

## Wong, Phillip (ECN)

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**From:** Ben Mathes <mathes.ben@gmail.com>  
**Sent:** Tuesday, August 25, 2015 4:38 PM  
**To:** BRCAC (ECN)  
**Subject:** balboa reservoir project

I'm another concerned citizen of SF (3700 20th Street) that wants to see the balboa reservoir area used to support dense housing , especially near public transport and major highways.



## Wong, Phillip (ECN)

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**From:** ajahjah@att.net  
**Sent:** Thursday, September 10, 2015 4:09 PM  
**To:** Shaw, Jeremy (CPC); Lesk, Emily (ECN); BRCAC (ECN)  
**Cc:** Wong, Phillip (ECN)  
**Subject:** Fw: Balboa Reservoir  
**Attachments:** aj comments Memo - BRCAC Meeting Sept 2014 (1).pdf

Jeremy and Emily--

Per Lily Wong of CAA, I have some questions to ask regarding the Reservoir.

I have made comments on the CAC memo, attached, for the Project managers and CAC to consider and/or answer.

Thanks,

--Alvin Ja

----- Forwarded Message -----

**From:** Lily Wong <lwong@caasf.org>

**Subject:** Re: Balboa Reservoir

Hi Alvin:

Unfortunately, I'm not the right person to ask about this. It might be a question to direct to the city contacts listed for the project.

Lily

On Thursday, September 10, 2015, <[ajahjah@att.net](mailto:ajahjah@att.net)> wrote:

Hi Lily--

Thanks for your research and your read on this.

More questions--

1. If affordable housing is rented out by private owner/landlord:

Will it continue to be affordable to subsequent occupants? Or will it revert to market rates at some point?

2. If affordable housing is bought by occupant:

If the owner/occupant sells, would there be conditions for selling price to be affordable? Or would owner/occupant be able to make a big capital gain?

--aj

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**From:** Lily Wong <[lwong@caasf.org](mailto:lwong@caasf.org)>  
**To:** Vincent Pan <[vpan@caasf.org](mailto:vpan@caasf.org)>  
**Cc:** Alvin Ja <[ajahjah@att.net](mailto:ajahjah@att.net)>; Jenny Lam <[jlam@caasf.org](mailto:jlam@caasf.org)>

**Sent:** Thursday, September 10, 2015 1:11 PM  
**Subject:** Re: Balboa Reservoir

Hi Alvin:

Apologies. I just got clarification on the transfer of lands. PUC is selling this surplus land, where their goal is to get the most money for it. OEWD is facilitating the transfer, and Planning has been engaging with community. I was very confused because Planning was working on engaging community on what the space will look like in the future, as though they are developing it themselves.

You would be correct then, that theoretically it could be sold to a private entity with little community benefits (or edited community benefits) like the Hilton Project. The City is pushing toward affordable housing development. That being said, we have no idea what the end result will be if it's sold to a private developer.

That being said, I don't think this excludes the option that the City could buy the land from PUC for market rate to develop 100% affordable housing (from monies from the housing fund). Unlikely as this option may be.

~Lily

Lily Wong  
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[www.caasf.org/2015-celebration-of-justice](http://www.caasf.org/2015-celebration-of-justice)

On Wed, Sep 9, 2015 at 6:01 PM, Lily Wong <[lwong@caasf.org](mailto:lwong@caasf.org)> wrote:

Thanks Vin for the connect. Hi Alvin!

I'm much more well versed in the Upper Yard project, as that's the one CUHJ has been focused on. I'll try to answer as much as I can for the Reservoir project.

My understanding is that the Reservoir project is a transfer of public lands from one entity to another, in this case, the PUC to Planning. I'm not entirely clear who the final holder of the land will be, but I'd think the Mayor's Office of Housing would be involved at some point.

The 33% affordable is actually lower than the last numbers I heard. We, for the Upper Yard project, are pushing for 100% affordable. However, with the PUC land, they (the PUC) are accountable to

rate payers, which means the city needs to give "Fair Market Rate" for the land. Which, makes 100% impossible. The last numbers I heard were 50% affordable for the range up to 120% of area median income. This affordable housing push has been a result of [Mayor Lee's 2020 housing initiative](#) to build more housing in San Francisco.

For your memo, I would push for deeper affordability than what they're identifying. 33% is not enough to make an impact on our housing crisis, and San Francisco will not get this opportunity to develop land for affordable housing again. In the meetings for the Reservoir, affordability started with "Most units" will be affordable, to "50% affordable" to now 33%. The City can't keep minimizing the real needs of people in San Francisco. The reservoir is 17.5 acres of land, that could help teachers, janitors, and other everyday workers in San Francisco. Our Upper Yard survey found that people support increased affordable housing for the most needy of our community (29k and 52k for a family of 4). It currently costs \$2,300 to rent in the Excelsior. Our folks, who have invested in the beauty and character that is our community are being pushed out.

I hope this helps!

