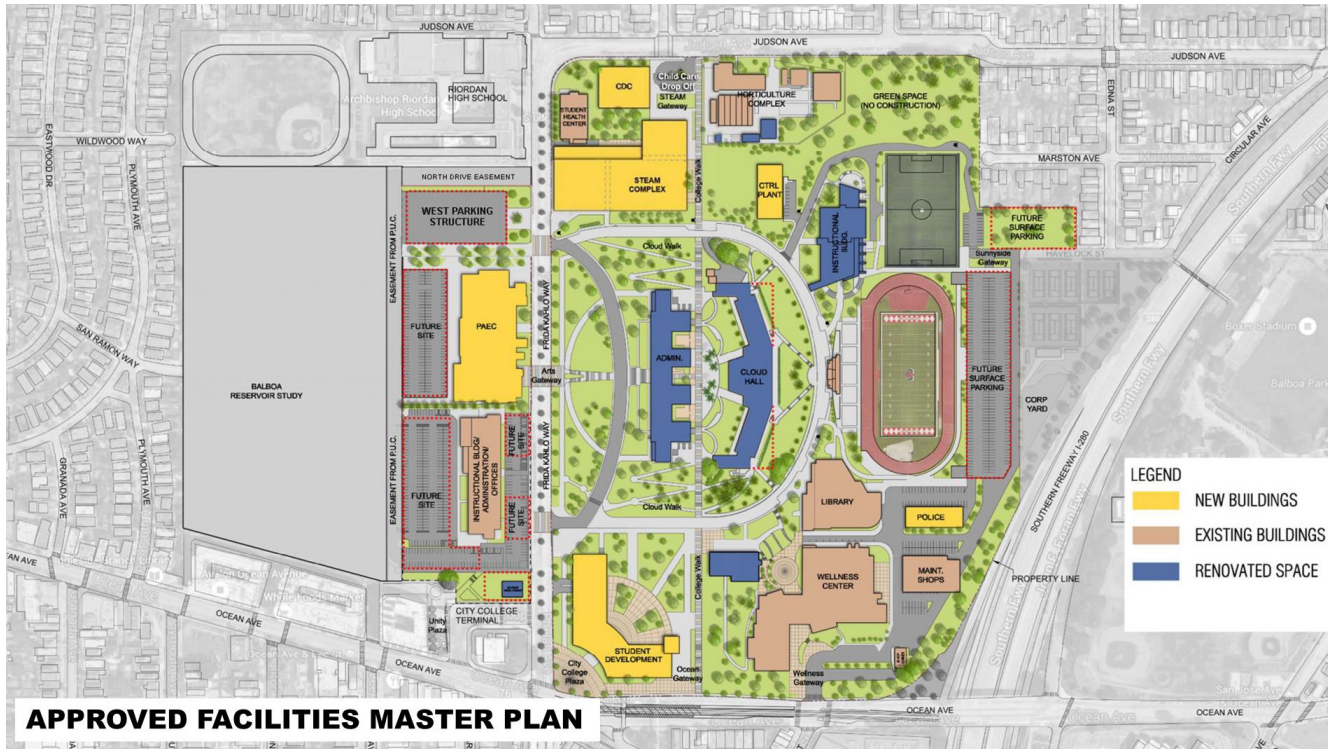


Hands-on Workshops



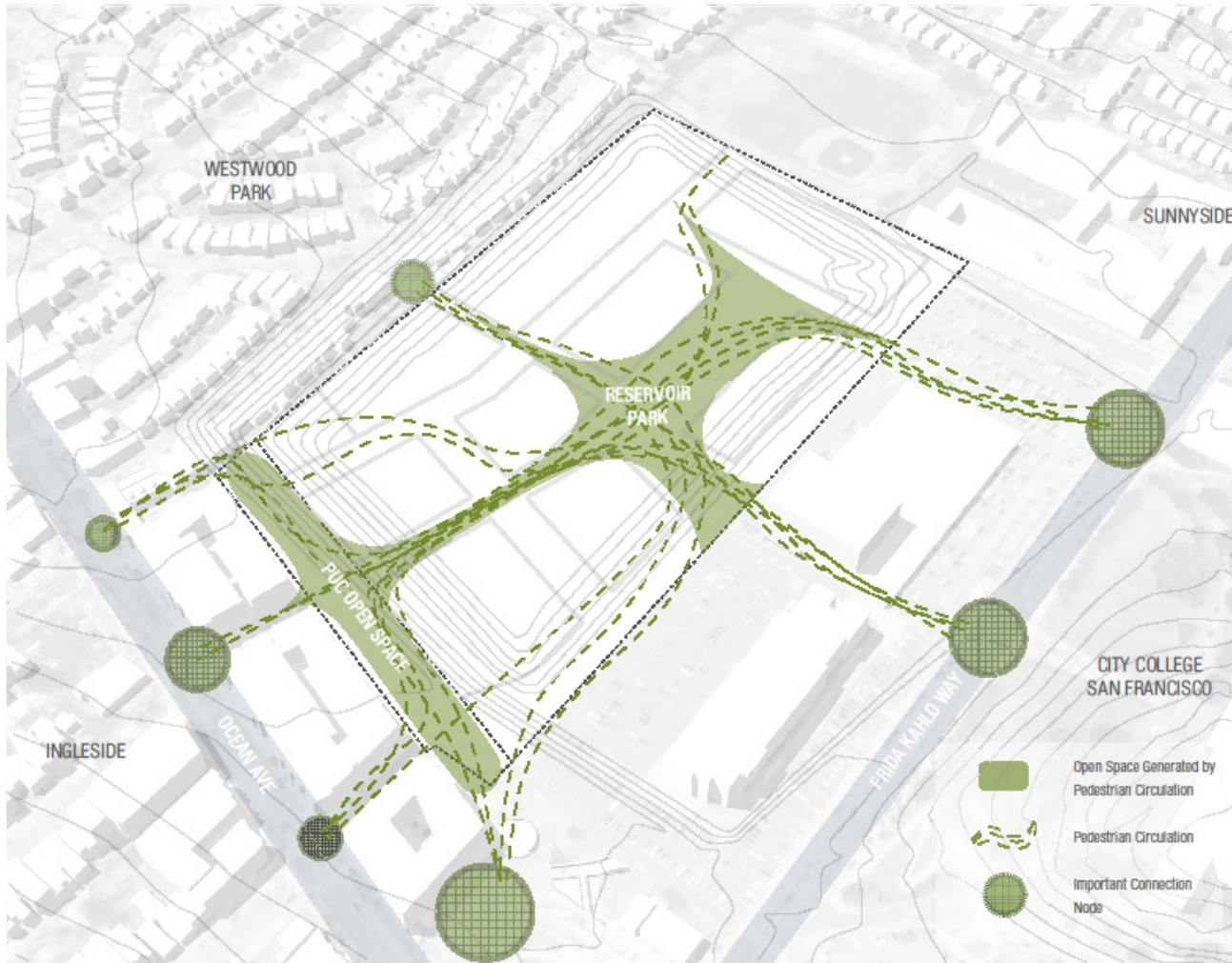
Holiday gathering

Collaboration with City College



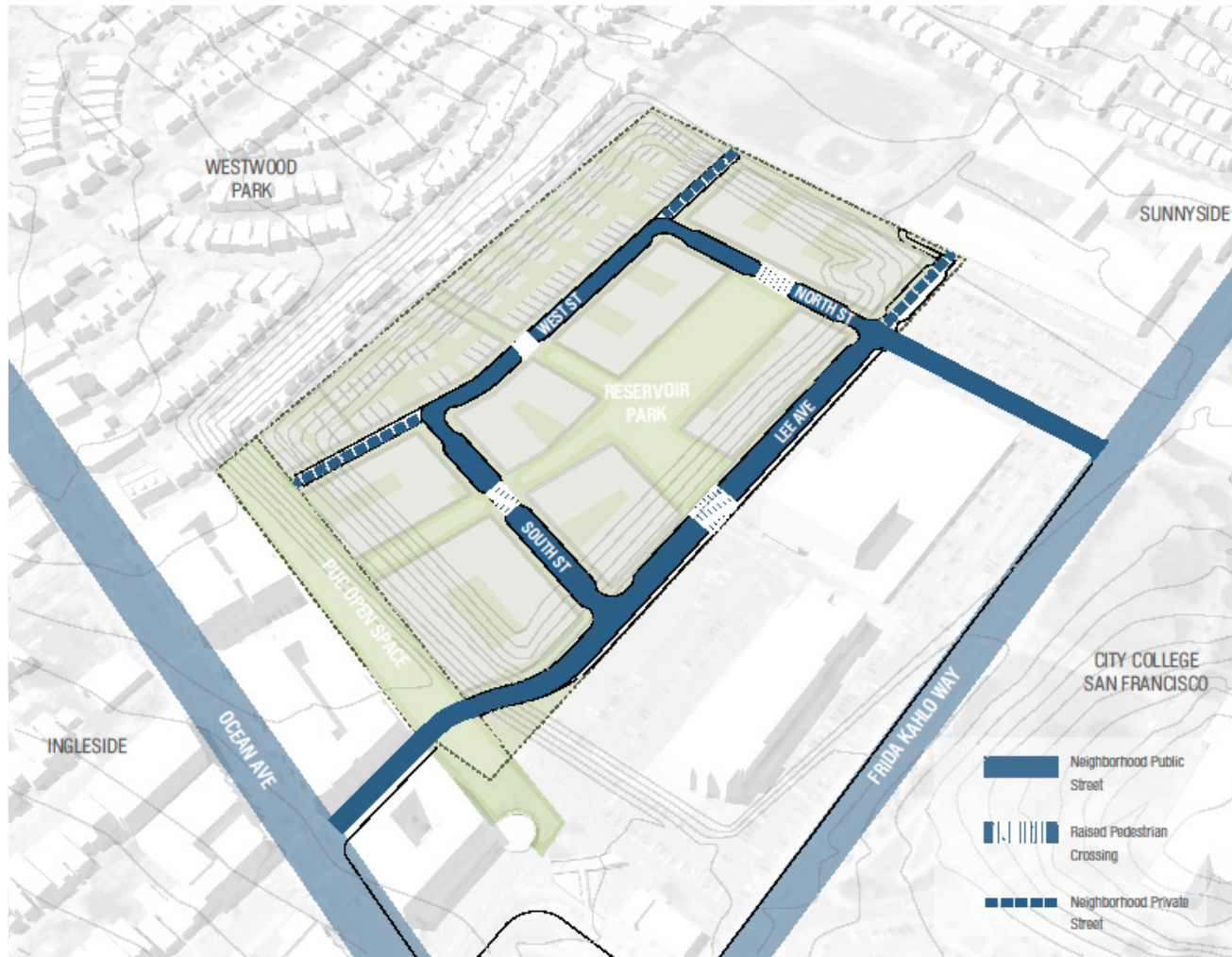
Diego Rivera Theater Renderings (LMN/TEF Architects)

