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Or at: <https://tinyurl.com/MAY18BRCAC>

Meeting ID: 919 6964 8584

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Balboa Reservoir Community Advisory Committee
May 18, 2020

BALBOA RESERVOIR

AGENDA

Monday, May 18, 2020

1. Call to Order and Roll Call. 6:00 PM
2. Opening of Meeting. (Action Item) 6:00 – 6:20 PM
Approval of meeting minutes, meeting overview, and general updates.
3. Resolution Regarding the Ocean Ave Corridor Design Project. (Action Item) 6:20 – 6:30 PM
Resolution urging the Board of Supervisors to fund the project.
4. Upcoming Schedule and Approval Process. (Discussion Item) 6:30 – 6:50 PM
Review of the anticipated project approval schedule and key documents.
5. Development Agreement (“DA”) Community Benefits. (Discussion Item) 6:50 – 7:20 PM
Overview of the key community benefits included in the DA.
6. General Public Comment. (Discussion Item) 7:20 – 7:30 PM
Members of the public may comment on any item not already covered on the meeting agenda.
7. Close of Meeting. 7:30 PM

PUBLIC COMMENT

The "raise hand" feature will be used to manage public comment.

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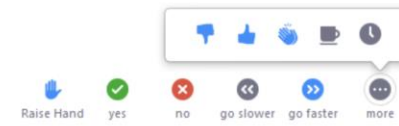
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BRCAC RESOLUTION

Balboa Reservoir Community Advisory Committee Resolution urging The Board of Supervisors to fund the Frida Kahlo Avenue to Mission Street and the Geneva Avenue portions of the Ocean Avenue Corridor Design Project.

WHEREAS, the Ocean Avenue Corridor Design Project has been completed between Frida Kahlo Avenue and Manor Drive and has brought many safety improvements and amenities that have transformed the the pedestrian realm for the better; and

WHEREAS, the portion of the Ocean Avenue Corridor Design Project between Frida Kahlo Avenue and Mission Street has not yet been funded; and

WHEREAS, The future Balboa Reservoir Housing Development will provide one parking space for every two units, attracting car free households that will need pedestrian and bicycle access to the Balboa Park BART Station; and

WHEREAS, The City College Facilities Master Plan calls for the campus to reorient itself such that it will face Ocean Avenue; and

WHEREAS, A transit oriented development is soon to be under construction at the Upper Yard, on Geneva Ave; and

WHEREAS, Many new housing developments with first floor retail have opened on Ocean Avenue and many more are in the pipeline; and

WHEREAS, In a 2016 survey conducted by The San Francisco Facilities Master Plan forty nine percent of those surveyed used transit, walking and bicycling to get to school; and

WHEREAS, More students and faculty of San Francisco City College will depend on transit, walking, and bicycling to get to school, as a result of the Balboa Reservoir Housing Project and the proposed Performing Arts Education Center taking the place of an existing surface parking lot; and

WHEREAS, San Francisco City College's Facilities Master plan calls for "Safe pathways and access between Campus and the surrounding community"; and

WHEREAS, The Balboa Area Transportation Demand Management (TDM) Plan will recommend measures to better manage the current and future transportation needs of commuters, families, seniors, employees, visitors, and students of all ages, means, and schedules in the neighborhood; and

WHEREAS, Ocean and Geneva Avenues are a part of the Vision Zero High Injury Network and has therefore been identified as a priority for safety improvements under the City's Vision Zero Policy; and

WHEREAS, The current pedestrian crossings on Ocean are difficult and dangerous; and

WHEREAS, Between 2012 and 2014 there were twelve pedestrian injuries, four of them severe and ten bicycle injuries, four of them severe; and

WHEREAS, There are three high schools a middle school in the area. Lick-Wilmerding is on Ocean Avenue, between Phelan and San Jose; and

WHEREAS, BART's Balboa Park Station Modernization Plan aims to "strengthen multi-modal and universal access to the station and promote a safe and comfortable customer experience,"; and

WHEREAS, The coming Geneva-Harney Bus Rapid Transit line will connect Balboa Park with the neighborhoods along the way to Bayshore Boulevard and the Bayshore Caltrain Station, bringing many more pedestrians to the area; and

WHEREAS, The completed portion of the Ocean Avenue Corridor Design Project has resulted in an improved street life and has benefited the zone with less crime, more "eyes on the street," and economic benefits for area merchants; and

WHEREAS, The Ocean Avenue Association has recommended that City College actively pursue making its Ocean Avenue frontage a walkable, landscaped, and properly lighted pedestrian area now, therefore, be it

RESOLVED, That the Board of Supervisors fully fund and implement the completion of the Ocean Avenue Corridor Design Project.

