

Welcome to another
public meeting on the

Balboa Park

Upper Yard Development



A community-based
development from

Balboa Park Upper Yard Development

RELATED
HOUSING
MITHUN | SOLOMON



Balboa Park Upper Yard Development

Thank you for the groundwork!



John Avalos
District 11 Supervisor
2009 – 2013
Legal Aide: Beth Rubenstein

Communities United
for Health and Justice (CUHJ)



Balboa Park Upper Yard Development

Transit-Oriented Development
done in partnership with



Mayor's Office of
Housing and Community
Development

District 11 Supervisor
Ahsha Safai



SFMTA
Municipal
Transportation
Agency



Balboa Park Upper Yard Development

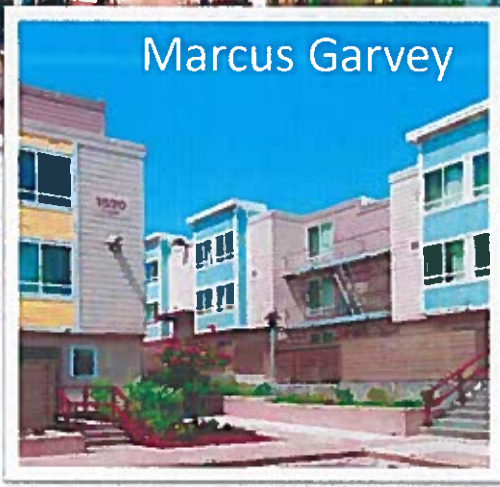
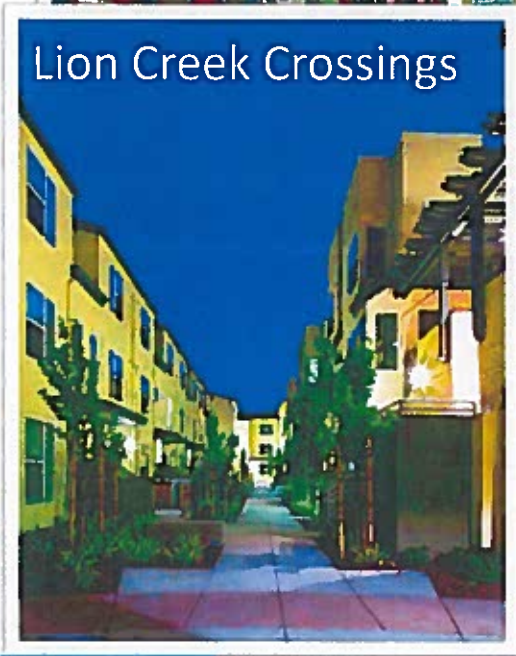
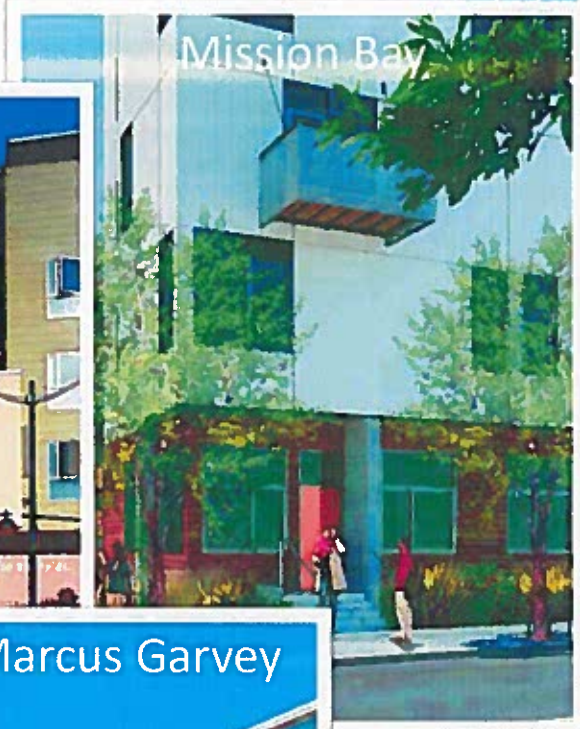
People-Oriented Development
done in partnership with

YOU!