Create Natural Gathering Place



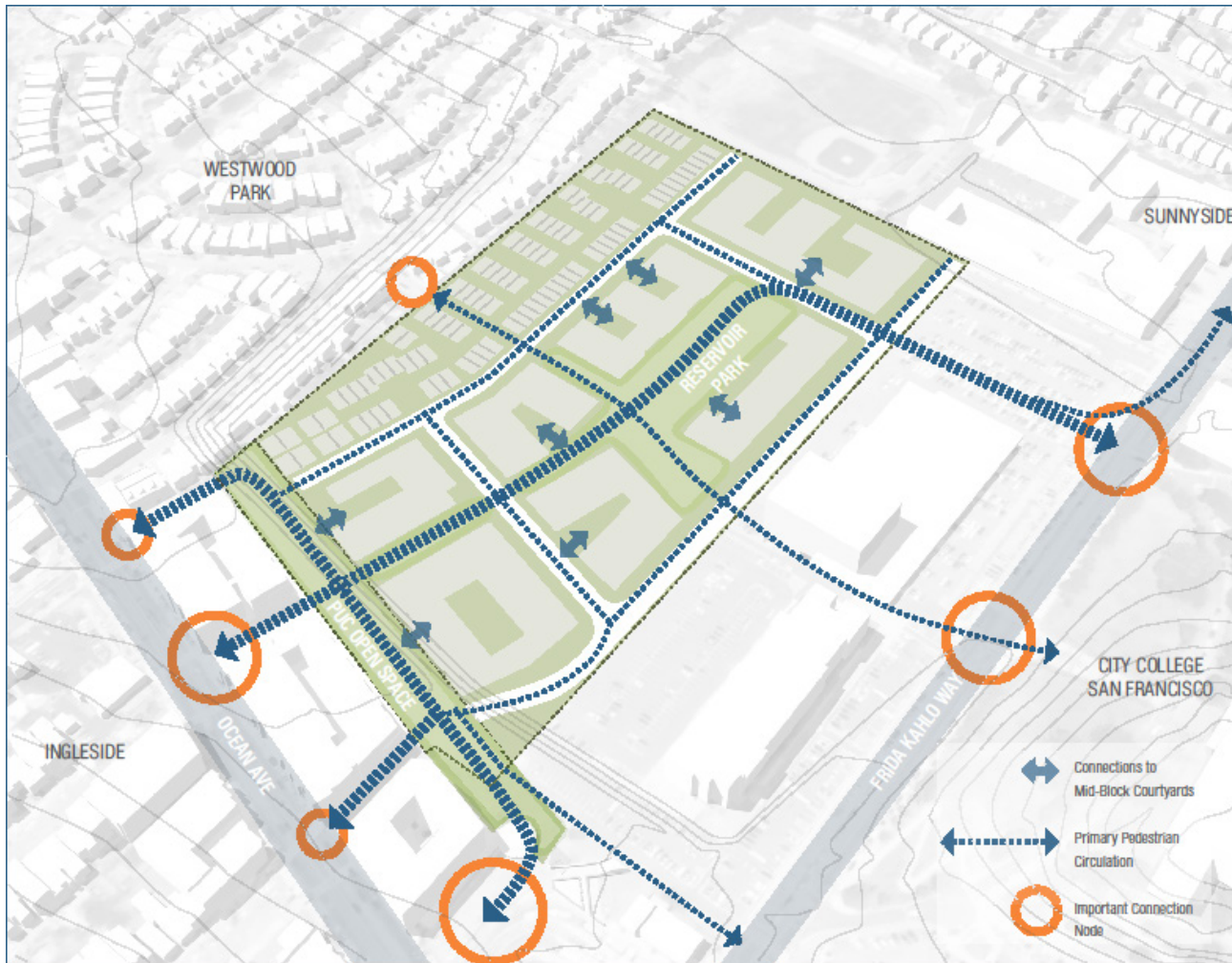
- Public open space at the heart of the new neighborhood
- Reservoir Park provides natural circulation route through the neighborhood
- Greenway on SFPUC land can accommodate a variety of recreation uses

