



# **BALBOA RESERVOIR COMMUNITY ADVISORY COMMITTEE**

PURPOSE, PROCESS, TIMELINE & CONTEXT

**INAUGURAL MEETING | WEDNESDAY, AUGUST 26, 2015**

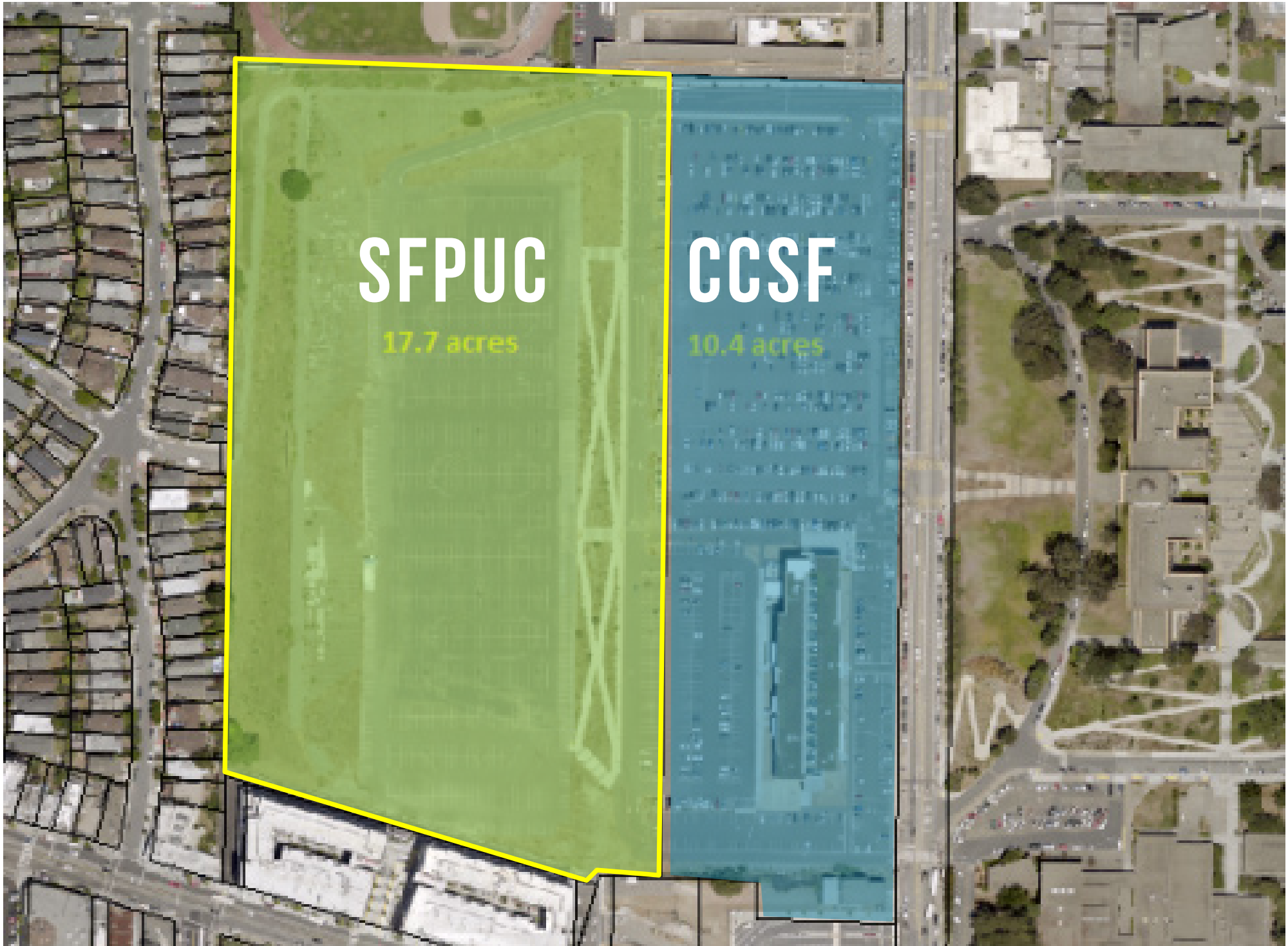
# OVERVIEW

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- **Project Context**
- **Key Rules and Procedures**
- **CAC and City roles**
- **Typical Pre-development Timeline**
- **CAC Role #1: Advising City Staff on RFP Parameters**
- **SFPUC Background**
- **Proposed Agenda and Discussion Topics for Subsequent Meetings**