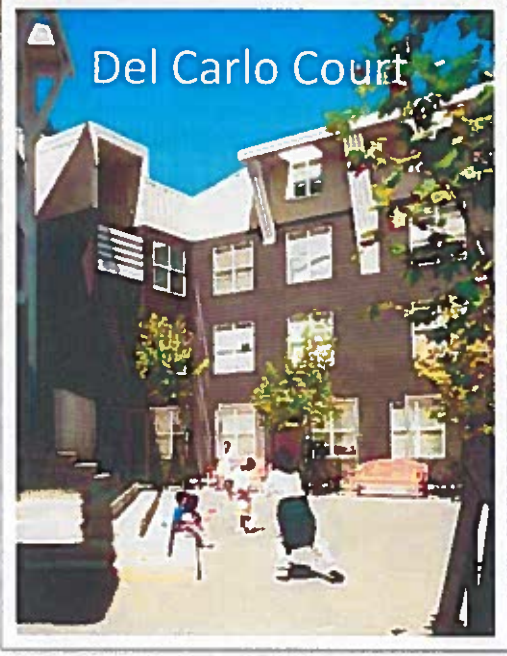
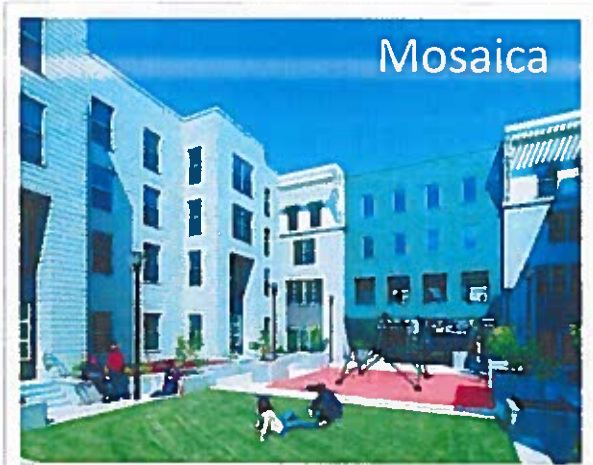
Thanks for your participation!



RELATED 10,000+ Multi-family, Mixed Income and Affordable Apartment Units

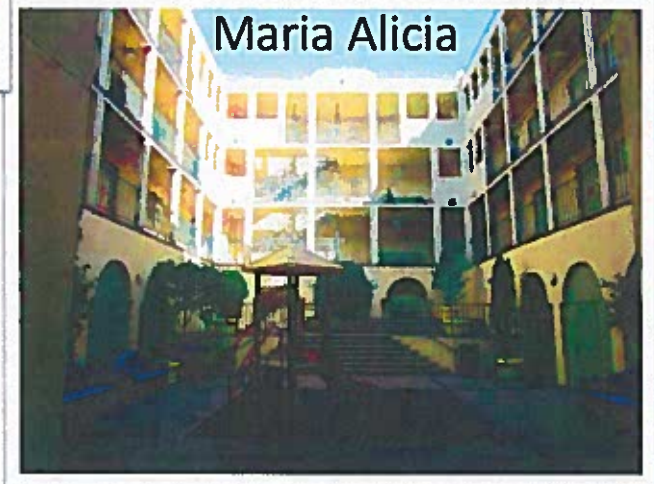
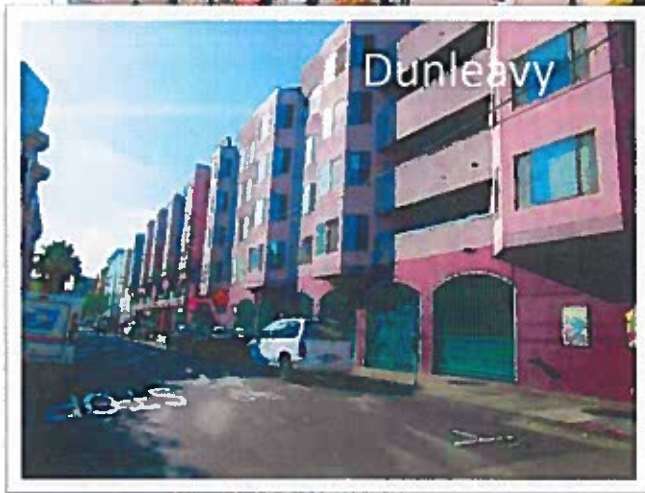