Neighborhood Streets



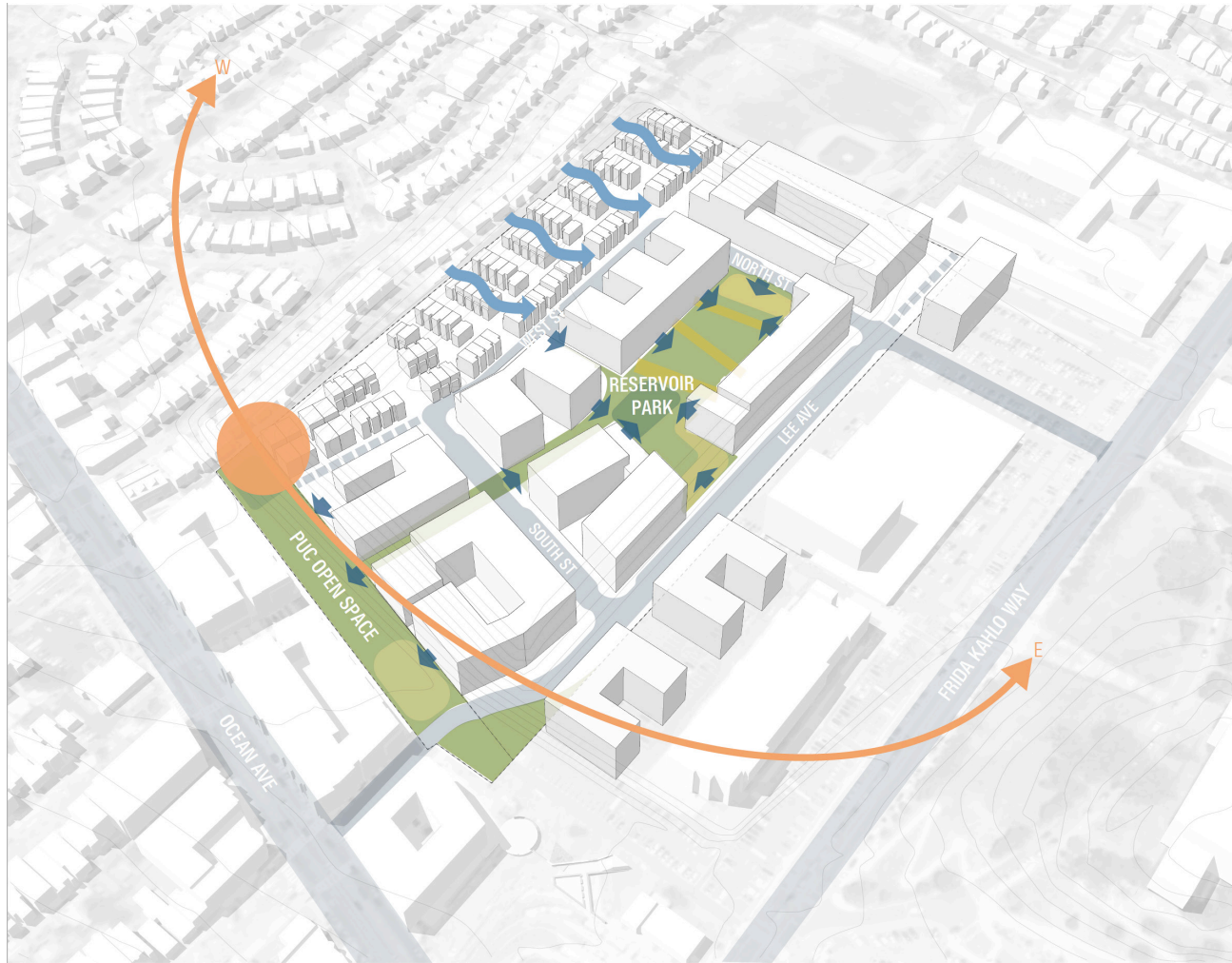
- A lean street network limits the impact of automobiles
- Raised crossings at pedestrian crossings improve safety and slow traffic
- On-street loading and parking provided to accommodate passenger loading, deliveries and visitors

Pedestrian Network



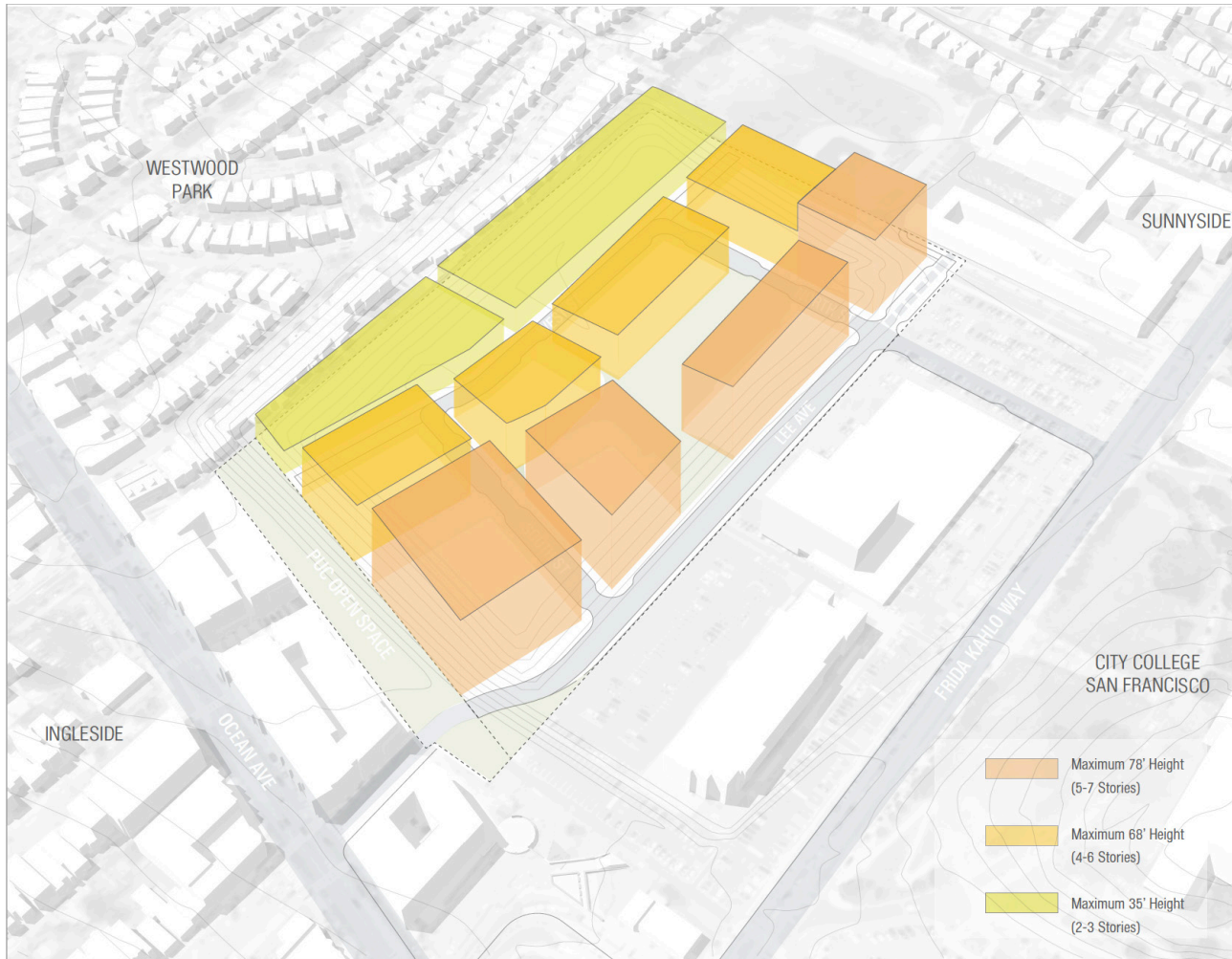
- Pedestrian paths link neighborhood together to create a continuous network
- Multiple connections to surrounding neighborhood including four connections to Ocean Avenue
- Raised crossings at roads to ensure pedestrians have priority