*~Lily*

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To: Members of the Balboa Reservoir Community Advisory Committee

From: Emily Lesk, Office of Economic and Workforce Development  
Jeremy Shaw, Planning Department

Date: September 4, 2015

**Subject: Development Parameters for Discussion at the September 14, 2015 CAC Meeting**

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At the CAC meeting scheduled for September 14, 2015, City staff will seek the CAC's feedback on development parameters related to (1) housing and (2) urban design and neighborhood character. We have drafted the proposed parameters below based on community feedback to date, combined with our understanding of development and public policy considerations. Please review these draft parameters, share them with your respective constituencies and solicit their feedback, and be prepared to provide feedback at the September 14 meeting.

As described at the prior CAC meeting, these parameters will inform the selection of a developer partner for the Balboa Reservoir site. This selection will occur through a Request for Proposals (RFP) process in which prospective developers will propose concept-level ideas for development at the site. The proposals will be evaluated on how they adhere to these parameters, and a developer partner will be selected accordingly.

The September 14, 2015 meeting will focus on housing and urban design/neighborhood character parameters, and at subsequent CAC meetings we will seek feedback on additional categories of parameters including parks and open space, transportation, relationship with City College, sustainability, and other desired community amenities.

Please note that the writing of these parameters will not be the only opportunity for the community and the City to impact the development. Once a developer is selected through the RFP process, its winning proposal will be refined with additional feedback from the City, community members, and the CAC.

In our experience, the RFP process is most successful when the development parameters balance (1) setting clear expectations about what is most important to the City and the community and (2) providing enough flexibility to encourage creative proposals and allow for continued, iterative work once the developer has been selected. The proposed parameters below seek to strike that balance by providing high-level guidance on critical issues.

## Memo to Members of the Balboa Reservoir CAC

### Background Information

At the September 14 meeting, staff will also present background information that will help inform the discussion of the proposed parameters. For additional background information, we highly recommend consulting these resources:

- The Mayor's Office of Housing and Community Development's "Inclusionary Affordable Housing Program Monitoring and Procedures Manual" can be found online at <http://sf-moh.org/modules/showdocument.aspx?documentid=6983>. The CAC may be especially interested in the monitoring and enforcement procedures that ensure that the housing serves only those in financial need, particularly the information found on pages 26 – 27 (limits to condominium resale prices) and pages 33 – 34 (restrictions for rental units).
- Information on the income levels that qualify for affordable housing is attached to this memorandum as Exhibit A and can also be found on the Balboa Reservoir Study's website, [www.sf-planning.org/balboareservoir](http://www.sf-planning.org/balboareservoir).
- Proposition K (2014), which was passed by 65% of San Francisco voters in 2014, established affordable housing development goals that have informed our proposed housing parameters. In particular, Proposition K set a goal for 33% of newly developed housing to be affordable to low-income and moderate-income households. The full text of this ballot measure can be found beginning on page 168 of the 2014 election guide, at [http://sfpl4.sfpl.org/pdf/main/gic/elections/November4\\_2014.pdf](http://sfpl4.sfpl.org/pdf/main/gic/elections/November4_2014.pdf).
- Applicable guidelines governing building design can be found within the Planning Department's ground floor residential design guidelines, at [www.sf-planning.org/ftp/files/publications\\_reports/guidelines\\_for\\_groundfloor\\_residential\\_design.pdf](http://www.sf-planning.org/ftp/files/publications_reports/guidelines_for_groundfloor_residential_design.pdf); in Section 6 of the Balboa Park Station Area Plan (Built Form), at [www.sf-planning.org/index.aspx?page=1748](http://www.sf-planning.org/index.aspx?page=1748); and within the General Plan's Urban Design Element, at [www.sf-planning.org/ftp/general\\_plan/I5\\_Urban\\_Design.htm](http://www.sf-planning.org/ftp/general_plan/I5_Urban_Design.htm).

**Proposed Principles and Parameters: Housing** 

***Principle #1: Build new housing for people at a range of income levels.***

*Draft Parameters:*

- a. Make **at least 33%** of total housing units permanently affordable to low or moderate -income households. (*Note: This is consistent with Proposition K (2014), which is described above.*)
  1. Make at least 15% of total housing units affordable to low-income households (earning up to 55% of Area Median Income (AMI)).
  2. Make an additional 18% (or more) of total housing units affordable to low or middle-income households (earning up to 120% of AMI).
- b. Maximize the number of affordable units for low (55% of AMI), moderate (120% of AMI), and middle-income (earning up to 150% of AMI) households; aim to include at least 50% of housing affordable to low, moderate, and middle-income households.
- c. Produce sufficient market rate housing to cover costs, provide an economic return to the SFPUC ratepayers, and ensure project feasibility. 

***Principle #2: Create housing that can serve a diverse group of household types.***

*Draft Parameters:*

- a. Maximize the proportion of affordable housing that is provided on-site (as opposed to off-site or through paying an in-lieu fee).
- b. Design a substantial proportion of housing units, common spaces within residential buildings, and public amenities to be suitable for families with children.
- c. Indicate how family-friendly units will be made accessible to households at a range of incomes.
- d. Consider partnering with City College and/or area schools to allocate on-site units to house students, faculty, and/or staff. 