MITHŪN | SOLOMON 1,800+ Multi-family Apartment Units





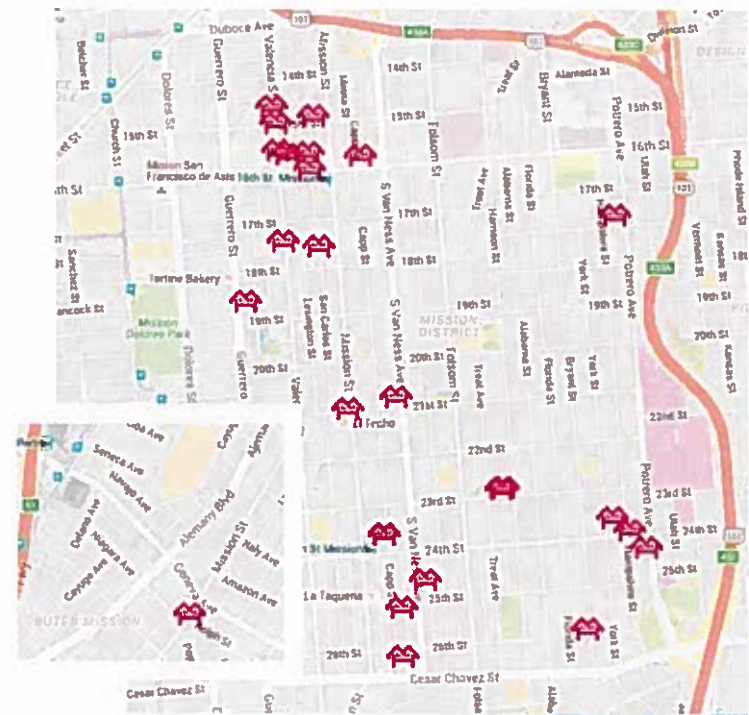
1,200 Multi-family Apartment Units



MISSION INVESTING IN THE

Since 1971, Mission Housing has been committed to the people of San Francisco:

- ✓ Construction or acquisition to increase San Francisco housing stock
- ✓ Long term maintenance, rehabilitation and careful property management



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MISSION

INVESTING IN THE

Since 1971, Mission Housing has been committed to the people of the Mission District:

- ✓ Skilled and Resident Services positions at Mission Housing filled by local residents