Sheltered & Welcoming Open Space



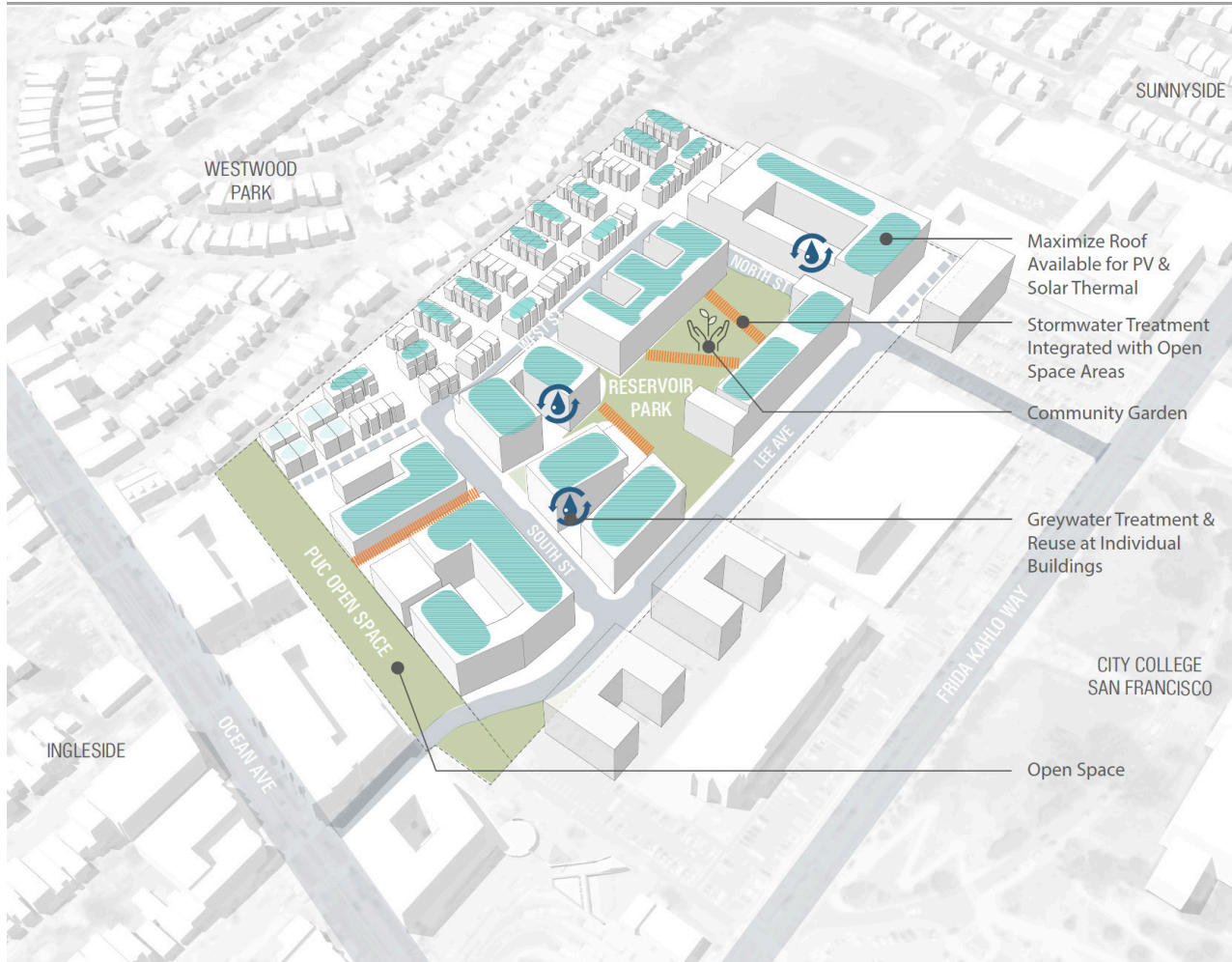
- North /South orientation of park allows maximum sunlight while also providing shelter from prevailing winds
- Buildings shape the public open space to create an active and welcoming sense of place
- Roof terraces overlook public green space allowing residents to enjoy views to the park, surrounding hills, and the ocean

Transition in Scale



- **New buildings transition in scale from City College to the single family homes to the west**
- **Taller buildings front on Lee Avenue, creating a strong shared frontage with City College**
- **Two and three story townhomes border Westwood Park, providing a transition in scale from single family homes to multi-family housing**