***Principle #3: Help to alleviate City's undersupply of housing.***

*Draft Parameters:*

- a. Within the confines of other relevant parameters (e.g. neighborhood character, open space, transportation), and subject to the desired unit sizes and family-oriented units cited above, maximize the amount of new housing created to address the current and projected affordability challenges faced by the neighborhood and the City.
- b. Maximize the pace of housing creation without compromising the quality of design or construction or outpacing needed transportation infrastructure.

## Memo to Members of the Balboa Reservoir CAC

### Proposed Principles & Parameters: Urban Design & Neighborhood Character

The following draft principles and parameters provide a framework for more detailed parameters and guidelines to be included in the RFP. They are based on existing urban design guidelines in the Planning Department as well as on the specific context of the Balboa Public Site. Planning Department staff is working to further explore and illustrate these principles and draft parameters, which may lead to a refined set of parameters used to facilitate discussion, feedback and input on urban design and neighborhood character.

#### ***Principle #1: Connect and relate to the surrounding fabric of streets, blocks and open spaces.***

##### *Draft parameters:*

- a. Create a general block scale that respects nearby neighborhoods, provides permeability, and uses a pedestrian network to connect the surrounding fabric of streets and open spaces.
- b. Break the scale of blocks by providing mid-block alleys, pedestrian paths, courtyards, or plazas to better connect networks of public or common spaces
- c. Orient the site, blocks, and street and pedestrian connections to maximize pedestrian safety, accessibility and mobility.

#### ***Principle #2: Harmonize the relationships between existing buildings, streets and open spaces.***

##### *Draft parameters:*

- a. Design the site and buildings to integrate with, respect and reflect local character, scale, design, and uses.
- b. Design variation in building height, scale, massing and materials. Maintain visual interest and limit the extent of uniform, unvaried surfaces.
- c. Locate taller buildings where adjacent buildings are tallest, with heights tapering down on approach to single-family neighborhoods. Buildings on the west side of site should generally be of lower height than the east, and respect the scale, privacy and light of adjacent homes to the west.
- d. Building heights should fall within a range of 25' to 65' feet, allowing for heights of **up to 85' in the eastern portion** of the site where, due to economic efficiencies, the additional height allows for additional community benefits. 
- e. Site and design buildings to enhance public spaces, while minimizing their impacts on existing residential privacy and access to light.
- f. Shape the height and bulk of buildings to respect views and vantage points; avoid top-heavy or bulky appearance.
- g. Design roofs to enhance and not detract views from above.

## Memo to Members of the Balboa Reservoir CAC

### **Principle #3: Design with and complement the site's natural context.**

#### *Draft Parameters:*

- a. Maximize exposure to sun and protection from wind, in particular afternoon winds from the West.
- b. Design the site, buildings and public realm to accentuate local topography, integrate with local landscape and incorporate natural habitat.

### **Principle #4: Express neighborhood character, celebrate cultural history and build on neighborhood activities.**

#### *Draft Parameters:*

- a. Design amenities and the public realm to align with neighborhood activities, desire or needs, including **current uses** of the site for families, dog walking and exercise 
- b. Express the cultural and historical elements of the community in the site or public realm design.
- c. Design the site and public realm to respect and reflect community heritage, the City College campus, and the role of Ocean and Phelan as a “gateway” to the neighborhood. 

## Meeting Agenda

The following meeting agenda, which has been developed in consultation with the CAC Chairperson, will incorporate discussion of these RFP parameters in addition to the other items discussed at the August 26, 2015 CAC meeting. Once a location for the September 14, 2015 meeting has been confirmed, staff will format a formal agenda document that will be posted on the CAC website and transmitted to the CAC members.

### **1. Call to Order and Roll Call.**

### **2. Approval of Minutes from Previous Meeting. (Action Item)**

### **3. Scheduling October CAC Meeting. (Action Item)**

Discussion and possible action regarding the cancellation of the regular meeting scheduled on October 12 (Columbus Day) and the scheduling of a special meeting in October to replace it.

### **4. General Public Comment.**

### **5. Communication with the Community. (Discussion Item)**

Discussion of strategies that CAC members might employ for outreach to and communication with their respective constituents. *Note: Each CAC member will be asked to briefly share the strategy or strategies that you anticipate employing.*

## **Memo to Members of the Balboa Reservoir CAC**

### **6. Overview of RFP Format. (Discussion Item)**

Presentation by City staff on anticipated RFP content, followed by discussion by the CAC.

### **7. Housing: Background and Parameters. (Discussion Item)**

Presentation by City staff on real estate and affordable housing development economics and initial draft housing and housing affordability parameters for the Balboa site, followed by discussion by the CAC.

### **8. Urban Design & Neighborhood Character: Background and Parameters. (Discussion Item)**

Presentation by City staff on urban design and neighborhood character parameters and supporting background information, followed by discussion by the CAC.