# PROPOSED AREA OF DEVELOPMENT: SFPUC PROPERTY



# **POLICY CONTEXT & HISTORY**

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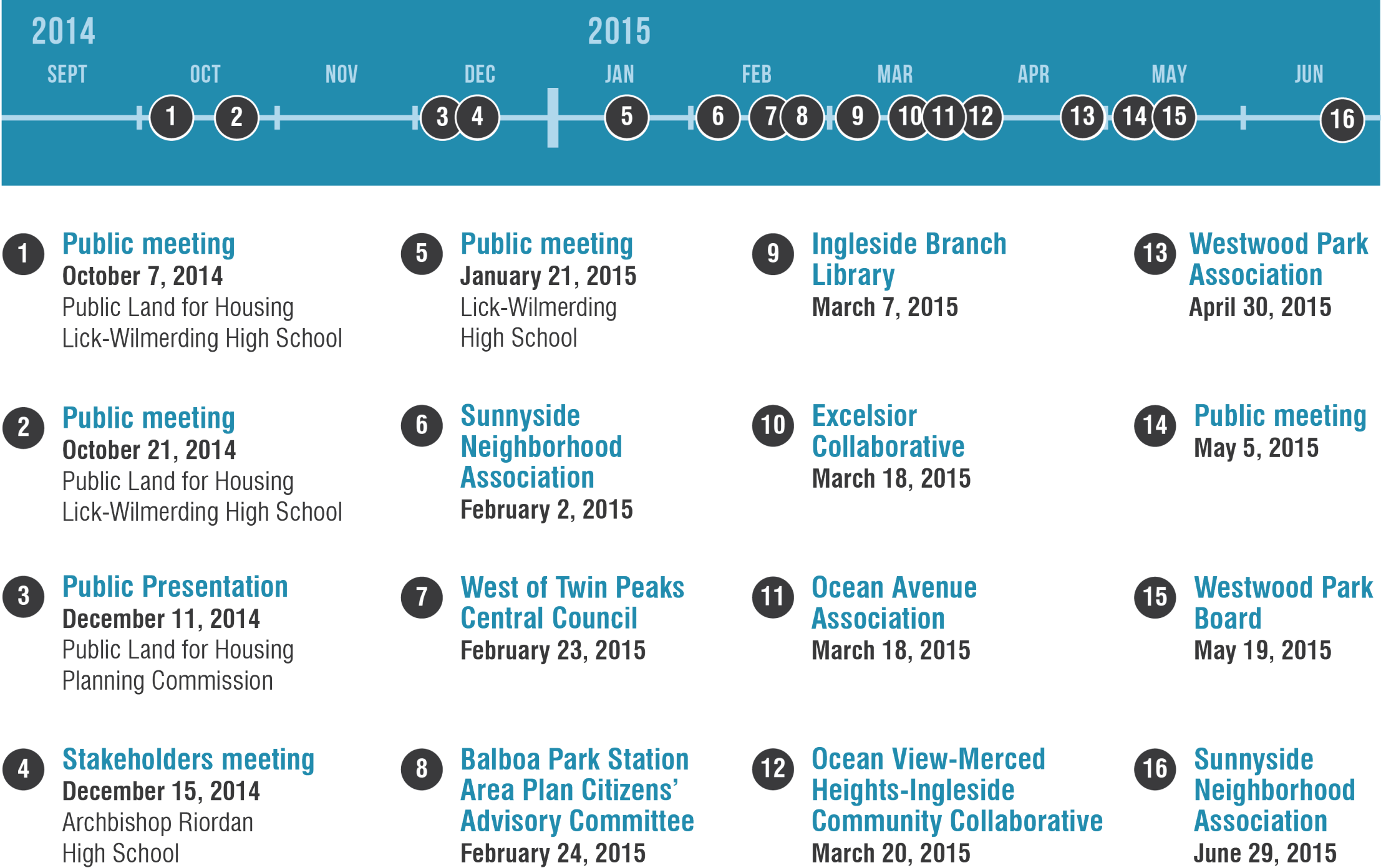
- Property owned solely by SFPUC (Public Utilities Commission)**
- Included in Balboa Park Station Area Plan**
  - Calls for a combination of housing and open space at the site
- San Francisco Housing Policies**
  - Proposition K (2014): 30,000 units by 2020, 33% affordable
  - Public Land for Housing program: city-owned property to help achieve target, goal of 50% affordable
- In the past, ballot measures proposing developments and development bans were not approved**

