



BALBOA PARK STATION COMMUNITY ADVISORY COMMITTEE

Meeting Minutes

Tuesday, February 24, 2015, 6:30-8:30pm

City College (55 Phelan Ave), Multi-Use Building on first floor, Room 140.

CAC Members:

1. Mark Kress, MUNI Riders interests - Present
2. Rita Evans, Vice Chair, BART riders' interests - Present
3. Alex Mullaney, Pedestrian and Bicyclists interests - Present
4. Gwynn Kaliher-Mackellen, Students, Faculty And Staff - Present
5. Dan Weaver, Senior/Disabled Community Interests- Present
6. Chuck Burwell, Community and Economic Development interests – Present
7. Christina Hue Dang, Land Use and Housing Group - Absent
8. Aaron Goodman, Youth and Families Interests - Present
9. Robert Muehlbauer, Chair, Neighborhood Resident' interests - Present

Presenters and various agencies' staff: 5

Members of the Public: 11

Meeting commenced at 6:32 PM.

1. Introductions & Admin, Chair (30 minutes)

a. Welcome and Opening Remarks from Supervisor Avalos

CAC Liaison Harris announced that Supervisor Avalos would not be able to attend.

b. Committee Members Introductions

New committee members, Aaron Goodman, Mark Kress, Chuck Burwell, and Alex Mullaney introduced themselves including their professional background and their personal interests in the station area. Reappointed committee members, Dan Weaver, Rita Evans, Gwynn Mackellen, and Robert Muehlbauer introduced themselves and their goals in the new term.

c. Motion to Approve the minutes of December 16, 2014: Approved

Motion to Approve – Dan Weaver; second Rita Evans.

Ayes - Mark Kress, Rita Evans, Alex Mullaney, Gwynn Mackellen, Dan Weaver, Chuck Burwell, Aaron Goodman, Robert Muehlbauer.

Absent - Christina Dang.

d. Approve February 16, 2015 Agenda

Motion to Approve – Mark Kress; second Gwynn Mackellen.

Ayes - Mark Kress, Rita Evans, Alex Mullaney, Gwynn Mackellen, Dan Weaver, Chuck Burwell, Aaron Goodman, Robert Muehlbauer.

Absent - Christina Dang.

e. Reminder: Vacant - Seat 7: Land Use and Housing

CAC Liaison Harris announced Christina Hue Dang was appointed by the Board of Supervisor to Seat 7, Land Use and Housing interests on February 24, 2015.



f. Public Comment

A member of the public discussed the need to highlight the issue of ensuring adequate parking especially with the potential for new residential development in the area.

**2. Welcome Nick Josefowitz, recently elected to BART Board of Directors (30 minutes)
Director Nick Josefowitz, BART Board Member representing District 8**

Nick Josefowitz introduced himself including his professional background. His seat on the Board oversees the west and north sides of San Francisco – Balboa Park BART Station is shared by fellow Board member Tom Radulovich. Mr. Josefowitz shared his customer focused platform, in which he ran on for BART Board of Directors. He specifically focused on station cleanliness and crowding issues. Efforts include station cleanliness like pigeon abatement to reduce pigeon droppings. He highlighted BART's upcoming Balboa Park Station Modernization Plan on the Ocean Avenue side of the station lead by Tim Chan, which includes replacing glass and fare gates.

Discussion:

A member of the public noted that the Geneva Avenue side of the station is particularly smelly on rainy and windy days and that the new ramp on the Ocean Avenue side is nice. CAC member, Dan Weaver added that DPW plans to improve the Geneva Avenue side of the station. Another member of the public stated that the Ocean Avenue side of the station is great, but the walkway lights are slightly delayed with the time change causing reduced visibility and potential safety issues. She also noted that there is bicycle and pedestrian congestion on the walkway and a painted strip dividing the walkway to separate bicycles and pedestrians should be considered. Another member of the public noted the difficult transition for bicyclist exiting that station on to Ocean Avenue, especially in the westbound direction. Nick Josefowitz stated he would look into how to better manage bikes on the walkway.