### **9. City College Master Plan Process Update. (Followed by Q&A)**

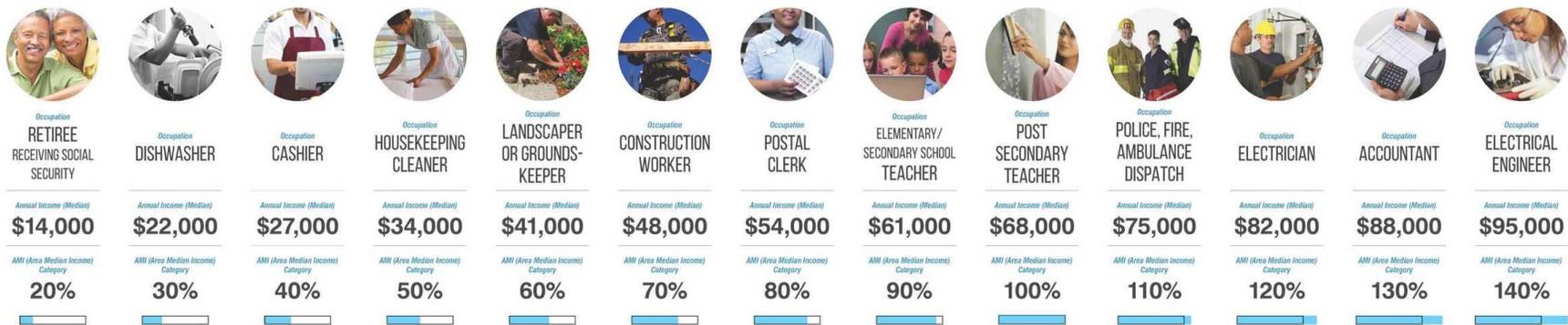
Report on master plan status and, followed by an opportunity for members of the public to ask related questions.

### **10. Adjournment.**

# Who is affordable housing for?

ANNUAL INCOME, BY HOUSEHOLD SIZE		 1 PERSON	 2 PEOPLE	 3 PEOPLE	 4 PEOPLE	 5 PEOPLE	 6 PEOPLE
<b>VERY LOW-INCOME HOUSEHOLDS</b> <i>Earn up to 55% of Area Median Income</i>		\$39,250	\$44,850	\$50,450	\$56,050	\$60,550	\$65,000
<b>LOW-INCOME HOUSEHOLDS</b> <i>Earn up to 80% of Area Median Income</i>		\$57,100	\$65,200	\$73,350	\$81,500	\$88,050	\$94,550
<b>MODERATE-INCOME HOUSEHOLDS</b> <i>Earn up to 120% of Area Median Income</i>		\$85,600	\$97,800	\$110,050	\$122,300	\$132,050	\$141,850

## ANNUAL INCOME, BY PROFESSION



Source: San Francisco Mayor's Office of Housing & Community Development, 2015



## Wong, Phillip (ECN)

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**From:** gumbo1368 <gumbo1368@yahoo.com>  
**Sent:** Sunday, September 13, 2015 6:49 PM  
**To:** BRCAC (ECN); wpa.balboa.reservoir@sonic.net; Shaw, Jeremy (CPC); Wong, Phillip  
**Cc:** Linda Judge  
**Subject:** Balboa Reservoir Development - Community Advisory Committee - Comment re Impact of Requirements

Dear Committee members and City staff.

Thank you for working to develop a process that addresses the concerns of all San Franciscans:

YES, I agree that affordable housing is in short supply, and I support the development of many of the parcels identified in the Balboa Park plan - with caution. The Plan also calls for open space and preservation of neighborhood character. I urge you not to focus on housing alone, without regard to the other demands of the Plan and the community. We know one thing is true -- private developers will require a strong return on their investment. And that return depends on ALL of the "requirements" that will be specified in the RFP.

For example, if the City demands 50% affordable housing, then the other 50% of the units (at market) will have to be sufficiently profitable to support both the under-market units AND the community concerns (preserve architectural integrity, open space, height-managed).

***And I am very very concerned that the City (and the RFP) will prioritize housing needs over community concerns.*** It has to be balanced to achieve the multitude of goals.

I also have some questions:

- 1) Is the City proposing height limits for the development?
- 2) If so, are those height limits starting at current grade of the property (lower than street level), or at street level?

Thank you,  
Adrienne Go  
concerned San Francisco resident

## Wong, Phillip (ECN)

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**From:** Clarissa Kripke <kripkec@pacbell.net>  
**Sent:** Sunday, September 13, 2015 5:08 PM  
**To:** BRCAC (ECN)  
**Subject:** Comment from Westwood Park resident

I support dense, affordable housing on the site. Please make sure that the housing is designed with universal design principals as homes accessible to people with disabilities are scarce in the city. People with developmental disabilities should receive priority and be homes for them should be included in this project.