# EXISTING CONDITIONS & COMMUNITY PERSPECTIVES

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- The following have been made public at [sf-planning.org/balboareservoir](http://sf-planning.org/balboareservoir) (in “materials”)
  - Existing conditions, opportunities and constraints report
  - Transportation conditions report
  - Memos summarizing community feedback on priorities for the site
  - Presentations from past community meetings

# BALBOA PUBLIC SITE OUTREACH TO DATE



For complete and up to date information, please visit: [www.sf-planning.org/balboareservoir](http://www.sf-planning.org/balboareservoir)

# **RULES GOVERNING CAC PROCESS**

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- Legislation creating the CAC**
- Bylaws**
- Ground Rules**
- City and State Law**
  - Brown Act
  - Sunshine Ordinance
  - Applicable provisions summarized in San Francisco Good Government Guide

# KEY ROLES AND PROCEDURES

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- **Meeting noticing**
- **What constitutes a meeting?**
- **Email communications and “Seriatim” meetings**
- **Public Comment**
  - General Public Comment – only on non-agendized topics
  - Public comment for each agenda item
- **Chair and staff will work together to determine meeting procedures and how to best advise staff**



# CITY AGENCY ROLES

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## – SFPUC

- Property owner
- Manages SF water, wastewater and power systems
- Fiscally Responsible to ratepayers of San Francisco

## – Office of Economic and Workforce Development

- City’s “owner’s rep” for public-private development projects
- Coordinates developer selection process
- Negotiates development agreements
- Staffing this CAC

## – Planning

- Implements Balboa Park Area Plan with SFMTA and SF Public Works
- Coordinates planning, studies and public participation
- Reviews urban design and building proposals
- Staffing this CAC

## **CAC established by legislation at the Board of Supervisors**

- “The purpose...is to provide a community voice and function as a central clearinghouse for community input in the process as the City considers options for development of the Site.”  
Admin. Code Sec. 5.17-2(e)

## **Guiding premise is that the development of the Balboa site is an**

- “opportunity for the City to realize a substantial amount of new affordable housing, as well as other community benefits, while still allowing the Public Utilities Commission to receive fair market value for the land.” Admin. Code Section 5.17-2(a)