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The Services Partnership

Coordinated by



Case Management



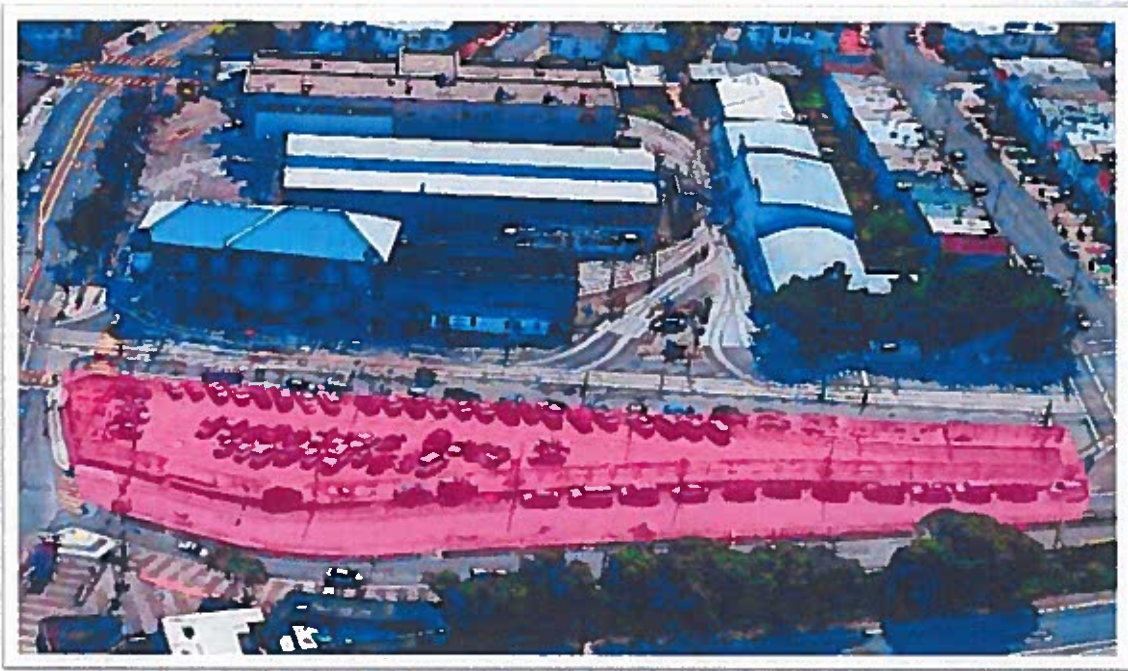
Family support



Enrichment Programming

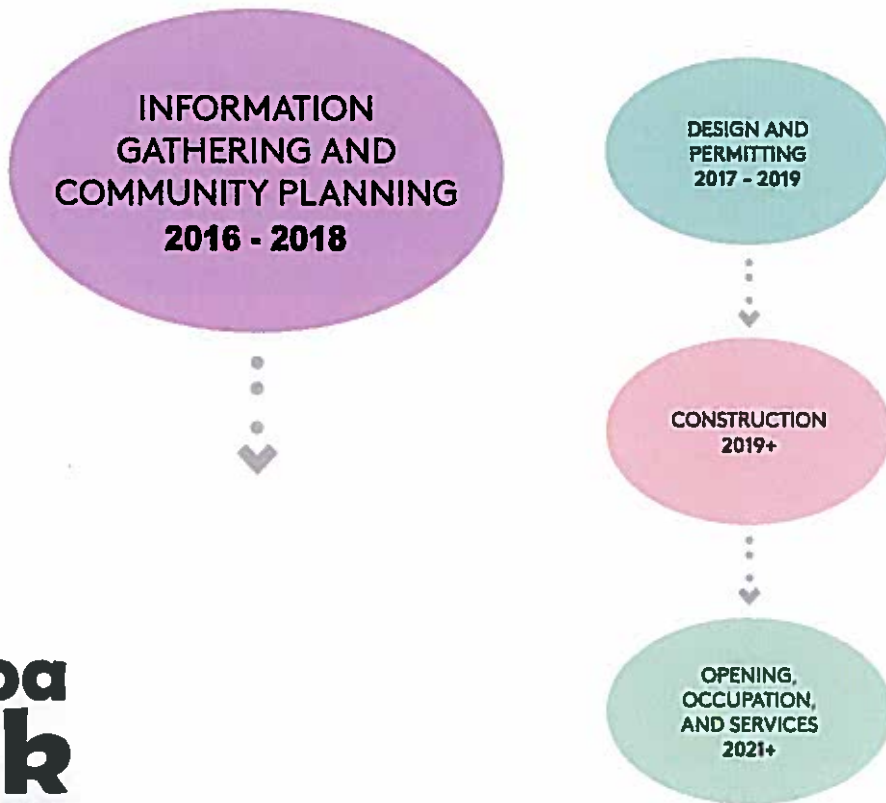
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Site Opportunity



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Development Schedule



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Initial Vision

- ✓ Much needed affordable housing for working families and formerly homeless families
- ✓ Support health of residents and larger community
- ✓ Space for community-serving ground floor uses