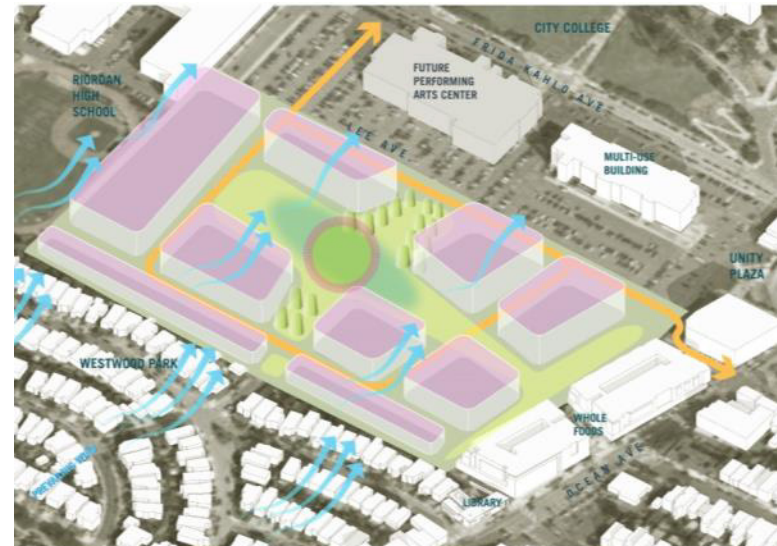
Sustainable Neighborhood



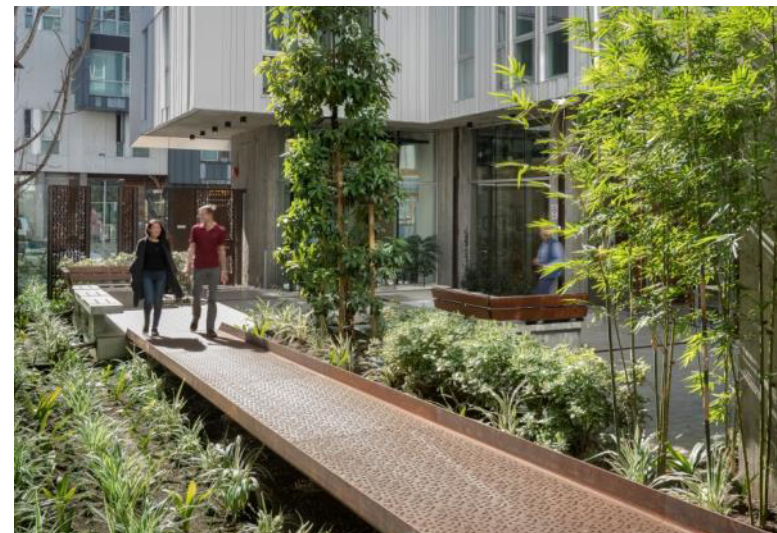
- Storm water management integrated into the open space plan
- Water consumption reduced by treating gray water on site for reuse
- Roof tops designed to maximize the potential of photo voltaic and solar pre-heat systems



