



Balboa Reservoir Project Overview

**SFMTA Board of Directors
June 16, 2020**



Neighborhood context

- Adjacent to City College, Ocean Ave. Campus
- One block north of Ocean Avenue
- Steps from multiple Muni lines
- ~ ½ mile to Balboa Park Station



Project Site: Current Conditions



Community Planning Process

- Balboa Reservoir Community Advisory Committee (BRCAC) established by Supervisor Norman Yee (April 2015)
- City RFP process selected Reservoir Community Partners (August 2017)
- Over 100 community engagement events including
 - 47 BRCAC meetings, public site tours, workshops, and presentations to interested neighborhood groups, office hours, presentations to City College Board of Trustees, and informational presentations to the Planning Commission



Project Overview

Land use plan:

- 1100 new housing units
 - 50% permanently affordable
 - Including 150 teacher priority housing units
- 7,500 GSF neighborhood serving retail
- Childcare center and community room
- 4 acres of new or improved public open space
- .5 parking spaces/residential units
- Up to 450 public parking spaces for City College
- Suite of public benefits



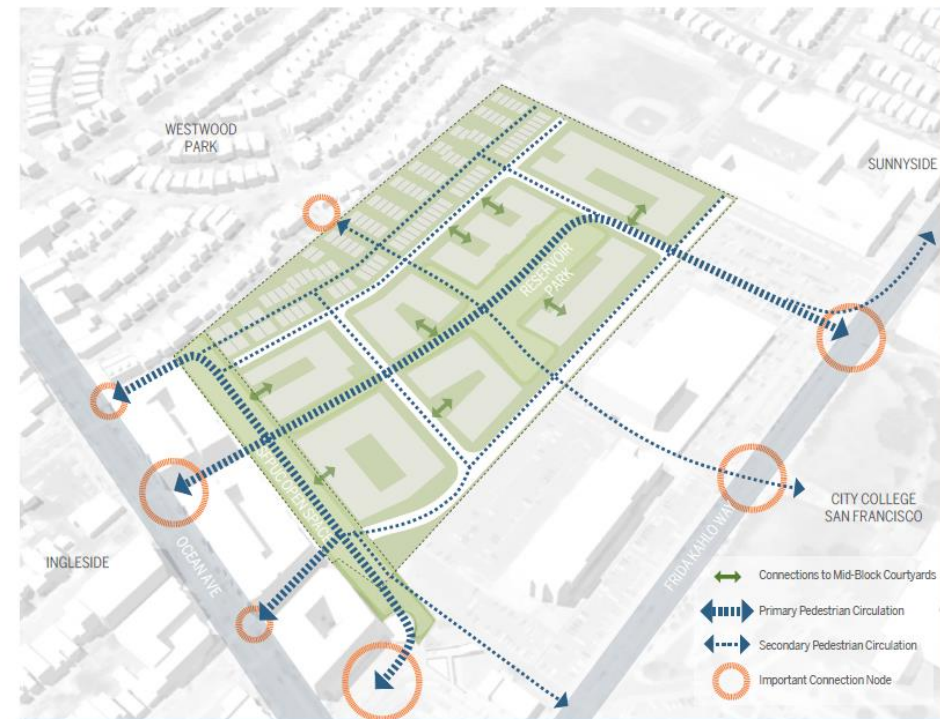
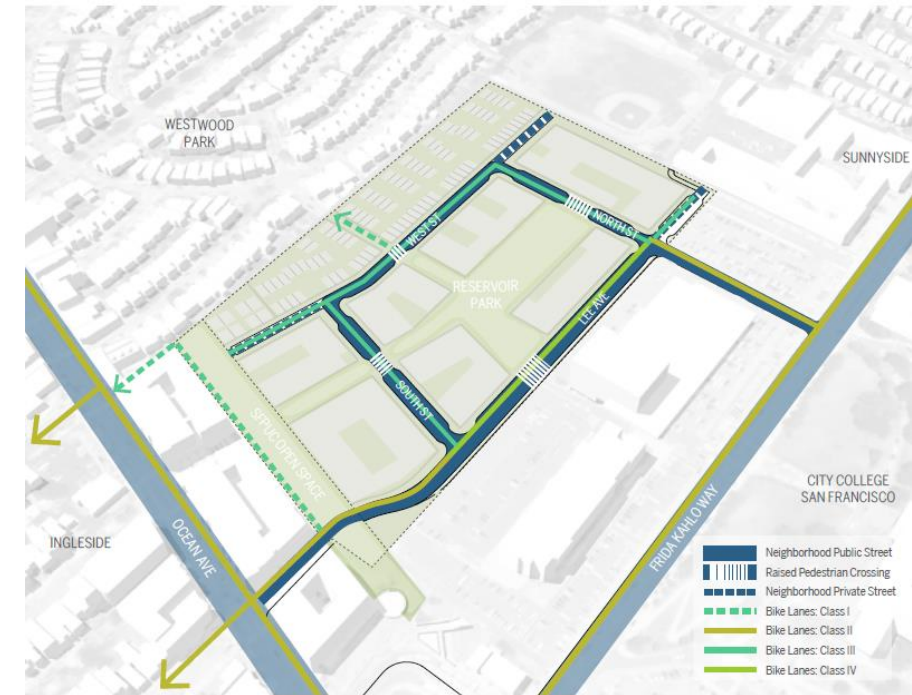
Community Benefits