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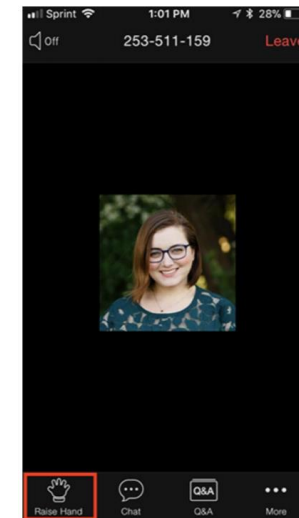
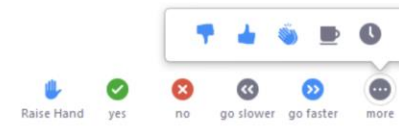
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PROJECT TIMELINE



Orange = Opportunities for Public Input

**EIR certification
and project
approval hearings**

UPCOMING SCHEDULE

- **EIR Certification:**
 - **Planning Commission** – May 28 @ 1 p.m.
- **Project Approval Hearings:**
 - **Planning Commission** – May 28 @ 1 p.m.
 - **SFMTA Board** – anticipated June 16
 - **SFPUC Commission** – anticipated June 23
 - **Board of Supervisors** – anticipated late summer
 - Land Use & Transportation Committee
 - Budget & Finance Committee
- **Other Hearings & Meetings:**
 - **BRCAC** – ongoing meetings
 - **City College Trustees** – anticipated June

KEY PROJECT DOCUMENTS & REGULATIONS

- **Development Agreement (DA)**
 - Contract between developer & City that grants development rights and requires provision of community benefits
 - Describes commitments to housing affordability, open space obligations, transportation demand management, childcare, etc.
- **Special Use District (SUD)**
 - New Planning Code section
 - Describes overarching land use and design controls as well as approval processes
 - Explicitly refers to DSG for detailed controls
- **Design Standards and Guidelines (DSG)**
 - Standards and guidelines related to physical design and land use
 - Supplements SUD
- **Master Infrastructure Plan (MIP)**
 - Describes site infrastructure (e.g. water, sewer, electricity, streets, sidewalks, etc.)
 - Ensures infrastructure is coordinated and consistent with overall master plan

APPROVAL ACTIONS

- **Planning Commission**
 - Certification of Final EIR
 - Adoption of CEQA Findings & General Plan Findings
 - Approval of Design Standards & Guidelines
 - Recommendation to Board of Supervisors:
 - General Plan Amendments
 - Special Use District
 - Development Agreement
- **SFMTA Board**
 - Consent to Development Agreement
 - Adoption of CEQA Findings

APPROVAL ACTIONS

- **SFPUC Commission**
 - Approval & Recommendation to Board of Supervisors:
 - Purchase and Sale Agreement
 - Open Space License for Retained Fee Area
 - Amended Access & Easement Agreement with City College
 - Consent to Development Agreement
 - Adoption of CEQA Findings
- **Board of Supervisors**
 - Approval of:
 - Special Use District
 - General Plan Amendment
 - Development Agreement
 - SFPUC Real Estate Items

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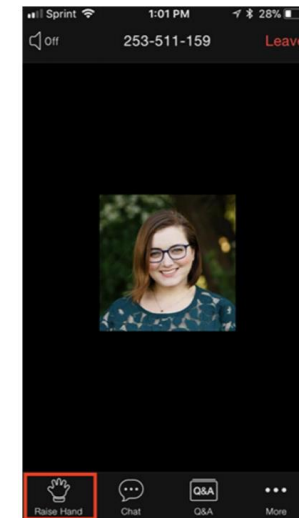
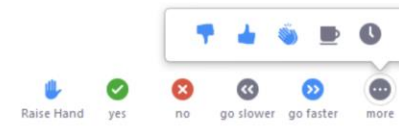
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PROPOSED PROJECT OVERVIEW



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

DEVELOPMENT AGREEMENT

- **Development Agreement (DA)**
 - Contract between developer & City that grants development rights and requires provision of community benefits