Clarissa Kripke  
78 Westwood Dr.  
San Francisco

## Wong, Phillip (ECN)

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**From:** Aaron Goodman <amgodman@yahoo.com>  
**Sent:** Sunday, September 13, 2015 9:50 PM  
**To:** BRCAC (ECN)  
**Cc:** Shaw, Jeremy (CPC); Danielle J. Harris  
**Subject:** BRCAC Meeting on Sept. 14th 7:00pm  
**Attachments:** BPReservoir\_Concept1.pdf; PAEC.pdf; PDA Area Map.pdf

Attn: [BRCAC@SFGOV.ORG](mailto:BRCAC@SFGOV.ORG)

I received late info. on the upcoming Monday night meeting, and wanted to send information to the BRCAC on my visual prior submitted comments BPR\_reservoirConcept1 PDF attached, and "precedent" for housing around a "lake-like" or "park-like" setting that could be a more balanced approach to density and community requested needs in the district than the all too jarring SFBARF images of "super-density" mega-blocks. As there will no-doubtedly be a large amount of people at the meeting I would like to submit my comments again (\*sorry for any duplication) as this was (submitted prior at SF Planning meetings on the Balboa Reservoir) for alternatives for the site.

There is also a PDA Area map PDF attached that the BRCAC should see regarding Tuesday's SFBOS meeting Sept. 15th 2pm Item27 150896 - which relates to the planning dept. applying for amendments to the PDA with ABAG for the Excelsior, and extent of the PDA which will undoubtedly impact the area also with developments and need for transit connectivity. There is within a link to Item#3 a letter 121710 Planning Dept. SFCTA, SFMTA memo through the SFBOS website which on page 6 of 6 shows lacking transit and PDA connectivity between the SE-SW quadrants of SF and lacking Daly City impetus for a more robust development of transit on the Southern Side of SF, linking along Ocean, and or Geneva (proposed LRV extension in the future) the cross-city travel times and capacity issues for the added density proposed. PDA designation of such a large swath will have co-impacts as well on the area, and the effects of the BPSCAC, and BRCAC areas sit between the shown PDA for the Mission and Excelsior and the 19th Ave. Transit area. Yet few real futuristic plans deal with the financial costs, of linking systems, intermodally, or providing for larger transit improvements to suffice the increased ABAG numbers SF is expected to take in the future population growth wise, without a seriously improved approach to SW-SE transit connection and speeds on Ocean and Geneva, and Allemany and 19th Ave. The larger ABAG studies showcase the pipeline projects, and do not show direct transit improvement up front prior to any density and development pressures.

Lastly there is the PAEC.pdf memo in response to an editorial on city college, and it includes the images and plan view of the initial proposed campus plans for the Performing Arts Center, and the need to seriously consider the CCSF impacts generated as co-impacts of development. I strongly suggest you look at the impacts of SFSU-CSU on Parkmerced and Stonestown, to better understand how universities, and local community colleges impact the surroundings, transit, traffic, housing, and parking wise, in the discussion of the proposed changes. We would strongly support the financial development and finalization of the PAEC building, however the issue has been tabled for some time by CCSF administrators, and it behooves the BRCAC to ensure that the PAEC building is being built for the community's and districts needs. But also to look seriously at the noted blocks that show housing, "admin" and no Parking structures adjacent. There needs to be a strong effort by CCSF on reducing traffic/parking issues, by improved access to regional transit, and pedestrian access across Ocean ave. for safety concerns for students trying to get from the future site to the Balboa Park Station. Addressing aging infrastructure such as the cross-over bridge, with a possible new span, or better safer crossing areas, and more direct linkage to the train entry areas for the Balboa Park Station should be a priority, along

with co-funding of the Geneva Light Rail conversion so that trains from the BVHP area and Candlestick areas, can better access city college. There should be coordinated efforts to improve SFSU-CSU to CCSF commute shuttles, or M-Line and K-Line connectivity across Geneva at San Jose Ave. and back up to city College on Ocean Ave to better serve the student population, faculty and staff to access the campus.

Thank you for your time and consideration on reviewing the three attached documents on the Balboa Reservoir Site, PAEC bldg. and PDA maps proposed.