Another member of the public stressed the need for a better connection between Ocean and Geneva Avenues because walkway between the station and I-280 is dark and insecure, noting that occasionally she is able to walk through the station if the station attendant allows her. Nick Josefowitz commented that BART is currently working to improve that connection, but there's the obstacle of fare evasion, particularly on the Ocean Avenue entrance to the station. A member of the public questioned whether bikes are allowed to ride on the Ocean Avenue station walkway. Nick Josefowitz responded that he was not sure and would look into it. Another member of the public followed by stating she thought it best that bicyclists walked their bikes on the ramp. Nick Josefowitz responded that there was some consideration of placing bollards at the front of the ramp to discourage bicyclists from riding on the walkway.

Another member of the public stated that there needs to be greater consideration of general public input. Nick Josefowitz agreed stating it is unfortunate BART doesn't have a better way of taking customer input. CAC member, Aaron Goodman stated there's a



lack of landscaping at the station and there's a need for full-time cleaning staff to clean. BART needs to work to replant vegetation and enhance fix station appearances, noting that a significant amount of work could be done with the existing facilities in conjunction with short term quick solutions. Nick Josefowitz stated BART has a system-wide cleaning and brightening plan, but he's working to move Balboa Park Station higher up on that list. CAC vice chair, Rita Evans added that a short term fix could be having vendors at the station because there's nowhere to get coffee at 7am and that there's nothing attractive about the station design, asking why can't we cover the concrete with murals? Nick Josefowitz explained he'd like to look into BART adopting an art policy similar to those at LA Metro in order to create more inviting space. CAC member, Rita Evans followed asking why Balboa Park Station is so low on the list when it's the busiest station outside of downtown. Nick Josefowitz responded the cleaning plan is a system-wide effort and that efforts need to be dispersed equally throughout the system, noting that Embarcadero just underwent a thorough cleaning. Also BART previously signed a food sales contract with a contractor with the initial step being vending machine installed at the station. He hopes vendors will be an option in the future.

CAC member, Chuck Burwell asked who handles the landscaping in the station and Nick Josefowitz responded that landscaping services are performed in-house. Chuck Burwell followed asking whether there's the potential to outsource landscaping services. Nick Josefowitz stated BART prefers to keep landscaping an in-house service in order to be more cost-effective.

CAC member, Gwynn Mackellen requested an update on BART's recent E-cigarette ban. Nick Josefowitz said yes, BART just banned E-cigarettes and is in the process of disseminating this information with signage without cluttering stations. CAC chair, Robert Muehlbauer highlighted that we need to overcome the cleanliness issue of the station by ensuring collaboration, like DPW Director Muhammad Nuru started by establishing a part-time cleaning staff at the station with BART. Robert followed by asking what was the original plan for Balboa Park? For instance was there a landscaping plan for the station? CAC member, Aaron Goodman emphasized the need to focus on future growth and increasing density in the area, when urging the BART Board to take proactive steps to improve the Balboa Park Station area. Nick Josefowitz agreed that would be an effective approach focusing on the need to maintain the station and closed by stating he looked forward to collaborating with the CAC more in the future.

3. Upper Yard Development Project Update Presentation (20 minutes)

Presentation by Kevin Kitchingham, Project Manager, Mayor's Office of Housing and Community Development (MOHCD)

In 2013, Kevin Kitchingham presented Unity Plaza, which will open in November and will have vendors. He provided a brief update on 1100 Ocean Avenue which has a March 3rd scheduled move-in day for residents. As for Upper Yard, he presented that the MTA owns north side of the parcel and BART owns the south side. In order to progress the project, both agencies must work together. MOU with MTA for MTA portion of the



property has been completed, but still waiting for BART to resolve their portion. There are zoning limitations on the parcel including height restrictions. Other project details to be sorted out are the target population for the housing, traffic congestion and other potential transportation related issues, BART's non-buildable zone of influence and the potential for an open space easement. Currently, MOHCD is considering the potential for 100 units for youths and seniors on the site. Initial due diligence for the project include environmental review, which was completed. In summer 2015, MOHCD will be conducting a survey and BART will complete their study. By late 2015 or early 2016, the RFP for the development will be released. Kevin then opened the presentation to the public to see what population is best suited for property and what should be considered in the RFP.