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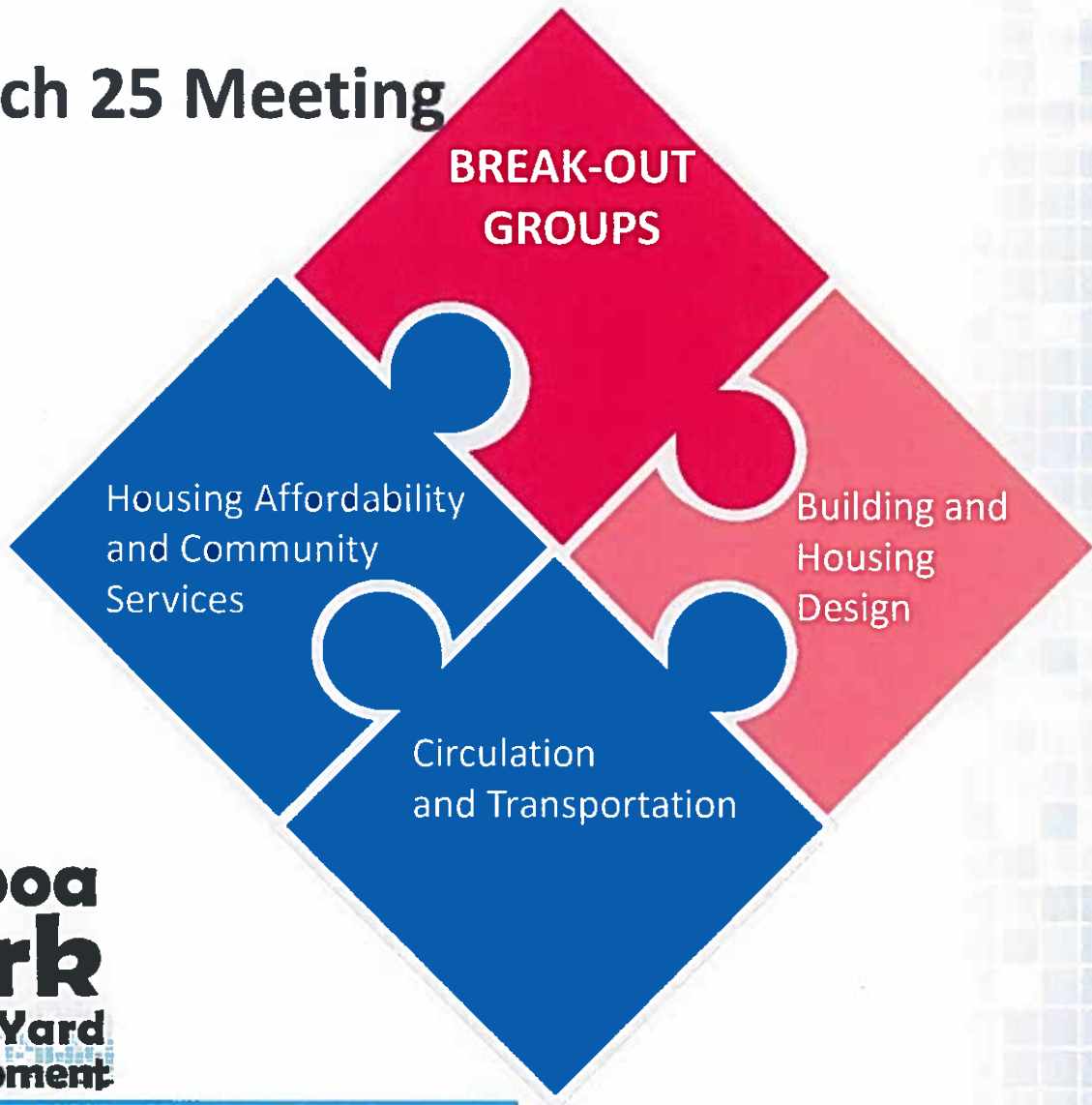
Initial Vision

- ✓ Create a sense of arrival and support neighborhood identity
- ✓ Collaborate with BART, SFMTA on beautiful open spaces
- ✓ Engage neighbors to create community plan