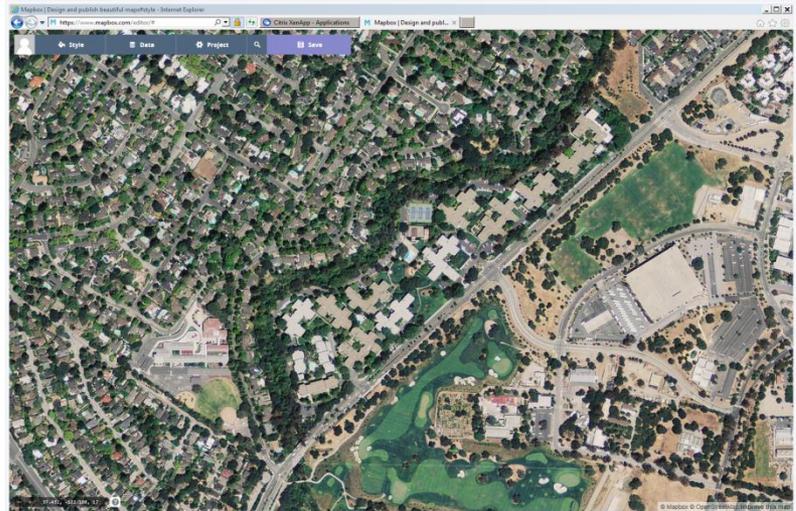
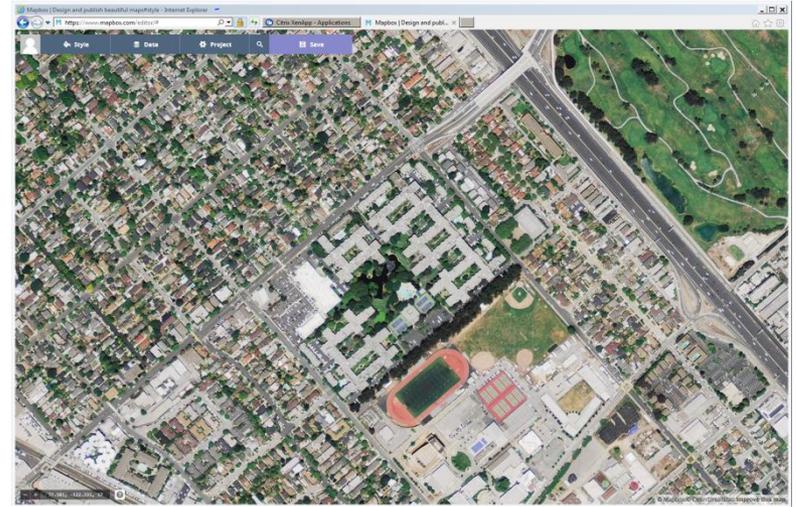
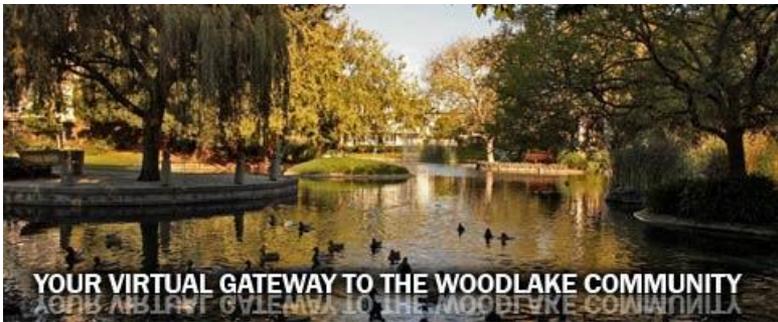
Sincerely

Aaron Goodman D11 Resident

## Historical Context for a Scaled Housing Project around a “lake” park setting – concept for Balboa Park Reservoir



Woodlake Apartments (66) 2-story townhouses on perimeter and larger block housing surrounding a lake setting. Stock Cooperative owners have 1/990 ownership of common areas. Palo Alto Housing is sim. adjacent to low housing and creek.



Woodlake Apartments, San Mateo California  
Apartment Complex in Palo Alto on Sand Hill Road

# Phipps Garden Apartments – Precedent for Garden “hoff” styled blocks with central green-scape. High Density



**PHIPPS GARDEN APARTMENTS**  
LONG ISLAND CITY

PHIPPS HOUSES, INC. has had many years' experience in housing of different types, and tenants will enjoy unusually well planned and well built homes with all modern advantages. Under owner-management, tenants' interests are always of first importance.

Attractive, livable homes in a park-like setting.  
Choice of apartments of 1½ rooms to 5½ rooms in 6-story elevator and 4-story non-elevator buildings.  
The interior Garden Park covers 60,000 square feet—three-quarters the size of Gramercy Park.  
Opposite the 50th (FITTING) Street front is another park and playground, maintained by the Community Association, available to tenants at moderate rates.  
All rooms face wide, open exposures. A majority of the living and bedrooms overlook the garden. Plans are arranged to give maximum cross-ventilation.  
Some suites have open porches with concrete floors, others have enclosed porches with radiator and large window area. Still others in top floor non-elevator units have

open balconies. All porches and balconies are located on the interior garden.  
Kitchens are equipped with latest modern convenience devices.  
Ample dining space, dining foyers, or dining alcoves are provided.  
All rooms are unusually large and planned for proper furniture arrangement.  
Radio aerial outlets are provided in living-rooms.  
Sound insulation is provided between apartments. Roof is cork insulated.  
Perambulator rooms are conveniently distributed at several places in the apartment group.  
There is a large nursery room facing the interior garden, with a paved outdoor terrace adjoining.  
Social room is available for various club or social activities of tenants.



