



BALBOA PARK

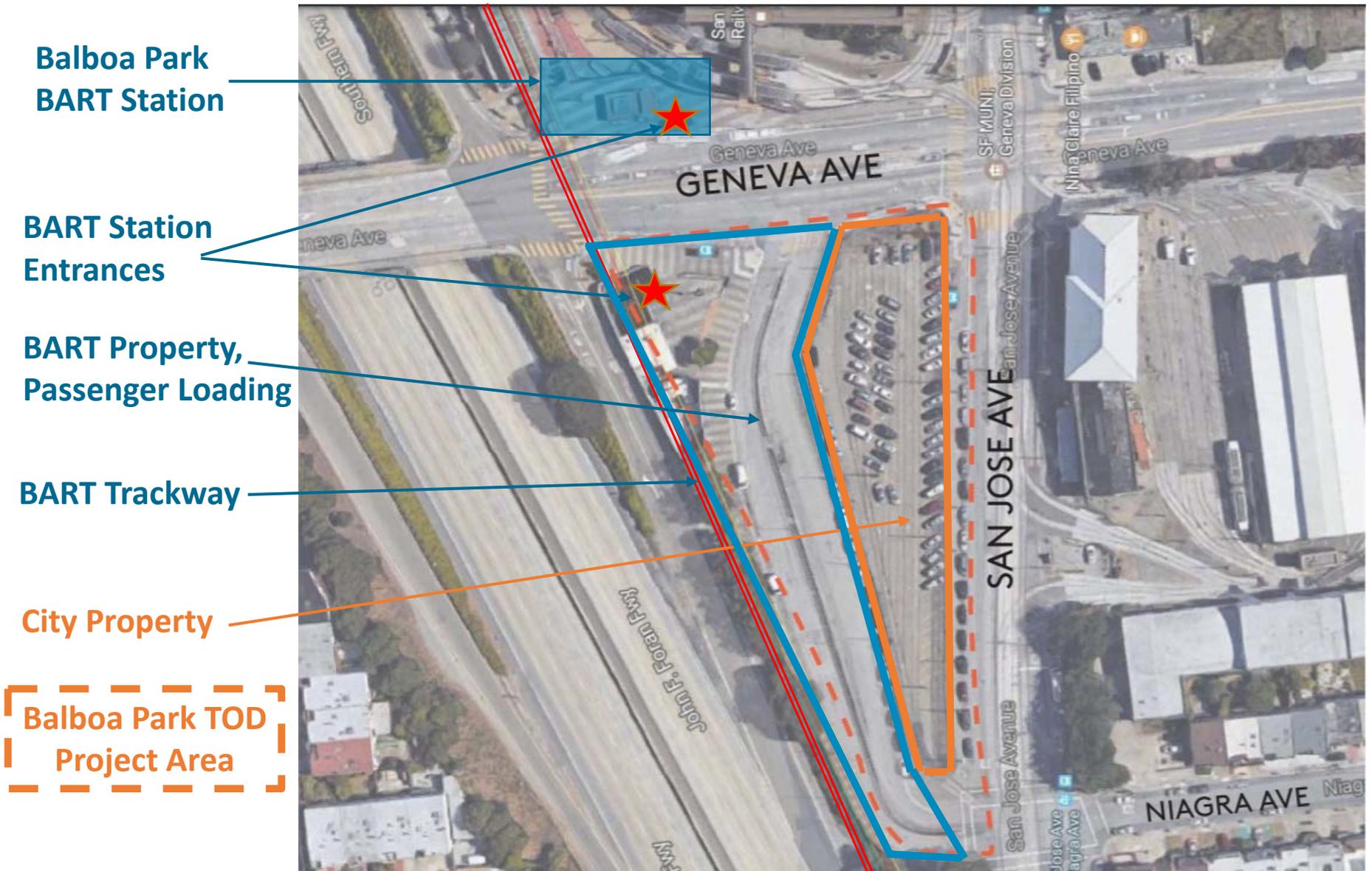
Transit-Oriented Development (TOD)

March 27, 2021

Approval of Agreements Supporting TOD Improvements



Balboa Park – Station Area Overview



Balboa Park Upper Yard Housing Project Overview

- **Number of Units:** 131 units; 100% Affordable
- **Affordability:** Low income, Very low-Income, and Extremely low-income, households.
 - One, two, and three-bedroom units.
 - Goal of 40% of units for existing neighborhood residents.
 - 39 units reserved for Sunnydale/HopeSF public housing residents.
- **Additional Spaces:**
 - Family Wellness Community Resource Ctr.
 - 6,000 sf child development center.
 - 2,400 sf non-profit office space.
 - 3,000 sf retail.
 - Community room, courtyard, bike parking, Public Art.



