ACTION ITEM

ADDED 5/23/2016

DATE: May 26, 2016 PRESENTERS: Trustees John Rizzo, Brigitte Davila, Alex Randolph

SUBJECT: Board of Trustees Resolution on the Development of the Balboa Reservoir property

ITEM NO. 160526-XII-146

Whereas: the property now known as the "Balboa Reservoir" was once owned by City College of San Francisco (CCSF), known as the "West Campus", and dedicated to the public good;

Whereas: from 1941 to 1956 City College operated affordable student housing on the site now proposed for housing by the City; and

Whereas: planning for the long-planned Performing Arts and Education Center (PAEC) has resumed at CCSF;

Whereas: the PAEC would not only serve CCSF’s mission but also the residents of San Francisco by filling a need for small performance spaces that are in short supply, and therefore help revitalize San Francisco’s arts community;

Whereas, changes to traffic flow on Phelan Avenue by the City in recent years have made traffic worse and slowed Muni buses that our students and staff depend on;

Whereas: the City has proposed to build on the western portion of the Balboa Reservoir a housing development of mixed affordable and market-rate units;

Whereas: the site of the proposed development is currently used by CCSF for the parking of up to 1000 students and employees, and is often filled to capacity;

Whereas: in its presentation to the Board of Trustees and in its materials posted online, one of the options the City has proposed includes the creation of new streets through the CCSF owned parking lot;

Whereas: CCSF is the central educational, economic and cultural focus of the neighborhood where the Balboa Reservoir property is situated;

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Whereas: CCSF’s interests cannot be secondary and must be taken into account in coordination with City efforts regarding the planned development on the “Balboa Reservoir”; and

Whereas, the development of the publicly owned Balboa Reservoir represents a valuable public resource that will provide a unique opportunity for the City to serve the public good, provide badly needed-affordable housing and support the mission of CCSF to provide accessible, quality education to all; therefore

Be it resolved that the City College Board of Trustees submit the following priorities for the continued discussion with the city about the proposed “Balboa Reservoir” development:

1. CCSF will not grant the city a roadway between the Multi-Use Building and the planned PAEC
2. Since CCSF is prohibited from giving away state land, the Board of Trustees may grant the City one or more roadway accesses/ easements through the CCSF owned property only if the City reimburses CCSF with other land in the reservoir or a monetary payment
3. The City's Balboa project should be at least 50% permanent affordable housing with a preference for dedicated faculty and staff housing
4. The Board of Trustees acknowledges that significant engagement by CCSF staff and administrators is required to create dedicated housing for faculty and staff
5. In order to avoid the loss of enrollment from students who must commute by car, CCSF believes that the City needs to offset lost parking with the following:
   o A transit study and transit alternatives, including MUNI / BART Passes for all students and residents of any housing structure built on the Balboa Reservoir property
   o A green* parking structure, that includes electric car charging stations, to accommodate overflow parking and performances at the PAEC
   o Car and bike sharing options for residents, neighbors, and members of the CCSF community
6. The City shall prioritize including open, accessible common space throughout the development to be used as parks, gardens, playgrounds or other types of open space that will enhance the CCSF community and neighborhood
7. The City, in coordination with the CCSF master plan, must make improvements to Ocean Avenue and Phelan Avenue to accommodate increased traffic flow, to ensure timely transit of the Muni buses and streetcars, and to improve pedestrian safety
8. The City, in coordination with the CCSF master plan, must place a new crosswalk on Ocean Avenue near the exit from the Balboa BART station, which is used by thousands of CCSF students, staff and faculty every day
9. CCSF Administration shall work with the City to explore locating the new Child Development Center onsite the new housing development to provide high quality child care for residents, students, faculty, and staff
10. That a CCSF Balboa Reservoir committee be formed to provide input on all CCSF issues related to the “Balboa Reservoir” and include the following members:
    o One Trustee Representative
    o One Administration Representative
11. This committee shall coordinate with CCSF stakeholders and the Balboa Reservoir CAC, as well as provide regular feedback and input to the Board of Trustees for further discussion and action if necessary.

Be it further resolved: That the Board of Trustees directs the Chancellor to communicate these priorities to the City and instruct the Administration to ensure that CCSFs interest are not being ignored as we continue our discussion with the City to create a housing development that benefits the whole community without harming CCSF’s mission.