



General Plan Amendments and
Informational Presentation

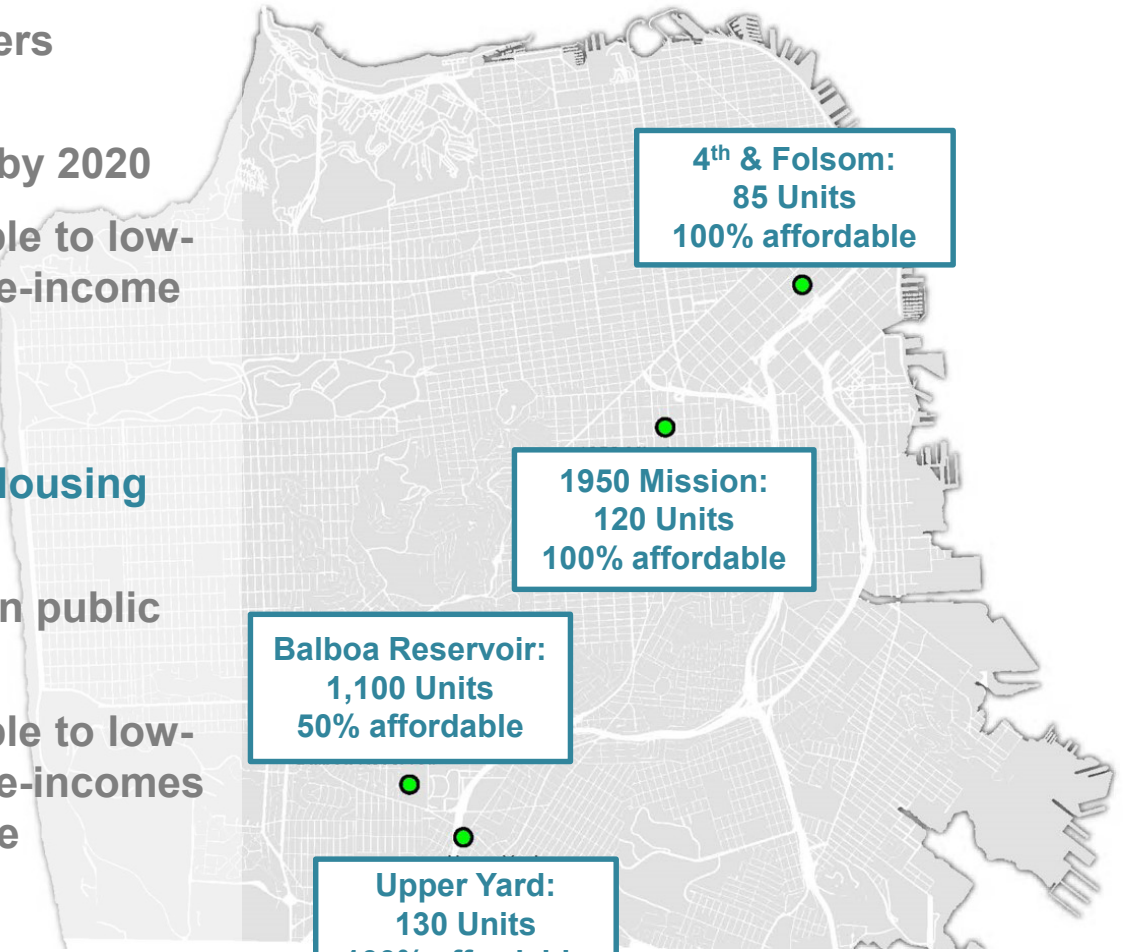
BALBOA RESERVOIR

AGENDA

1. **BACKGROUND & COMMUNITY PLANNING**
2. **PROJECT OVERVIEW**
3. **COMMUNITY BENEFITS**
4. **GENERAL PLAN AMENDMENT**
5. **NEXT STEPS**