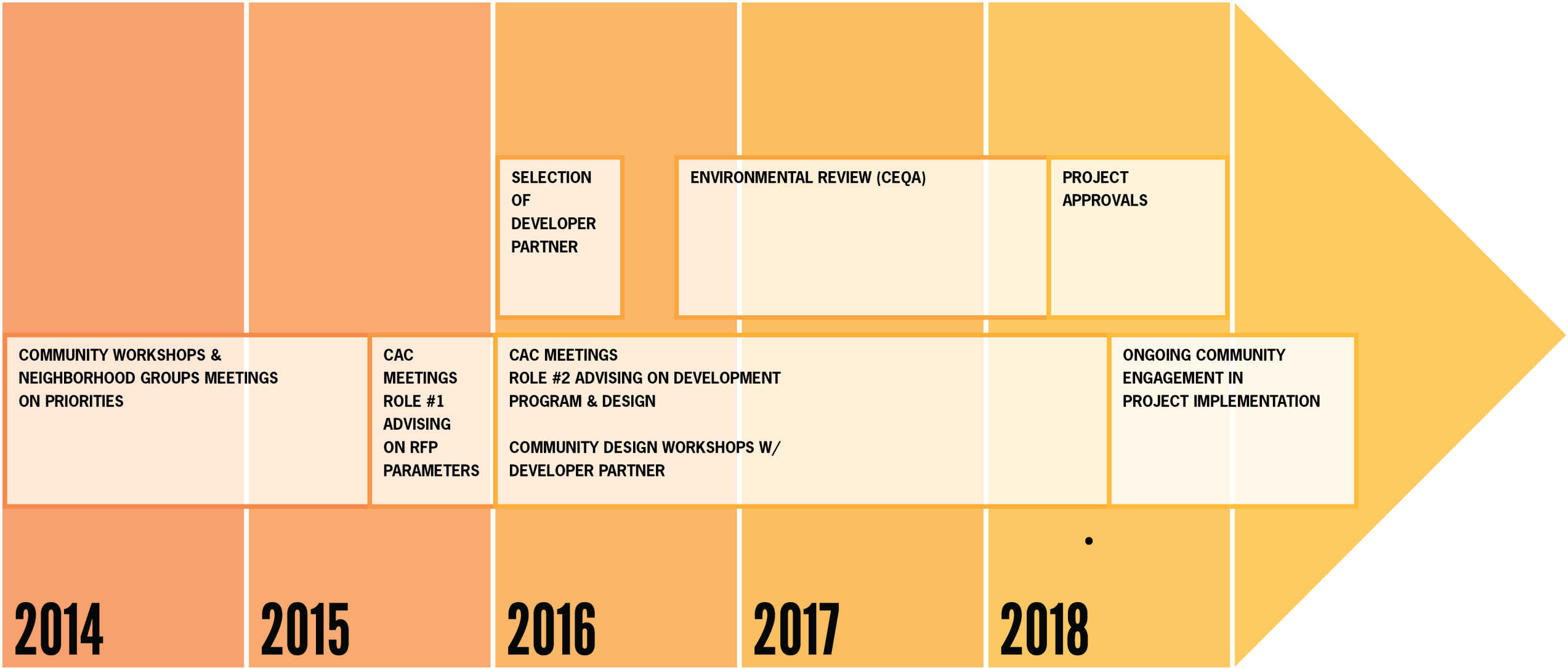
# CAC ROLE

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## **Advise City staff on:**

1. Development objectives to include in an RFP for developer selection
2. Developer's proposed design and development program

# COMMUNITY OUTREACH & THE CAC



# CAC TASK #1: ADVISE CITY STAFF ON RFP PARAMETERS

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## – Anticipated Parameters

- Housing: types and affordability consideration
- Urban design (including compatibility with local character)
- Parks and open spaces
- Transportation and parking strategy
- Relationship with City College
- Sustainability
- Other desired community amenities



# CAC TASK #1: ADVISE CITY STAFF ON RFP PARAMETERS

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## – Background Concepts

- Balboa Reservoir site history
- Public/private development tools
- Affordable housing context, policy, and economics
- Land use economics
- Best practices in transportation demand and parking management
- Sustainability: best practices and existing city standards
- Legal requirements for public meetings

# CAC TASK #1: ADVISE CITY STAFF ON RFP PARAMETERS

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## – Timing

- Original timing: conclude early-mid autumn 2015
- Updated timing: conclude in December 2015 or early 2016
- Minimum frequency is monthly
- “Regular” monthly meeting must be at the same time, date, and location each month

# CAC TASK #1: ADVISE CITY STAFF ON RFP PARAMETERS

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## Proposed Sequence of Meetings

1. CAC Introduction & Context (August)
2. Affordable Housing & Neighborhood Character (September)
3. Parks & Open Space (October)
4. Transportation (November)
5. City College of San Francisco (CCSF) Sustainability, and other Public Benefit Opportunities (December)



An aerial photograph of a large, paved parking lot filled with numerous cars. In the background, there is a modern, multi-story building with a mix of white and orange facades. Further back, a residential area with colorful apartment buildings is visible, followed by rolling hills under a clear sky. The entire image has a light green tint.