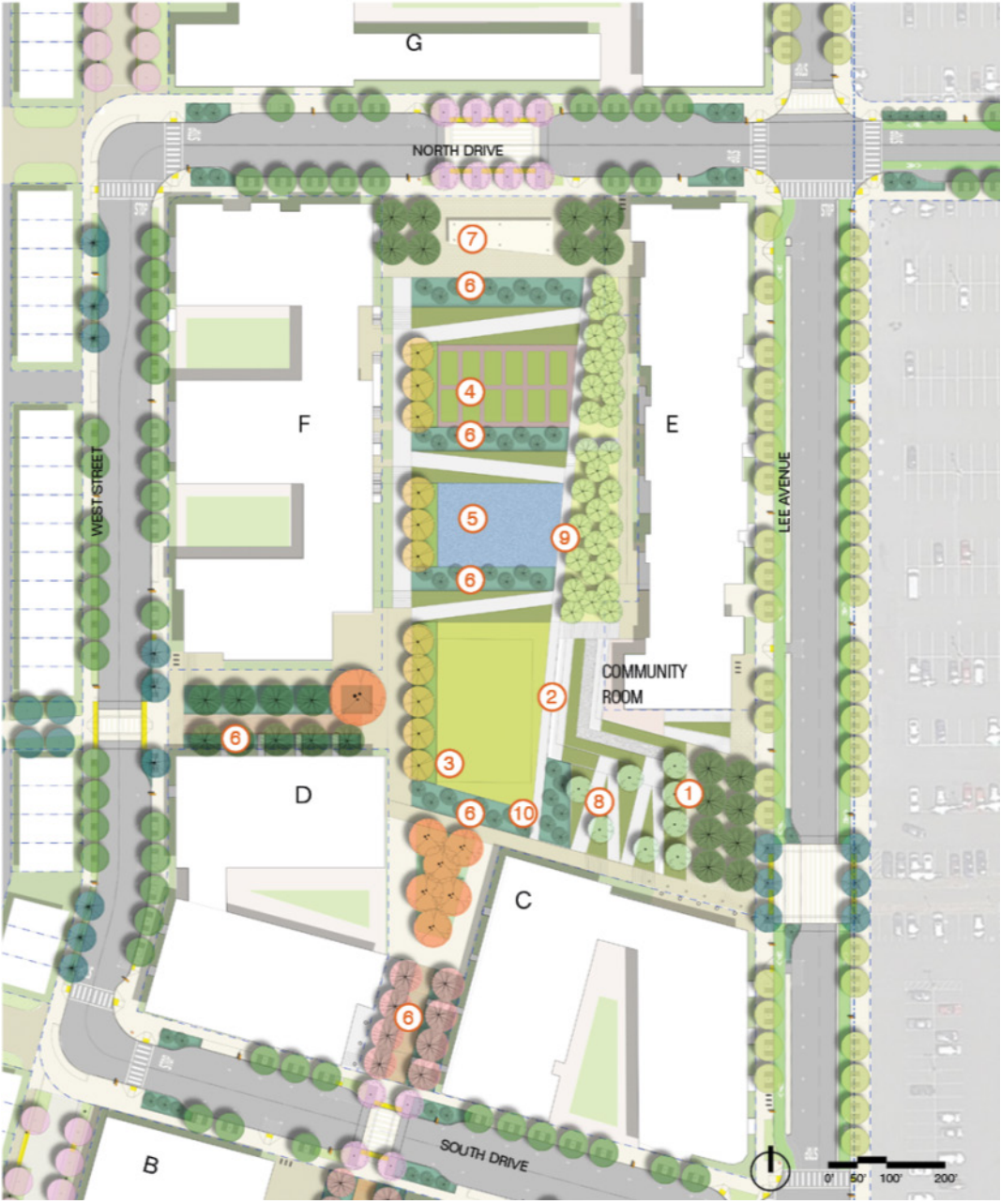
Network of Open spaces



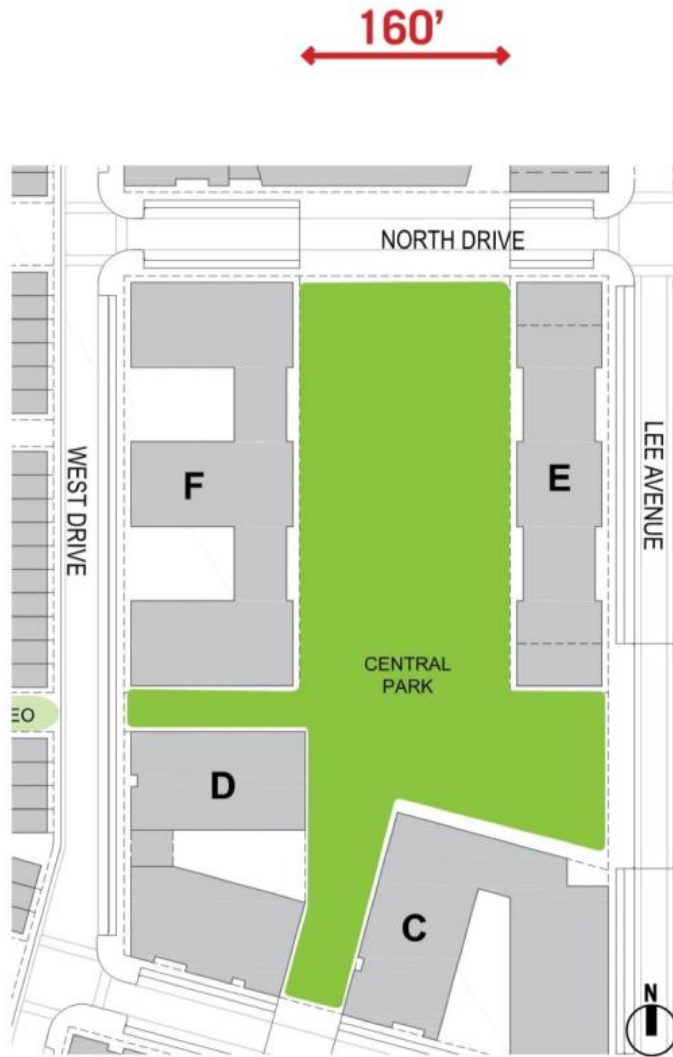
Wind sheltered space



Reservoir Park



South Park Comparison



Central Park - 2 Acres



South Park - 0.75 Acres

SFPUC Open Space



Landscape & Buildings work together to create places



PUC Open Space – Looking North to Brighton Paseo

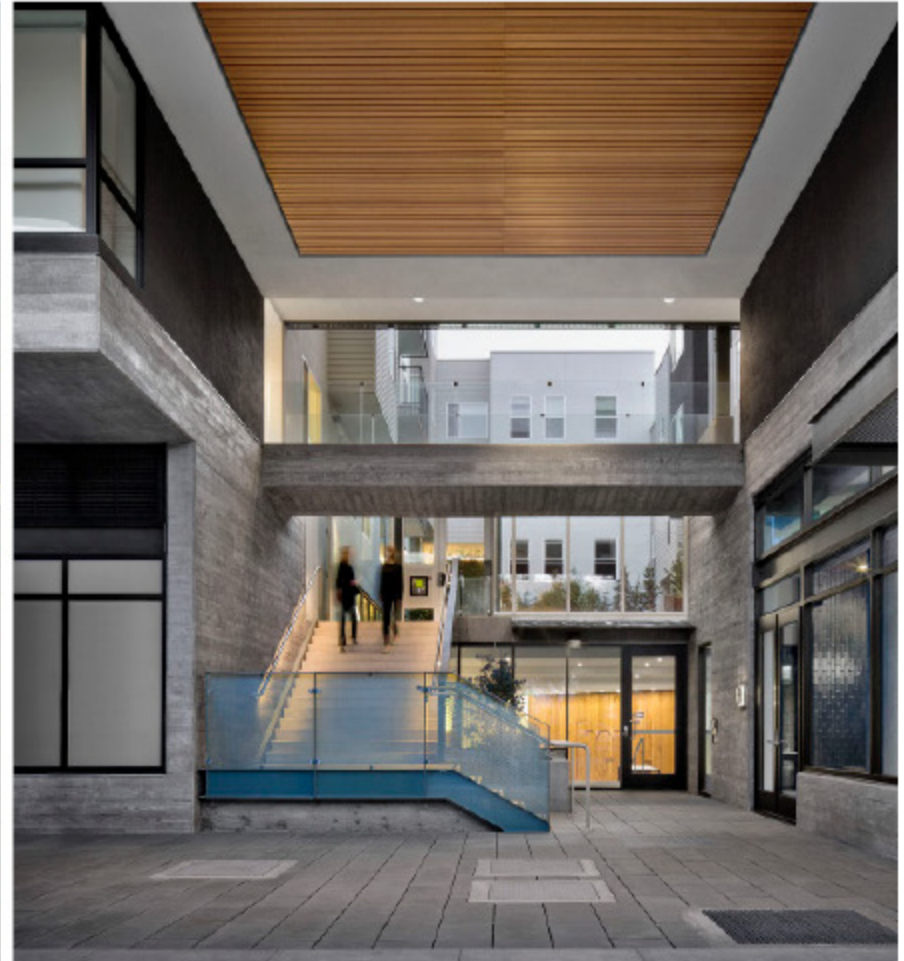


West Street – Looking North

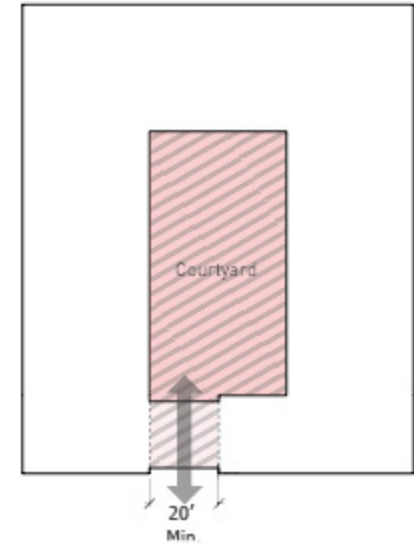
- **Emphasis on indoor / outdoor spaces**
- **Climate responsive design**
- **Sustainability in all facets of planning and design**
- **Cohesive place making & design variety**



Transparency and Views into Block



Opening to Interior Courtyards



Ground Floor Unit Entries



Roof Shapes & Stepped Building Forms



Project Goals

- Provide welcoming open space that serves the entire neighborhood
- Emphasize walking, biking and transit
- Maximize mixed income housing while respecting neighborhood character
- Tie together the rich mix of surrounding uses into a strong and cohesive neighborhood



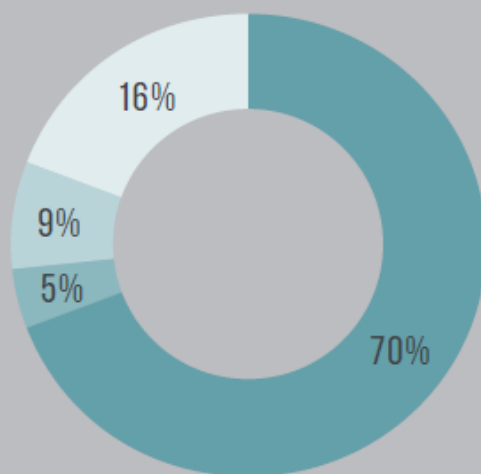
SUPPLEMENTAL INFORMATION

REGIONAL HOUSING NEEDS ALLOCATION, PLANNING PERIOD 2015–2022

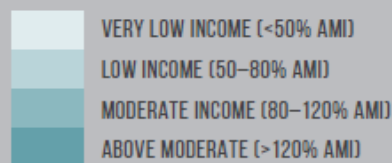
Household Affordability	Housing Goals 2015–2022	Actual Production as of 2018	% of Production Target Achieved	Production Deficit as of 2018
Above Moderate (> 120% AMI)	12,536	12,071	96%	465
Moderate Income (80–120% AMI)	5,460	816	15%	4,644
Low Income (< 80% AMI)	4,639	1,471	32%	3,168
Very Low Income (< 50% AMI)	6,234	2,799	45%	3,435
TOTALS	28,869	17,157	59%	11,712

Actual production totals differ from the Housing Inventory totals for net unit production because the state allows jurisdictions to include substantial rehabilitation to existing affordable housing units to count toward meeting up to a quarter of RHNA goals.