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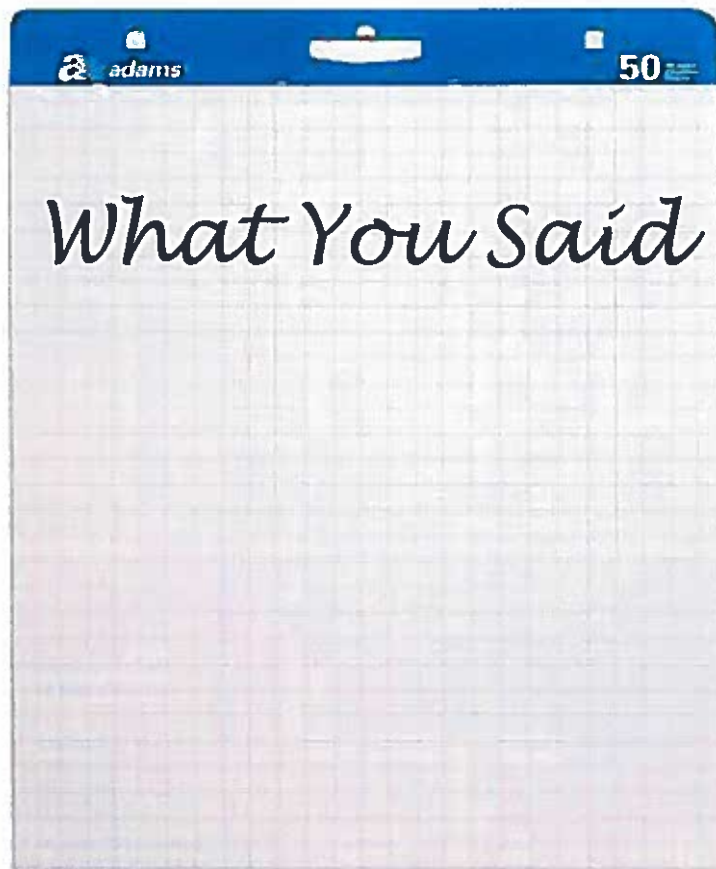
March 25 Meeting



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March 25 Meeting



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Housing Affordability and Community Services

- ✓ Housing large families, singles, seniors
- ✓ Deep levels of affordability
- ✓ Active ground floor for residents, commuters, neighborhood
- ✓ Community- and resident-serving resources



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Building and Housing Design

- ✓ Maximize unit count
- ✓ Height = neighborhood landmark
- ✓ Building design reflects community
- ✓ Active ground floor
- ✓ Protected open space for tenants
- ✓ BART Plaza = hub, community resource



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Circulation and Transportation

- ✓ Concern about traffic congestion
- ✓ Coordinate auto flow/ MUNI/BART drop-off
- ✓ Pedestrian safety and way finding
- ✓ Manage parking impacts



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Community Goals

Affordable
Units for
Families



Active Ground
Floor for the
Community



A Vibrant New
BART Plaza



Safe
Streets for
Pedestrians
& Cars



Protected
Open Space
for Residents



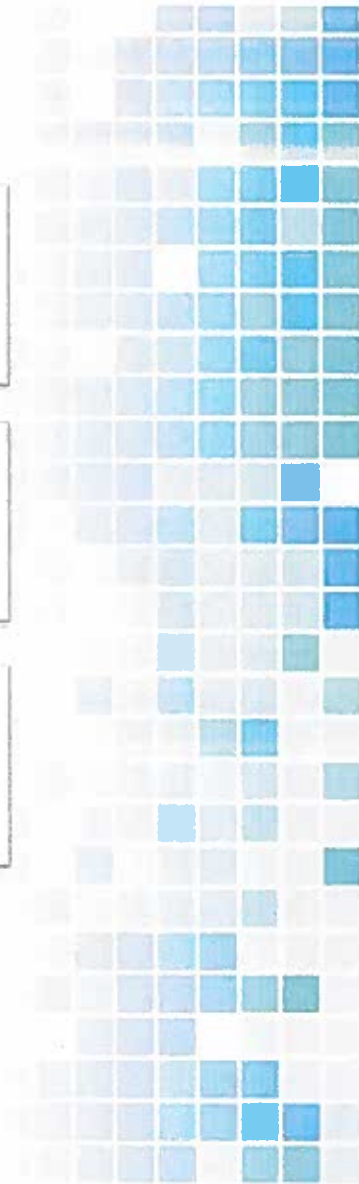
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May 13 Meeting