## **BALBOA RESERVOIR AND THE SFPUC**

**MICHAEL CARLIN | DEPUTY GENERAL MANAGER, SFPUC**



# BALBOA RESERVOIR AND THE SFPUC

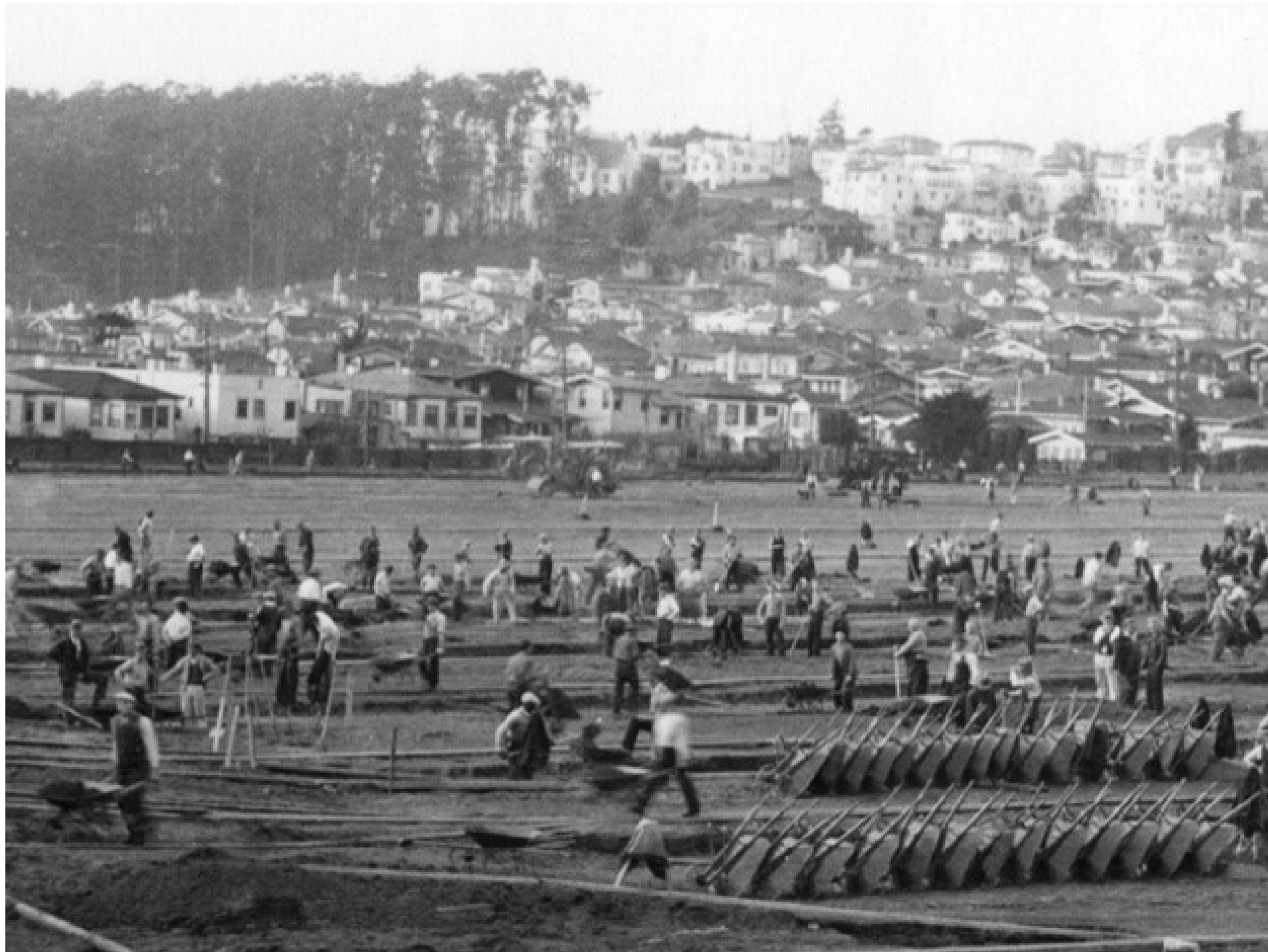
- Owned by SFPUC ratepayers
- Constructed in 1957, remains unused for water system operations





# BALBOA RESERVOIR AND THE SFPUC

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- **Water storage in S.F., important for operations and emergencies, not drought/long-term water supply reliability**
  - Crystal Springs Reservoir – 22 billion gallons
  - Hetch Hetchy Reservoir – 117 billion gallons
  - Total SF reservoir storage capacity – about 450 million gallons
    - Balboa South Basin - about 75 million gallons (150 million gallons total)

**Daily S.F. Consumption – 60- 70 million gallons!**



## SFPUC Surplus Land Process

1. Final due diligence Commission memo to determine current or future use of the property is surplus to the needs of the SFPUC
2. Commission action at the time of sale to declare property surplus
3. Under CA law, property/land must be sold at fair market value to compensate SFPUC ratepayers



# BALBOA RESERVOIR AND THE SFPUC

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- **Property sale proceeds must be invested back in to water system to fund operations, maintenance or capital projects.**
  - Example: Whisman Road Property Sale – designated surplus and sold in 2014 for \$8.1 million (6.77 acres)
  - \$8.1 million equates to 3 miles of water pipeline replaced that year (\$2.5M per mile)



# **PROPOSED SEPTEMBER MEETING AGENDA**

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## **Affordable Housing & Neighborhood Character**

### **1. Approval of Minutes from Previous Meeting**

### **2. General Public Comment**

### **3. Determine Format of CAC Feedback**

### **4. Affordable Housing – Presentation & Discussion**

- Background on development economics, affordable housing policy & economics
- Proposed affordable housing parameters for discussion

### **5. Design & Character – Presentation & Discussion**

- Background on urban design fundamentals
- Proposed design and neighborhood character parameters

## CONTACT INFORMATION

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**For comments or additional information please  
email us at:**

**BRCAC@SFGOV.ORG**