ACTUAL PRODUCTION, 2015-2022



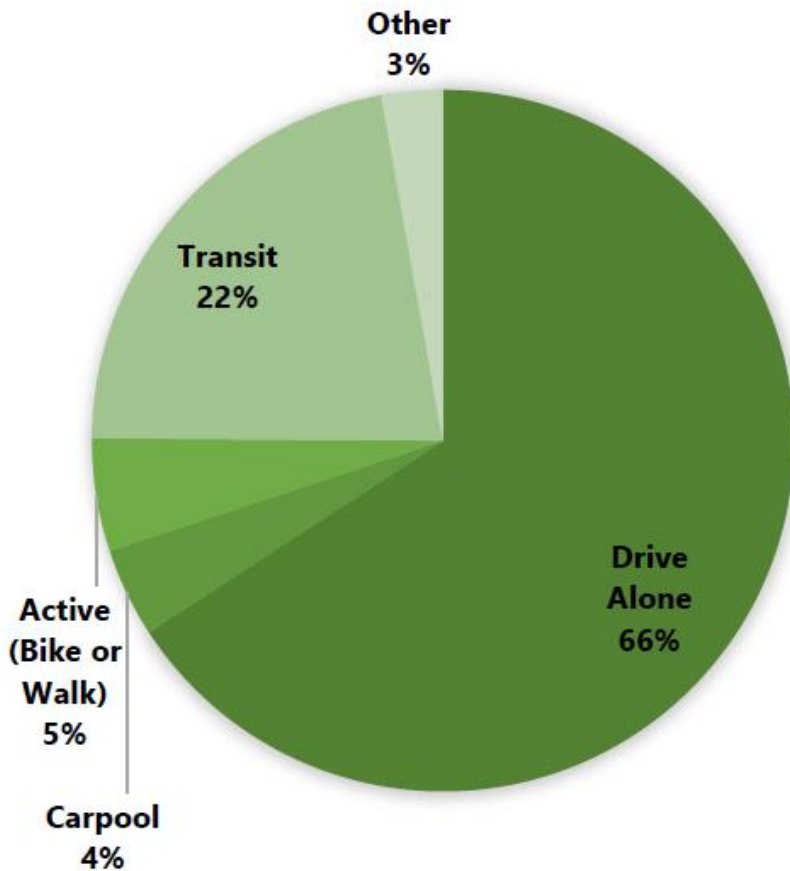
The State Department of Housing and Community Development, along with the Association of Bay Area Governments set the regional housing needs allocation or RHNA targets for housing production in every county in the Bay Area. Sixty percent of RHNA targets are required to be affordable to households with varying incomes. Over 28,000 net new housing units have been allocated to San Francisco for the years 2015-2022. The number of units produced as of 2018 are shown in the pie chart.



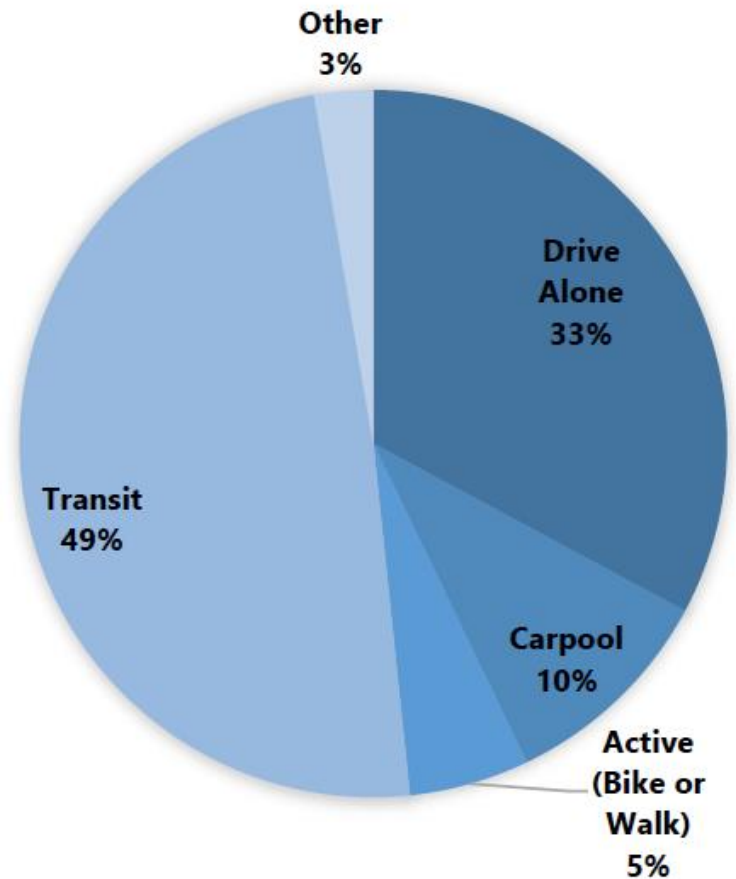
City College TDM and Parking Plan

Mode of Travel by Population (Survey 2018)