Discussion

CAC member, Dan Weaver requested that the building height be restricted to protect the barn and CAC member, Aaron Goodman asked how MOHCD came to 100 units. CAC chair, Robert Muehlbauer urged that the view corridor to the car barn be maintained. A member of the public asked how many parking spaces are proposed for the development and Kevin clarified that no parking is proposed with the development. Another member of public asked whether the residential units are for purchase or rental. Kevin stated that the units will be 50% rental and 100% affordable.

Another member of the public asked if there could be a clause to prohibit residents from owning or purchasing a car as part of their lease agreement as an affordable housing site. Kevin Kitchingham answered that would be an unlikely. A member of the public stressed the need to ensure that MOHCD's survey is highly inclusive and ensure these new residents are not allowed preferential parking permits. Kevin Kitchingham assured that there would be thorough outreach conducted for the survey, but parking permits restrictions would be discussed later in the development process.

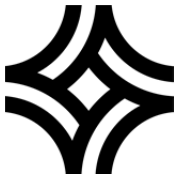
4. Balboa Reservoir Site Study Project Update Presentation (25 minutes)

Presentation by Jeremy Shaw, Project Manager, SF Planning Department

Jeremy Shaw provided a brief overview of the project including some major points such as only the SFPUC portion of the land is being considered for development and the CCSF portion of the land will remain with CCSF. The proposed public housing is ideally targeted for the moderate area median income (AMI), for only 18% of these households are served through current public housing. The purpose the SF Planning Department's Balboa Reservoir Site Study Project survey and public process is to determine community interests and preferred amenities for the site before initiating the RFP process for the project.

Discussion

A member of the public started by asking how many residential units are anticipated for the site. Jeremy Shaw responded that the EIR initially cleared 500 units, however at this time still working to determine a final number. There is the potential that it could be



more. CAC member, Gwynn Mackellen asked whether the 40-foot height restriction can be changed and if the PUC can maintain ownership of the land. Jeremy Shaw said that the height restriction can be altered pending approval from the Planning Commission and that yes, the PUC can maintain ownership of the land by leasing the land. Another member of the public asked if there is an actual reservoir on the site and if so, is there water? Jeremy Shaw clarified that there is no reservoir present, but the land was designed to hold water. CAC member, Aaron Goodman followed asking since the land was designed to hold water, is it considered an infrastructure site and Jeremy Shaw confirmed.

CAC member Rita Evans asked whether if housing on the site a done deal? Jeremy Shaw clarified that housing is not a done deal but the site is identified as a housing site. A member of the public inquired about discussions regarding a land swap at 33 Gough Street? Jeremy Shaw stated that he was unaware of this option, but student housing is an option for the reservoir site. A member of the public asked for clarification of what "pilot site" means. Jeremy Shaw explained that the reservoir is a pilot site because it is owned by the City. CAC member, Chuck Burwell asked if there's a lease hold for the parcel? Jeremy Shaw stated he did not know at this time, but I can look into and get back to Mr. Burwell.

A member of the public asked where there are plans to provide an alternative parking supply and Jeremy Shaw stated no, however managing parking is part of this study as a pricing and permitting congestion analysis. Another member of the public asked whether property management companies involved at this time and Jeremy clarified not at this moment, for this is currently just a study. Jeremy closed by reiterating there will be more outreach for the project before the RFP is released.

5. Closing business, Chair (15 minutes)

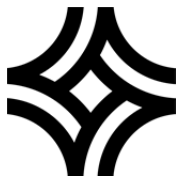
Rita Evans thanked everyone for attending. Aaron Goodman noted a need for a MUNI representative to speak on issues related to station connections, highlighting pedestrian safety on San Jose Avenue at Ocean, Seneca (note school crossing), and Geneva Avenues. Alex Mullaney commented that meeting bi-monthly is not frequent enough and not efficient for the committee to handle business, City College needs to collaborate with the committee, and the circulation study needs to be discussed. Mark Kress mentioned that the SFCTA put out the RFP for the I-280 Interchange Improvements and they should provide an update in April.

ADJOURN – The meeting was adjourned at 7:58 p.m.

Directions to City College:

Transit: 511.org

- BART or MUNI (J/K) to Balboa Park Station
- Muni Routes 8X, 8BX, 29, 43, 49, 54



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