**OCCUPANCY**  
September 1st, 1931  
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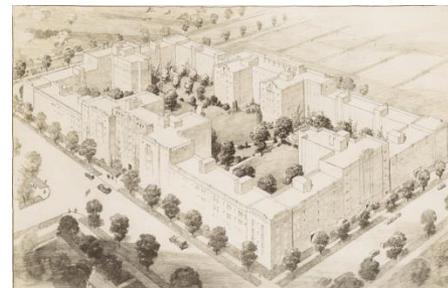




**Phipps Garden Apartments**  
*Showing how the Garden gets maximum sunlight throughout the entire day*

FLOOR PLANS SHOWING VARIOUS SIZED APARTMENTS IN THE PHIPPS GARDEN APARTMENTS

Architectural floor plans for various apartment sizes: One and one-half Rooms, Three Rooms, Four Rooms, Five Rooms and Porch, and Five and one-half Rooms. Each plan includes room dimensions and labels for living, dining, and sleeping areas.



The Community mentioned park spaces, housing, walkable areas, inclusive of housing, of moderate size and density respectful of neighborhood. Garden City Block Housing proto-types should be reviewed for the density and scale of buildings.

Water retention ponds, farm-planter boxes, and trees, and accessible central green scape sim. to Woodlake would be ideal.



Submitted to the SF Planning Department at the Balboa Park Reservoir Meeting May 6<sup>th</sup> 2015  
Aaron Goodman D11 Resident, Architect, BPSCAC Seat 8, SF Tomorrow Board  
C: 415.786.6929 E: amgodman@yahoo.com

**“Big Plans vs. Big Dreams” – City College’s Trustee’s play favorites with the future of education.**

City College of San Francisco sits at a precarious perch, its wind-swept hill site perched between the pressures of the mayor’s public-sites portfolio housing land-grab, and the swirling fog and air-pollution from the traffic along I-280. Over the years efforts to re-invent the small scale local college have led to cost over-runs and concerns about the long-term ability of the university to pay for its future needs per a recent article in the SF Examiner by Laura Dudnick.

<http://www.sfexaminer.com/sanfrancisco/ccsf-turns-attention-to-270-million-in-planning-needs-as-threat-of-accreditation-loss-dwindles/Content?oid=2924355>

The mixed-use building across Phelan Avenue sits like an obelisk, fore-telling possibly the future vertical heights of what is being sought out to densify the Balboa Reservoir Site owned by the SFPUC, and City College owned portion of the adjoining property.

However missing from the ongoing discussion on the City College woes, due to prior accreditation issues, and more recently contract negotiations with teachers, loss of enrollment and ongoing lessening of state funding, is the prior approval of a less known project of the more humanistic side.

In October of 2011, it was noted in a memo to the Board of Trustees from Dr. Don Q. Griffin (Chancellor) that the Board of Trustees made a declaration of support for proceeding with the PAEC (Performing Arts Center Project [Resolution No. 111027-S8]) which would create a new performing arts center on the west side of Phelan Avenue, including an arts auditorium, rehearsal hall, and reception area, in addition to performance areas, practice rooms, and classrooms. The spaces were to be accessible to the communities use, and expansion areas, for the Music Theater and Arts Departments along with space for an Electronic Media Arts Department.

This project was voted on twice by San Francisco, and the design was noted to be as documented possibly passing gold-LEED level, which is unheard of for a performing arts structure. and building according to Howard Wong (Architect) and San Francisco Tomorrow Board member, was “an exceptional design inclusive of a green roof, and excellent design, scale and character of a building that would be a fantastic addition to the existing campus. “ Costs of maintaining the building were to be shared with the new MUB building as the geothermal well system in place was to service both buildings. Custodial fees were to be paid for by revenue from the new facilities.

Unfortunately Robert Argella the assigned “special trustee with extraordinary powers” unilaterally cancelled the project on 9/17/2013 without any discussion on the efforts prior, and the approved bond money slated for the construction of the PAEC. The current Special Trustee was appointed by the Chancellor of Community Colleges of California Brice Harris, who has written op-ed pieces with Mayor Ed Lee who is pressuring public agencies on housing development on public land and open lots and selling them to private developer interests to meet regional housing goals.

The reason we should all be concerned is that there are related issues in the area like transit, traffic, parking for city college students, and the widespread housing needs, water needs, and open-space

concerns for many in the area discussed and mentioned in hearings and community meetings to date. The lack of up-front dialogue on the expenditures to date on coming up with this project, coupled with the lacking information on what will occur with CCSF's debt load, enrollment concerns, and staffing needs and salaries are all linked. In order to attract students, universities must "masterplan" but often these plans contradict communities interests. I have seen this directly at SFSU-CSU during their "masterplanning" efforts which pirated the local family housing stock, ignored transit/traffic impacts, and doubled up their performing arts center, without really looking at the existing buildings and sites within the prior campus boundaries for the future solutions needed. SFSU-CSU increased enrollment, cut courses, staff, and salaries, and increased tuition consistently during the Corrigan years. Now City College faces some similar concerns of small campus projects dreaming of big-university styled endowments and enrollment numbers. In order to get from point A to point Z you need to plan, you need to develop, and you need to consider the basic needs of the communities in which you serve.