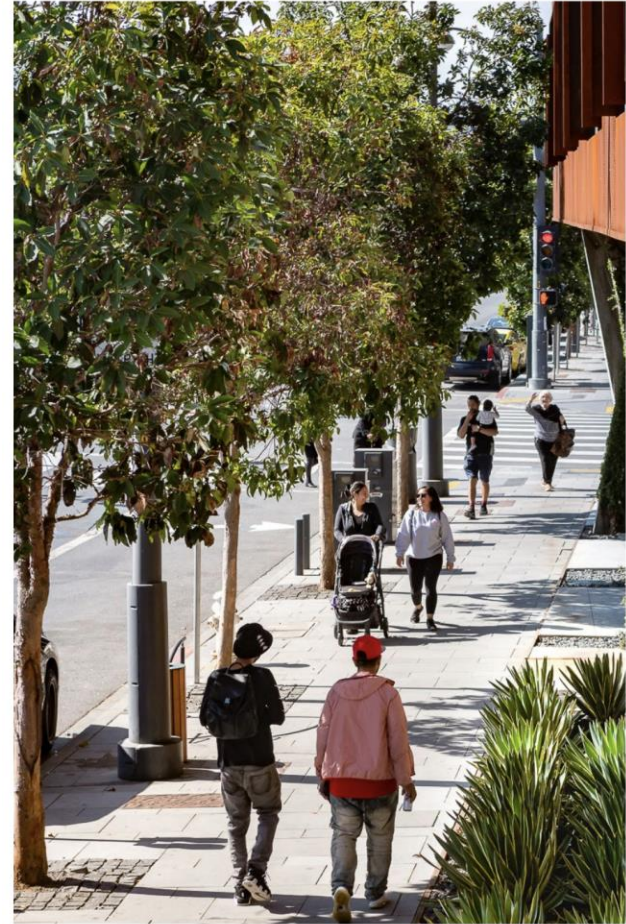
- **Key Community Benefits**
 - Affordable Housing
 - Open Space & Community Room
 - Transportation
 - Childcare
 - Workforce Development

- **Public Outreach**
 - BRCAC to continue through 2021
 - Required public meetings prior to start of each development phase
 - Required public meetings to discuss park design and operations



AFFORDABLE HOUSING

- 50% of the housing, 550 units, in the project will be affordable units with an affordable deed-restriction for the life of the project (57 years).
- Affordable units will be provided in four (4) 100% affordable multi-family buildings, including up to 20 affordable homeownership units.
- One of the affordable buildings with approximately 150 units is planned to be an educator building with a first preference for City College employees.
- Affordable units will be provided in ranges from low-income to moderate-income (between 30% and 120% of AMI).



AFFORDABLE HOUSING

- The developer will be responsible for the pre-development, planning, permitting, construction, and management of all affordable housing units.
- The developer will be responsible for contributing gap financing for 66% of the affordable units, which will be 33% of the total housing units in the project. The City will contribute gap financing for up to 34% of the affordable units, which will be 17% of the total housing units in the project.
- The developer will provide targeted marketing for affordable units to seniors, early childcare educators, and neighborhood residents.



AFFORDABLE HOUSING

PHASE 1: BUILDING E & F

Building F:

- Educator Housing with first preference to City College faculty and Staff
- Approx. 154 Rental Apartment Homes (over 25% of the sites affordable units)
- Affordable to households at 80%-120%AMI*

Building E:

- Approx. 123 Rental Apartment Homes
- Affordable to households at 30%-80% AMI*

PHASE 2: BUILDING A & B

Building A:

- Approx. 181 Rental Apartment Homes
- Affordable to households at 30%-80% AMI*

Building B:

- Approx. 70 Rental Apartment Homes, and approx. 20 affordable for-sale homes built by Habitat for Humanity
- Rental homes affordable at 30%-80% AMI*
For-Sale homes affordable at 80%-120% AMI

* Maximum Incomes calculated based on household size.

For example:

	30% AMI	80% AMI	120% AMI
one-person household:	\$26k/yr	\$68k/yr	\$103k/yr
four-person household:	\$37k/yr	\$98k/yr	\$148k/yr

Buildings that range from 30%-80% AMI will average ~60% AMI.

Buildings that range from 80%-120% AMI will average ~100% AMI.



OPEN SPACE & COMMUNITY ROOM

- Open space network of approximately 4 acres, including:
- Reservoir Park with multi-use lawns, terraces, a playground and community garden.
- Gateway Landscape, San Ramon Paseo, Brighton Paseo to provide neighborhood pedestrian connections.
- Dog park area(s) a total of 2,000 square feet at a minimum.
- SFPUC Open Space as the urban gateway to the neighborhood. The SFPUC Open Space is permitted through a separate license agreement with SFPUC.