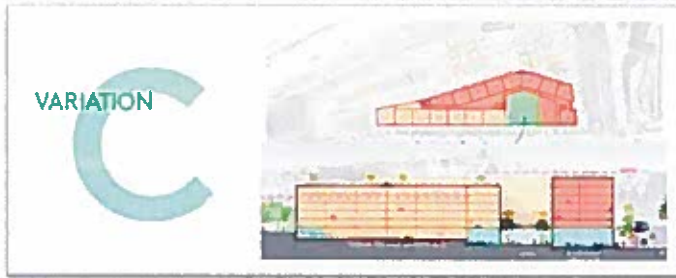
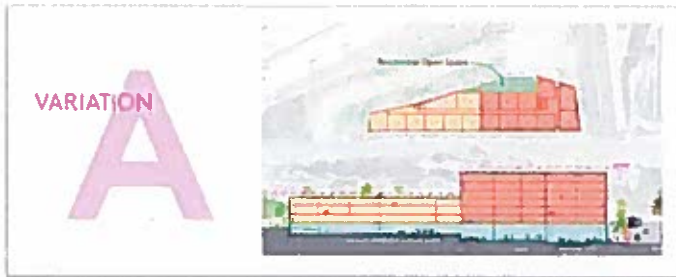


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May 13 Meeting

Initial design variations discussed



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May 13 Meeting



Through

- ✓ Conflict between pedestrians and vehicles on Geneva
- ✓ Minimal BART plaza
- ✓ Congestion on Geneva vehicle thoroughfare
- ✓ Less San Jose congestion
- ✓ Less travel distance for handicapped users

Loop

- ✓ Minimizes conflict btwn pedestrians, vehicles on Geneva
- ✓ Allows for a large plaza for community uses
- ✓ Keeps Geneva vehicle thoroughfare clear
- ✓ Longer travel distance for handicapped users

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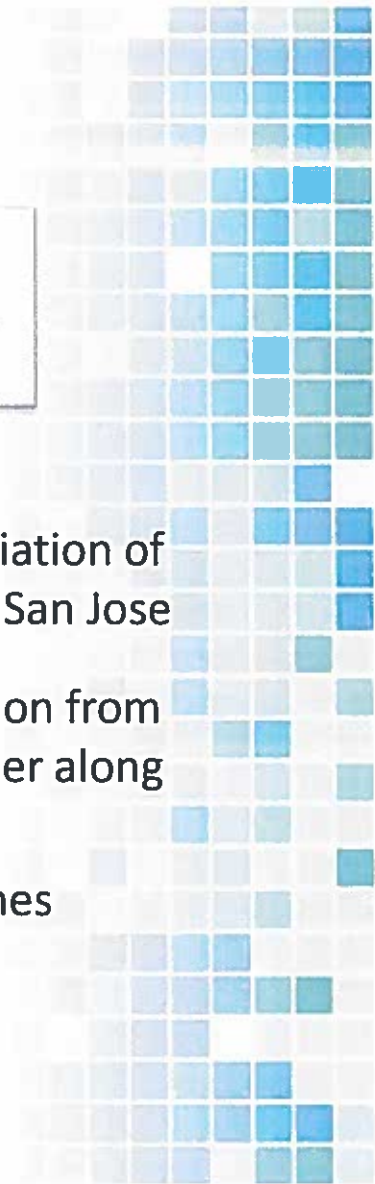
Stepped bldg

- ✓ Better variation of shape along San Jose
- ✓ Height near frwy = least neighborhood impact
- ✓ Maximizes # of affordable homes

Flat

- ✓ Prevents variation of shape along San Jose
- ✓ Less protection from noise/weather along San Jose
- ✓ Limits # homes