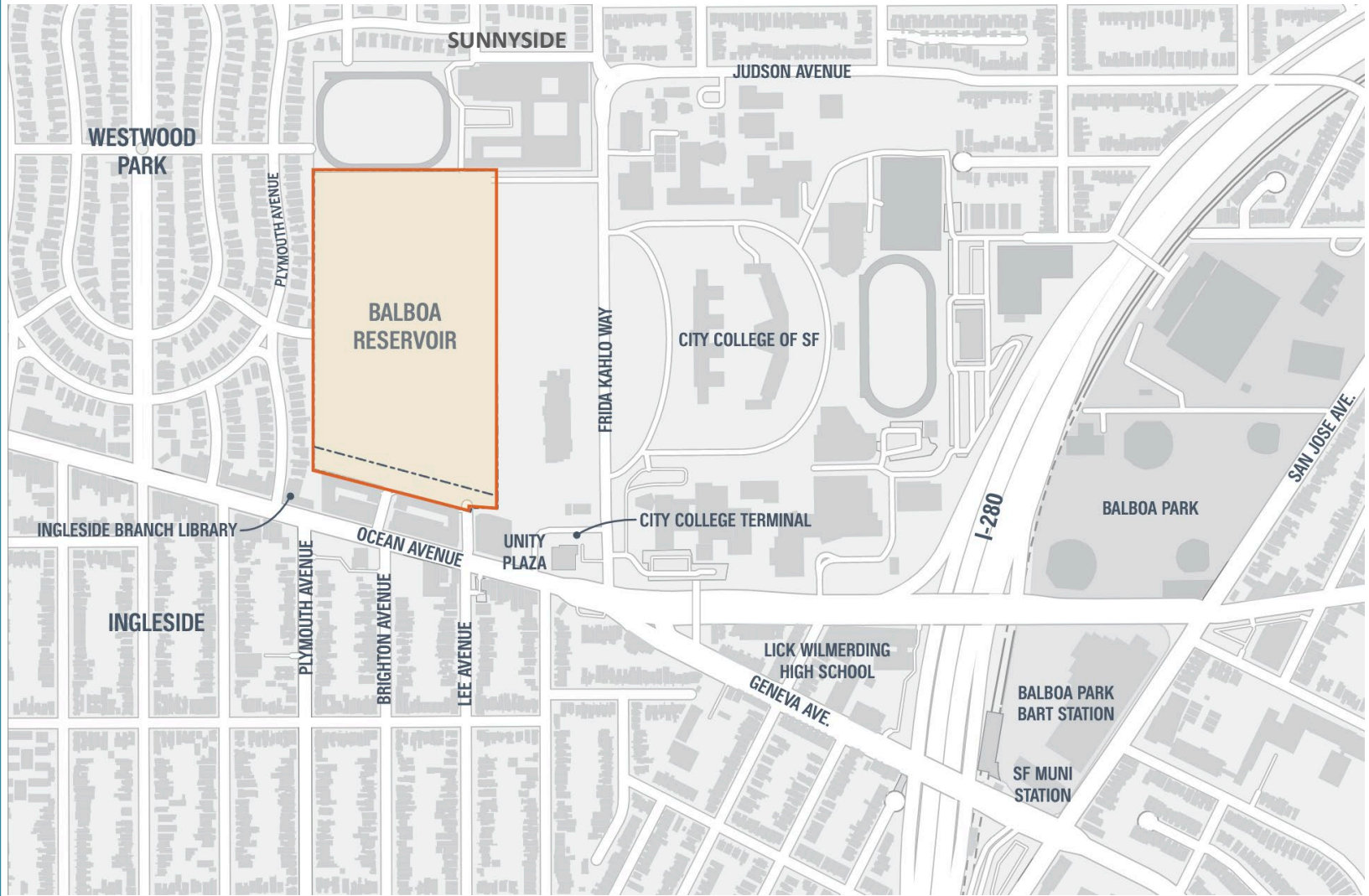
PUBLIC LAND FOR HOUSING PROGRAM

- **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



NEIGHBORHOOD CONTEXT

BALBOA RESERVOIR
PROJECT BACKGROUND



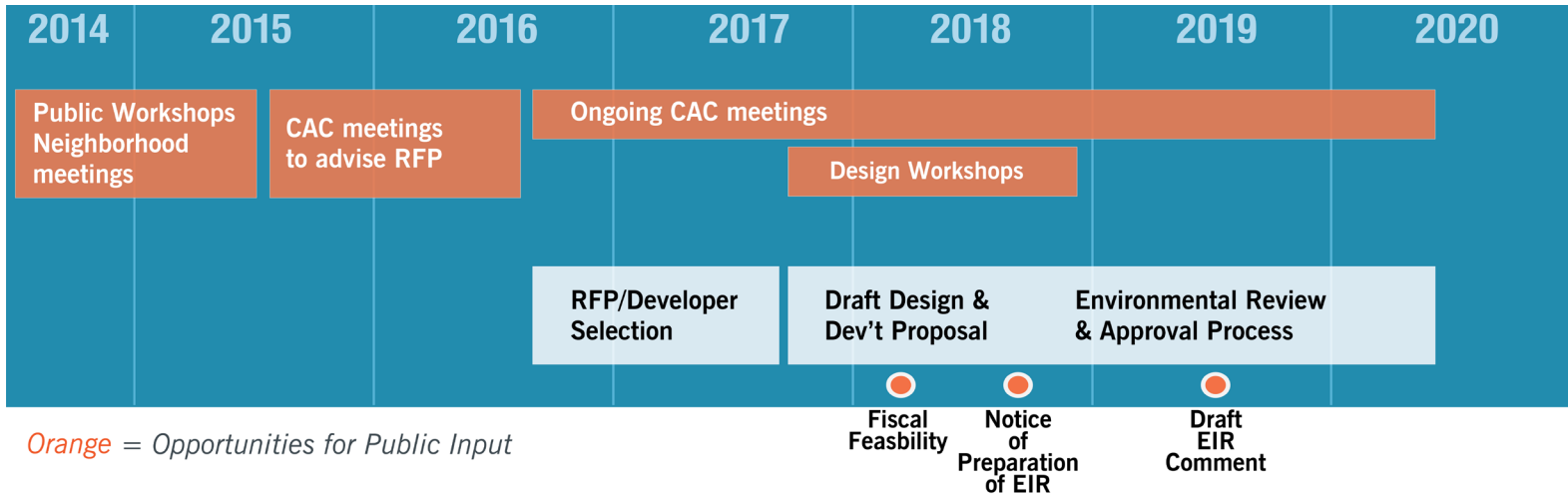
WHY THE BALBOA RESERVOIR SITE?