- Affordable housing
 - 50% units permanently below market rate
- Community meeting space and childcare facility
- 4 acres open space
- Transportation
- City College Collaboration
 - Design and connectivity coordination
 - 150 units of affordable educator housing with preference for CCSF faculty



Site Design

- Consistent with Better Streets guidelines
- Creates new streets and connects to existing streets and City College
- Creates and improves bicycle and walking connections
- Memorialized in Infrastructure Plan



Transportation Exhibit: TDM Program

- Complies with City TDM Ordinance
- Site-wide measures include:
 - On-site childcare
 - On-site affordable housing and educator housing
 - Bike parking and bike repair stations
 - Carshare parking and membership
 - Multi-modal wayfinding
 - Unbundled car parking
 - Bikeshare membership
 - Lower parking rates than neighborhood average
 - Lockers for delivery receipt
 - Loaner electric cargo bikes/bikes with trailers
- On-going monitoring, reporting, and compliance requirements
- On-site Transportation Coordinator to deliver program, conduct compliance and monitoring

Transportation Exhibit: Public Parking

- Public parking provision designed to address loss of City College parking from Project
- Project to provide interim public parking during certain construction phases
- Project to provide up to 450 permanent public parking spaces
 - For area uses such as City College
 - Any residential spaces that can be managed as shared spaces for public use will reduce total number of public spaces allowed
- Parking will be priced to not incentivize additional trips and will be managed to prevent queuing off site
- Project commits to conduct Parking Garage Analysis and meet/confer with city before any phase with public parking facility to evaluate amount of parking to pursue in light of relevant considerations such as:
 - Transit service
 - City College TDM, modal split and parking utilization
 - Parking management options and parking facility adaptation potential

Transportation Exhibit: TSF, SFMTA Staff

- Payment of Transportation Sustainability Fee
 - \$10 million anticipated over build-out
- SFMTA Staffing for Implementation
 - Single point of contact for project input coordination and community
 - SFMTA continues to engage as project designs are refined
 - Monitors project compliance with transportation commitments

Transportation-Related CEQA Impact

Mitigation Measure M-C-TR-4: Implement Measures to Reduce Transit Delay

- Transit delay impacts on route segments of K/T Third/Ingleside, 29 Sunset, 43 Masonic
- Project to pay for capital improvements to reduce delay
- Examples of mitigations:
 - Signal timing modifications
 - Bus boarding island
- SFMTA to determine appropriate measure to implement and is responsible for designing and implementing

Transportation Collaboration

- **Community Concerns**
 - Increased traffic congestion
 - Ped safety to Balboa BART
 - Onsite parking loss
- **City College**
 - City College TDM plan and Coordinator
 - Expanded pedestrian pathway on north side of Ocean Ave
- **SFMTA**
 - SFMTA Frida Kahlo / Ocean / Geneva Intersection Project
 - Muni Forward K-Line Quick Build Plan
- **Sponsor**
 - ~\$10 million in Transportation Sustainability Fees
 - CEQA transportation Mitigation Measures to reduce transit delays
 - Replacement parking and TDM





Requested Actions:

- Consent to transportation-related elements of DA, including Transportation Exhibit and transportation components of Infrastructure Plan
- Adopt findings under CEQA and transportation-related mitigation measure
- Authorize DOT to execute SFMTA Consent to Development