Reservoir Park frontage, illustrative photo



Dog Park, Amazon Headquarters, Seattle WA (1,200 square feet)

OPEN SPACE & COMMUNITY ROOM

- Developer, or future Homeowners' Association, will be responsible for funding, maintenance, and operation of the open spaces.
- Open spaces will be publicly-accessible per City regulations.
- New public rights-of-way to be constructed and dedicated to the City.
- A community room available for public use, approximately 1,000 square feet in a building facing Reservoir Park (currently planned for Building E).
- Required public meetings to address design and operations.



Figure 93-1-1: Land Use Plan



Community room available for public use

TRANSPORTATION

- Transportation Demand Management Plan with strategies such as car-share, bike parking, and realtime transit displays to reduce driving trips and increase safe biking, walking, and transit use.
- Approximately \$10 million in Transportation Sustainability Fees to contribute to the Citywide transportation system.



Electric vehicle charging stations



Walkable/bikable neighborhood



Bicycle supportive amenities



Bicycle parking

TRANSPORTATION

- Public Parking: interim public spaces provided during construction, and up to 450 permanent public parking spaces provided in garages beneath or within the residential buildings. Pricing set at market rate with a fee structure that will not induce demand. Developer may negotiate discounted rates for priority College populations.
- The final number of public parking spaces will be determined via a parking garage analysis process that will examine then-current data:
 - Parking use data during interim construction phase;
 - Inventory of parking available;
 - Information from City College regarding TDM efforts, parking usage, and travel modes;
 - SFMTA transit services existing and to be completed in the area;
 - Analysis of future garage operations, design, and pricing approach.
- SFMTA point of contact for developer and community.

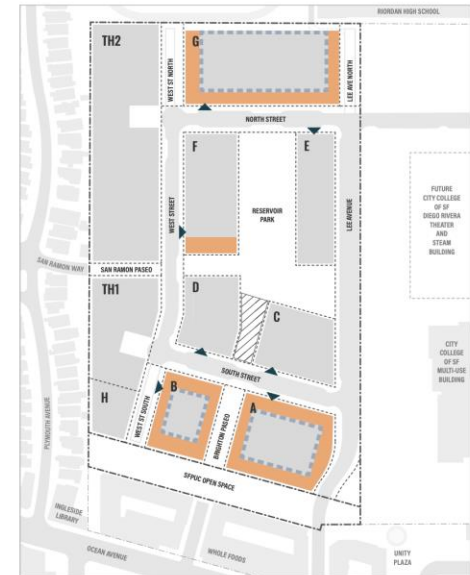


Figure 120-1: Parking Locations

LEGEND

- ▶ Preferred Location of Parking Access
- Allowable Location for Above Grade Parking
- ▨ Allowable Location for Parking below Reservoir Park
- Liner of Active Uses, 20 Feet Min. Depth

CHILDCARE

- Construction of a space for an approximately 100-seat childcare center.
- Operator must be a non-profit organization (provider to be determined during construction).
- Requirement that 50% of the seats are reserved for children of low-income families, subject to availability of operating subsidies.
- Program will serve a broad range of age groups, including infants and toddlers, and will be open to the public.
- Currently planned to be in Building B.



Childcare facility outdoor open space



Common usable open space with seating and play structure

WORKFORCE DEVELOPMENT

- Developer must require project sponsors, contractors, consultants, subcontractors, and subconsultants to undertake workforce development activities in the construction of the entirety of the project, including:
- Local Hiring Policy for Construction pursuant to Chapter 82 of the San Francisco Administrative Code;
- First Source Hiring for Construction pursuant to Chapter 83 of the San Francisco Administrative Code (as applicable);
- Local Business Enterprise obligations pursuant to Section 14B.20 of the San Francisco Administrative Code; and
- Prevailing wage and working conditions requirements pursuant to the San Francisco Administrative Code.



Site Walk 2018

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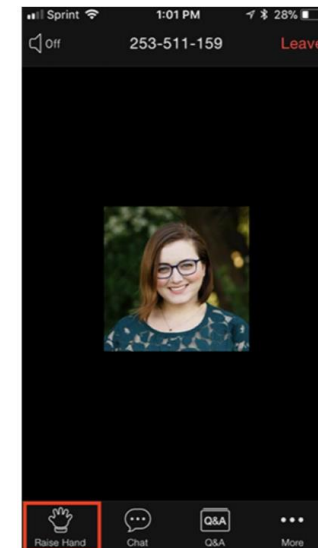
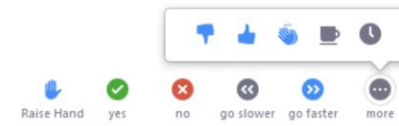
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