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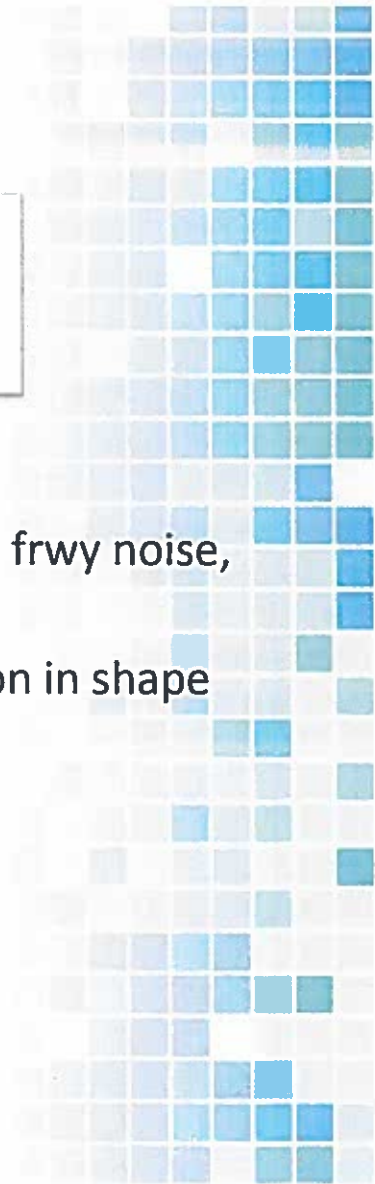
Eastern

- ✓ Less wind, frwy noise, pollution
- ✓ Greater variation in shape on San Jose

Western

- ✓ More wind, frwy noise, pollution
- ✓ Less variation in shape on San Jose

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Preferred Variation

- ✓ Loop BART drop-off
- ✓ Building height/stepping
- ✓ East-facing open space



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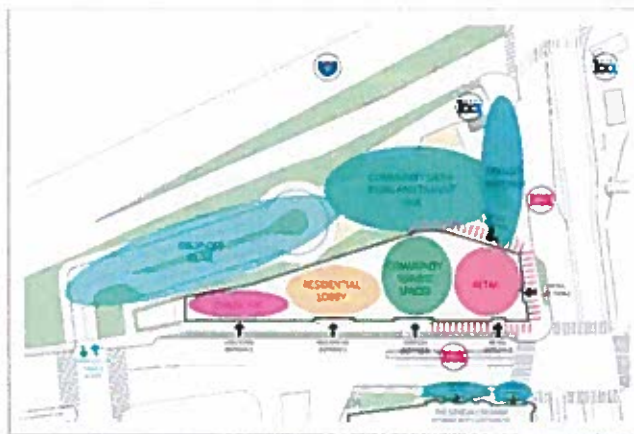
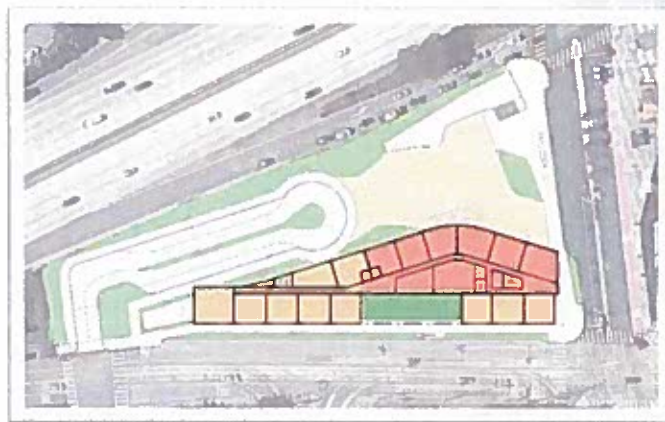
Agenda - Small Groups

More Discussion:

- ✓ Building height
- ✓ Shape
- ✓ Unit count

Brainstorming on:

- ✓ Ground floor uses
- ✓ BART Plaza



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Construction Schedules

HOUSING SCHEDULE



BART PLAZA SCHEDULE



YOUR INVOLVEMENT THROUGHOUT PROCESS

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Community Planning – Next Steps



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