Employees



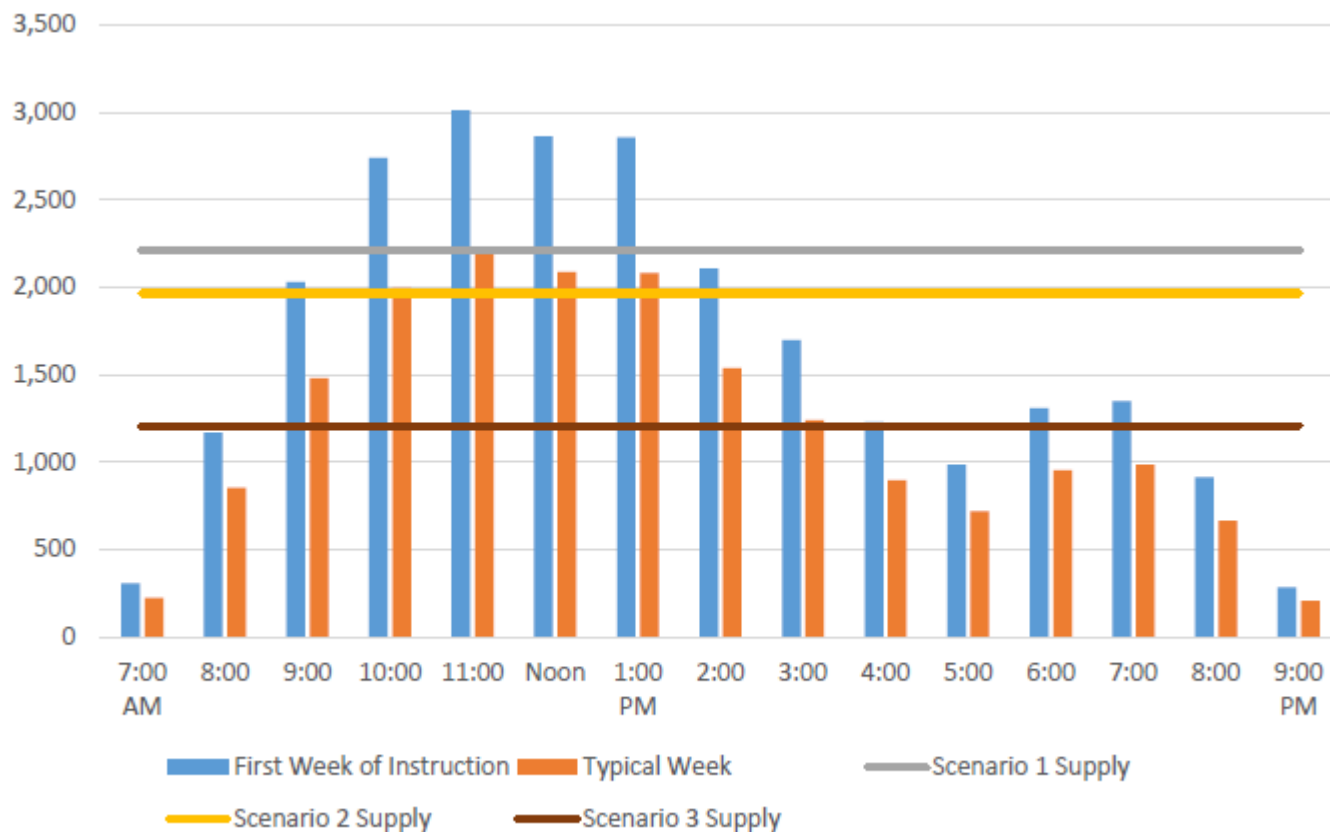
Students



City College TDM and Parking Plan

Projected Demand and Supply by Time of Day

(assumes 25% enrollment increase & core TDM implementation)



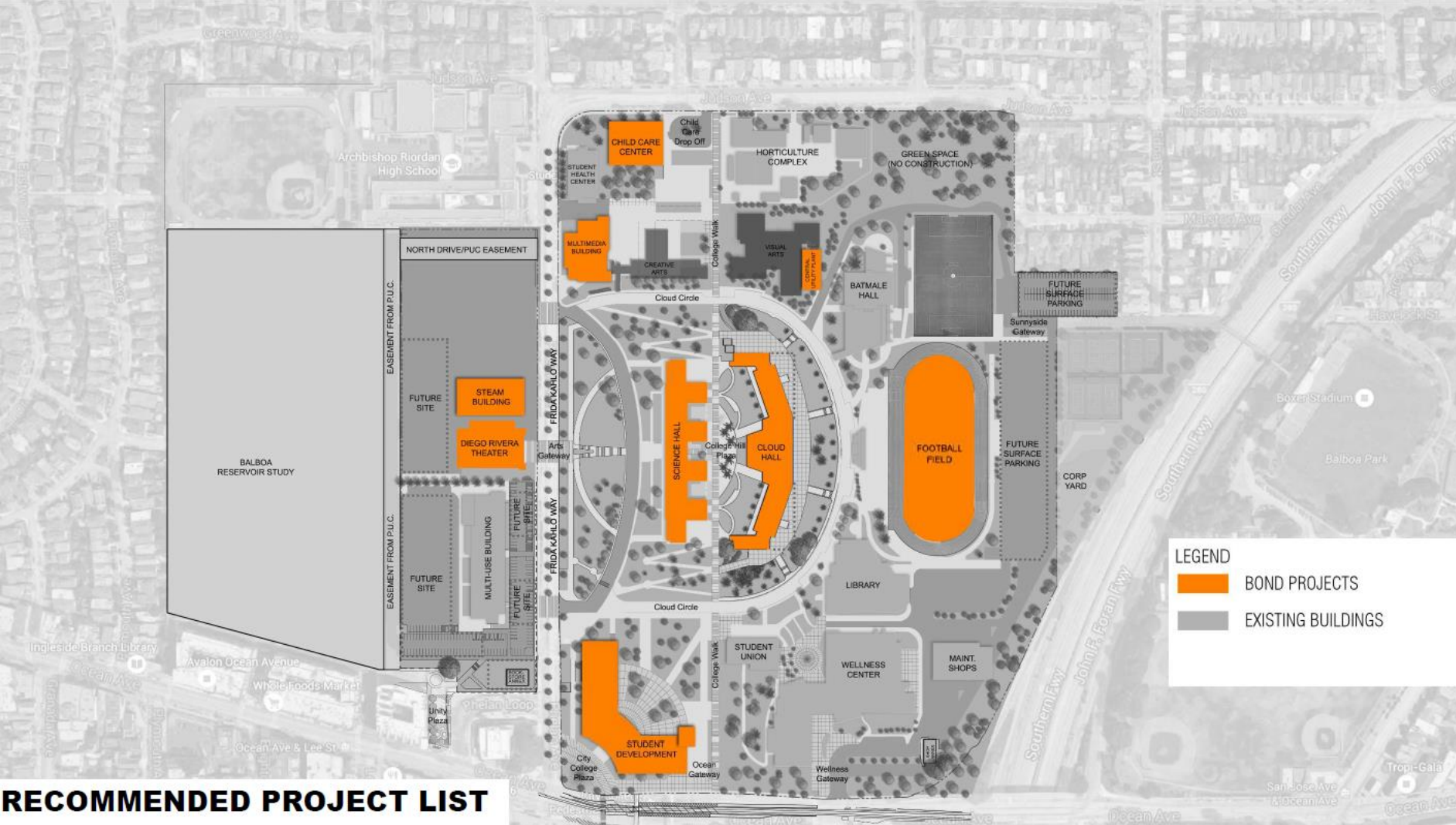
City College TDM and Parking Plan

Baseline + Balboa Reservoir Housing (Scenario 2)

Parking Demand and Supply

Enrollment/ TDM Scenario	Peak Day Parking Demand (First Week of Instruction)	Non-Peak Demand (Typical Day in Semester)	Supply	Unserviced Demand - Baseline Peak Day of First Week of Instruction	Unserviced Demand - Baseline Typical Day in Semester
2018	2,835	2,094	2,003	832	91
2026 (25% growth) without TDM	3,543	2,617	2,003	1,540	614
2026, with core TDM	3,010	2,223	2,003	1,007	220
2026, with additional TDM	2,245	1,658	2,003	242	0





PROJECT	Conceptual Budgets	Start of Construction	End of Construction
Demo CDC & Portables Village	\$ 500,000	2019	2019
Swing Space (P2)	\$ 2,200,000	2019	2019
Swing Space (P3)	\$ 8,100,000	2020	2020
Diego Rivera Theater	\$ 102,000,000	2020	2022
Turf Field Replacement	\$ 2,000,000	2021	2021
STEAM Building	\$ 152,200,000	2022	2024
Student Development	\$ 125,700,000	2022	2024
New Child Care Center	\$ 10,900,000	2023	2024
Cloud Hall Renovation	\$ 99,200,000	2024	2026
Science Hall Renovation	\$ 92,900,000	2024	2026
Creative Arts Extension/Multi Media Building	\$ 27,700,000	2024	2025
State Funded Infrastructure and Eddy St. Local Match	\$ 23,000,000	2020	2022
Evans Center Renovations	\$ 31,500,000	2021	2023
Joint Use Education and Skills Building Center Project - Evans	\$ 34,500,000	2021	2023
Center Renovations	\$ 25,300,000	2022	2024
Campus Wide Improvements	\$ 18,400,000	2022	2025
Project Escalation to MPOC @ 5% Annually	\$ 123,000,000		
Estimate 2001 & 2005 Bond Fund Balance	\$ (39,187,358)		
TOTAL MASTER PROGRAM COST	\$ 839,912,642		