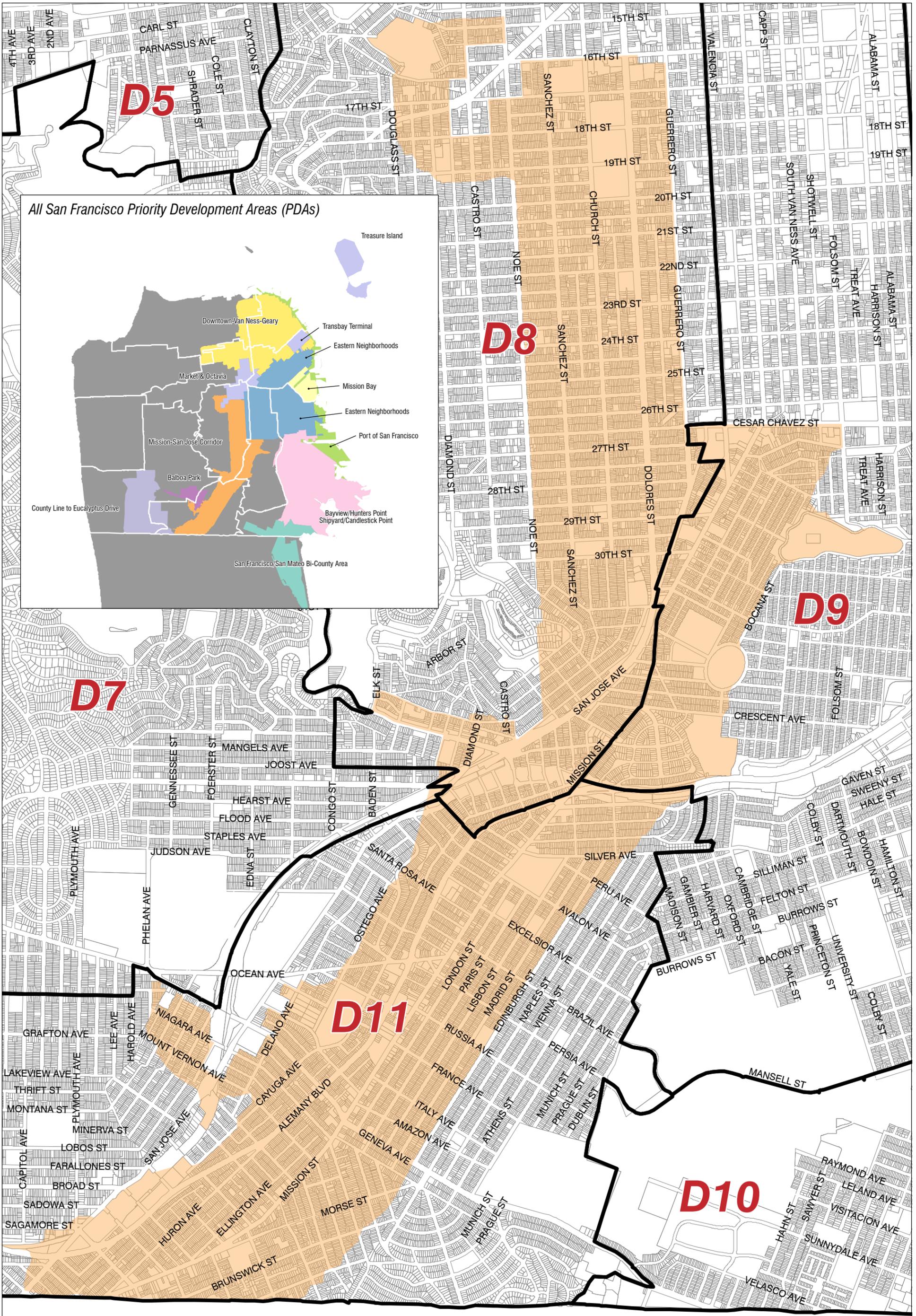
City College should thus fund fully and move forward with the PAEC building due to its overwhelmingly positive impact design and community wise as a service to our local college students, as a public building with a community based focus for an iconic local design and building meant to provide low-income neighborhoods in the South-East and South West portions of the city, an Arts complex that can help engender the future institutions and cultural growth of the districts surrounding.

Write to your local supervisor, that we should not pay for what was already approved. Request that the City College of San Francisco's Performing Arts & Education Center be fully funded and re-instated. Big dreams of our local youth should not be dashed by big plans of the mayor and private interests. The existing plans provide for the best use of the public land, and the conviction of the artists that serve city college teaching the future youth of our city deserve a building that will assist most in the public's endeavor for community, and the arts.

Aaron Goodman

(\*Note: a thank you to John Adams (Composer, Conductor, Pulitzer Prize in Music 2003) for bringing this to the attention of the SFT Board.)





All San Francisco Priority Development Areas (PDAs)

Mission-San Jose Corridor PDA  
SAN FRANCISCO

1 Mile

