BALBOA RESERVOIR
PROJECT OVERVIEW
Public Land for Housing Program: Initial Sites
Site Context
Balboa Reservoir Site
Current Site Condition
Current Site Condition
Project Timeline

2014 - 2015  Community workshops
Spring 2015  CAC created
Summer 2015  Monthly CAC meetings commence
Summer 2016  RFQ/RFP process commences
Winter 2017  Enter into ENA with developer partner
2017  Programming and project design
2018 – 2019  Environmental review and DA negotiation
2019  Entitlements, land disposition
Developer Role

- Responsible for predevelopment, entitlements, construction, and sale/lease-up
- Enter into development agreement (DA) with the City
- SFPUC land disposition
  - Can sell in fee or long-term ground lease
  - Must receive fair market value (Charter requirement)
- Goal is to maximize affordable housing without MOHCD subsidy
DRAFT Development Parameters

- CAC advising on parameters to include in RFP
- Key Parameters:
  - **Housing**
    - 33% affordability minimum; 50% affordability goal
    - Encourage student/faculty housing
    - Encourage family housing
  - **Urban Design**
    - 65’ height limit, step down toward Westwood Park neighborhood
  - **Open Space**
    - Minimum 4 acres of open space
  - **Transportation**
    - Maximize non-auto trips
Key Parameters, continued:

**Sustainability**
- Meet or exceed SFPUC and other City sustainability standards

**City College**
- Respect educational mission, operational needs
- Housing and childcare opportunities
- Coordinate on transportation demand management

**Additional Public Benefits**
- Childcare and youth facilities
- Vibrant ground floors, pedestrian realm
Areas of Community Interest

- Affordability for low, moderate, and middle-income households
- Provision of open space
- Loss of surface parking spaces
- Traffic congestion
Project website:
www.sf-planning.org/balboareservoir