Balboa Reservoir Site, photographer Steve Proehl

- **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**
- **Create new residences and public amenities in thriving neighborhood**
- **Add housing in a transit-oriented infill location**

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**
 - **BRCAC created the Development Principles and Parameters attached to the developer selection RFP**
- **August 2017: City RFP process selected Reservoir Community Partners**
 - **Partnership of BRIDGE Housing and AvalonBay Communities with Mission Housing, Pacific Union Development Company, and Habitat for Humanity of Greater San Francisco**

COMMUNITY PLANNING PROCESS

BRCAC Development Principles and Parameters

Created to respond to areas of community interest and guide site design

- **Housing**: affordable housing for low, moderate, and middle-income families; goal of 50% affordable; student and educator housing
- **Open Space**: provision of 4 acres of new public open space; sustainable and cohesive public streets network
- **City College**: coordinate site plan with City College Facilities Master Plan and TDM efforts; create housing opportunities
- **Transportation**: minimize congestion; reduce auto trips; make safety improvements
- **Parking**: mitigate loss of City College overflow spaces
- **Development Program**: respect the scale of nearby neighborhoods; include childcare and youth facilities; activate ground floors; include community programming

PROPOSED PROJECT OVERVIEW



- 1,100 new housing units (up to 1,550 units studied in Draft EIR)
- 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

MIXED-INCOME FAMILY HOUSING

- A Full Range of Affordable Housing
- Designed for Families
- Childcare Amenities



CONNECTING TO NEIGHBORHOOD



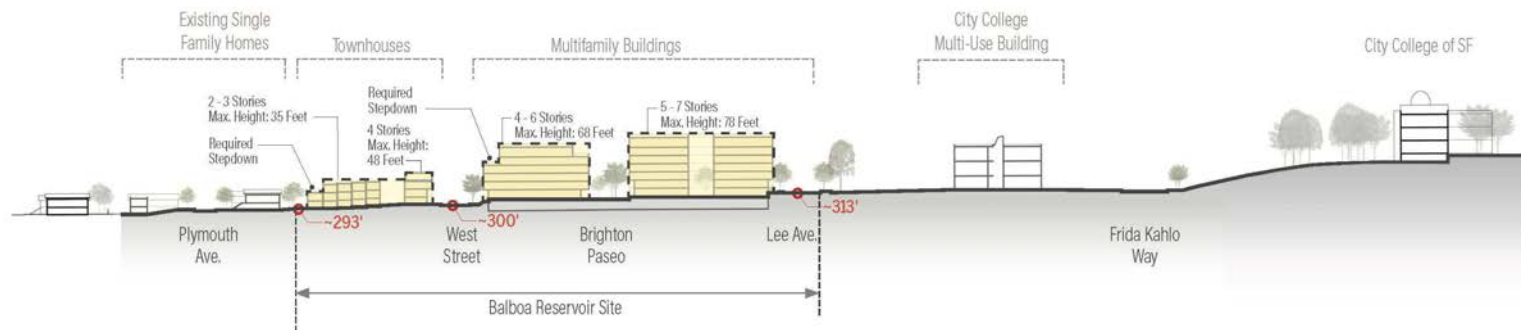
- The Park is the center of the neighborhood network
- Pedestrian paths link neighborhoods together
- Improved bicycle facilities



STEPPED BUILDING MASSING



- Transitions from City College to single family homes
- Blocks wind and allows solar access at Park
- Roof terraces provide views to park, hills and ocean
- Relates to existing homes



SUSTAINABILITY FRAMEWORK



- New Parks and Open Space
- Commitment to Sustainability
 - Storm water management and gray water on site
 - Prioritize electrical
 - Roof tops designed to maximize solar power



