

DEVELOPMENT OF THE BALBOA RESERVOIR PROPERTY

The Balboa Reservoir property is about 17 acres of undeveloped land near the corner of Phelan and Ocean Avenues in San Francisco's Balboa Park neighborhood. The City and County of San Francisco (the "City"), through its Public Utilities Commission ("PUC"), owns the property. The PUC never operated the property as a reservoir. It is used as a surface parking lot with about 1,000 spaces.

In 2014, the City identified the Balboa Reservoir property as a potential site to build affordable housing under its public land for housing program. Through a public process, the City created criteria to develop the property for a mixed-income housing project that would maximize the amount of affordable housing, provide the PUC with fair market value for the sale of the property, and would require the developer to engage with the surrounding neighborhoods to enhance their quality of life. In 2017, after inviting developers to submit proposals meeting the criteria, the City selected a development team that proposed building approximately 1,100 housing units, with 50% designated as affordable housing. The City has entered negotiations with the selected development team for that project.

The City's Board of Supervisors, PUC and other City agencies would have to approve the sale and development of the property after the City completes an environmental impact report.

City College of San Francisco, a separate public entity from the City, owns property next to the Balboa Reservoir property. City College intends to build a performing arts center on its property. City College has plans for the center, has partial funding and is seeking additional funds from outside sources so that it may move forward with building the center.

This measure would prohibit the City from taking any action to permit any development on the Balboa Reservoir property until City College has first completed construction of a new performing arts center on its nearby property and the new center is open to the public.