RESERVOIR PARK



BALBOA RESERVOIR

COMMUNITY BENEFITS: AFFORDABLE HOUSING

- 50% affordable housing = 550 new affordable housing units
- Creating a mixed-income community
- Range of household incomes from low to moderate (30% - 120% of AMI)
- Housing for families and essential workers

Retail Clerk
\$24,000/year



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

Restaurant Staff
\$30,000/year



Healthcare Assistant
\$40,000/year



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

Teacher
\$60,000/year



Police Officer
\$90,000/year



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

COMMUNITY BENEFITS: AFFORDABLE HOUSING

- **50% Affordable Housing** = 550 of the planned 1,100 total units
 - 530 rental units developed by BRIDGE Housing and Mission Housing
 - 20 for-sale units developed by Habitat for Humanity
 - Provided in four 100% affordable buildings
 - Up to 150 affordable units for educators
- **Funding Plan:**
 - Developer and City (through MOHCD) to collaborate on affordable housing development
 - Developer to provide "gap funding" for 363 units, City to contribute "gap funding" for 187 units to reach 50% affordable target
 - Project utilizes market-rate housing cross-subsidy to create a feasible project

COMMUNITY BENEFITS: CITY COLLEGE COLLABORATION

- **Academic Village:** collaborative site planning between project and Main Campus to encourage shared use and connectivity
- **Educator Housing:** first preference for College faculty and staff for 150-unit affordable educator housing
- **Public Parking:** approximately 220 spaces of public parking on the project site to mitigate demand for College overflow parking needs
- **TDM & Pedestrian Safety:** joint efforts to improve pedestrian experience and reduce car trips



COMMUNITY BENEFITS: TRANSPORTATION

- **Project Site:** Sustainable Streets design, dedicated TDM program, payment of Transportation Sustainability Fee, .5:1 residential parking, bicycle network, mitigations to improve transit
- **Collaboration with SFMTA Efforts:**
 - K Ingleside Muni Forward
 - Ocean Avenue Safety Project
 - Targeted transit improvements
 - Neighborhood traffic calming
 - Dedicated SFMTA point of contact for community
- **Collaboration with City College Efforts:**
 - Expanded pedestrian pathway on north side of Ocean Ave
 - TDM Plan coordination

GPA INITIATION

- **Requested Action: Initiation of GPA**
- Update General Plan to reflect the Balboa Reservoir project
- Amend Housing Element regarding Family-Friendly Housing

ALIGNMENT AND UPDATES

- **Balboa Park Station Area Plan**
 - **Reflect project specifics, e.g. new open spaces and bike facility improvements**
 - **Update Land Use and Height Maps and add references to the project's Design Standards and Guidelines and Special Use District**
 - **Minor text edits to correct outdated information**
 - Introduction text, Objective 1.4, Policy 1.4.2, Policy 2.4.4, Policy 3.4.3, Objective 4.4, Policy 4.4.1, Policy 5.1.1, Policy 5.1.3
 - Map 2 ("Plan Subareas"), Map 3 ("Land Use Districts"), Map 4 ("Bicycle Improvements & Transit Preferential Streets"), Map 5 ("Open Space Improvements"), and Map 6 ("Height Districts")

GENERAL PLAN AMENDMENTS

- **Balboa Park Station Area Plan**

POLICY 5.1.1

Create a variety of new public open spaces.

A number of open spaces are proposed in the plan area, including the ~~Phelan Loop~~ Unity Plaza, the Geneva Plaza, open space associated with the proposed freeway deck, Brighton Avenue, the Library playground, and the proposed Balboa Reservoir open space. In particular, the Balboa Reservoir project should create an approximately 2-acre central park, an approximately 1-acre open space parallel with Ocean Avenue at its gateway, and several plazas and paseos. See the Balboa Reservoir Design Standards and Guidelines document, as may be amended from time to time, for detailed concept designs for these opens spaces.

ALIGNMENT AND UPDATES

- **Recreation and Open Space Element**
 - **Map 3 ("Existing & Proposed Open Space")**
- **Land Use Index**
 - **Amend to reflect amendments to the maps described in the Balboa Park Station Area Plan and the Recreation and Open Space Element.**

HOUSING ELEMENT UPDATES

- Add a policy to promote housing for families with children

POLICY 4.1

Promote housing for families with children in new development by locating multi-bedroom units near common open space and amenities or with easy access to the street; and by incorporating child-friendly amenities into common open and indoor spaces.

NEXT STEPS

Planning Commission - EIR Certification and Project Approvals

Mid-May, 2020

SFPUC Commission Approvals

Spring 2020

SFMTA Board Approvals

Spring 2020

Board of Supervisors Hearings

Summer 2020