BART PLAZA Project Overview

- Tiered plaza design provides clear views in all directions.
- Two community gathering spaces.
- New lighting and security cameras in plaza, along paths, station perimeter.
- New Real Time Display to show train arrival times.
- Better access to BART station, passenger loading area & Muni stops.
- ADA accessible path from plaza to address slope along Geneva Ave.
- Looped passenger loading area via San Jose Ave only.



BART Board Actions

- **Affordable Housing and Sustainable Communities (AHSC) Grant Agreement**
 - Outlines the terms for the design, budget management, distribution of grant funds, and construction of the Plaza project.
 - Establishes City's obligation to obtain up to \$1 Millions in additional Prop K funds from San Francisco County Transportation Authority to cover Plaza cost overruns.
- **30' No Build Easement**
 - Allows the development of 131 BPUY housing units.
 - Allows BPUY project to comply with local building and fire code requirements.
- **Storm Drain Easement**
 - Permits for the relocation and maintenance of BART's storm drain lateral to a new location to allow for the Plaza construction.
- **BART Permits**
 - Issuance of permit to the Developers for temporary access to the Plaza property for the construction of the BPUY and Plaza projects.

Board Motion

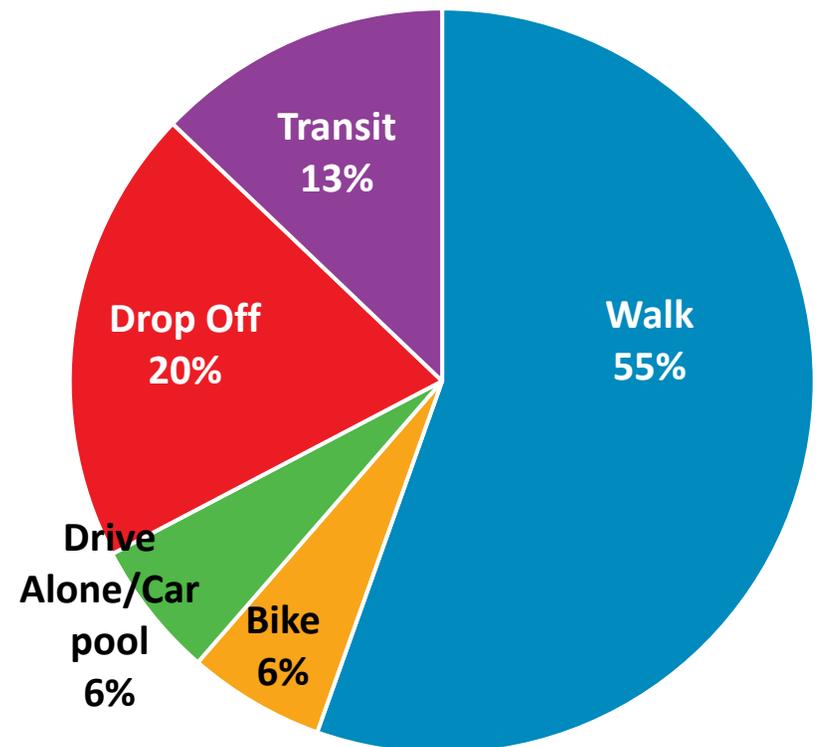
Authorize the General Manager or his designee to enter into all agreements with the City/County of San Francisco, MHDC and/or Related Companies, as required to receive AHSC and Infill Infrastructure Grant funding to support the BPUY project, authorize a 30' light and air easement, and construct a new transit plaza.

Additional Background Information

Balboa Park – Station Access Overview

- Station Access Type: **Urban**
- Leading Mode of Travel to Station:
Walking (55%)
- Bike Parking Spaces: **119**
- BART Patron Parking Spaces: **0**
- Median Distance Traveled:
Walk: **0.52 mi** | Drop Off: **0.92 mi**

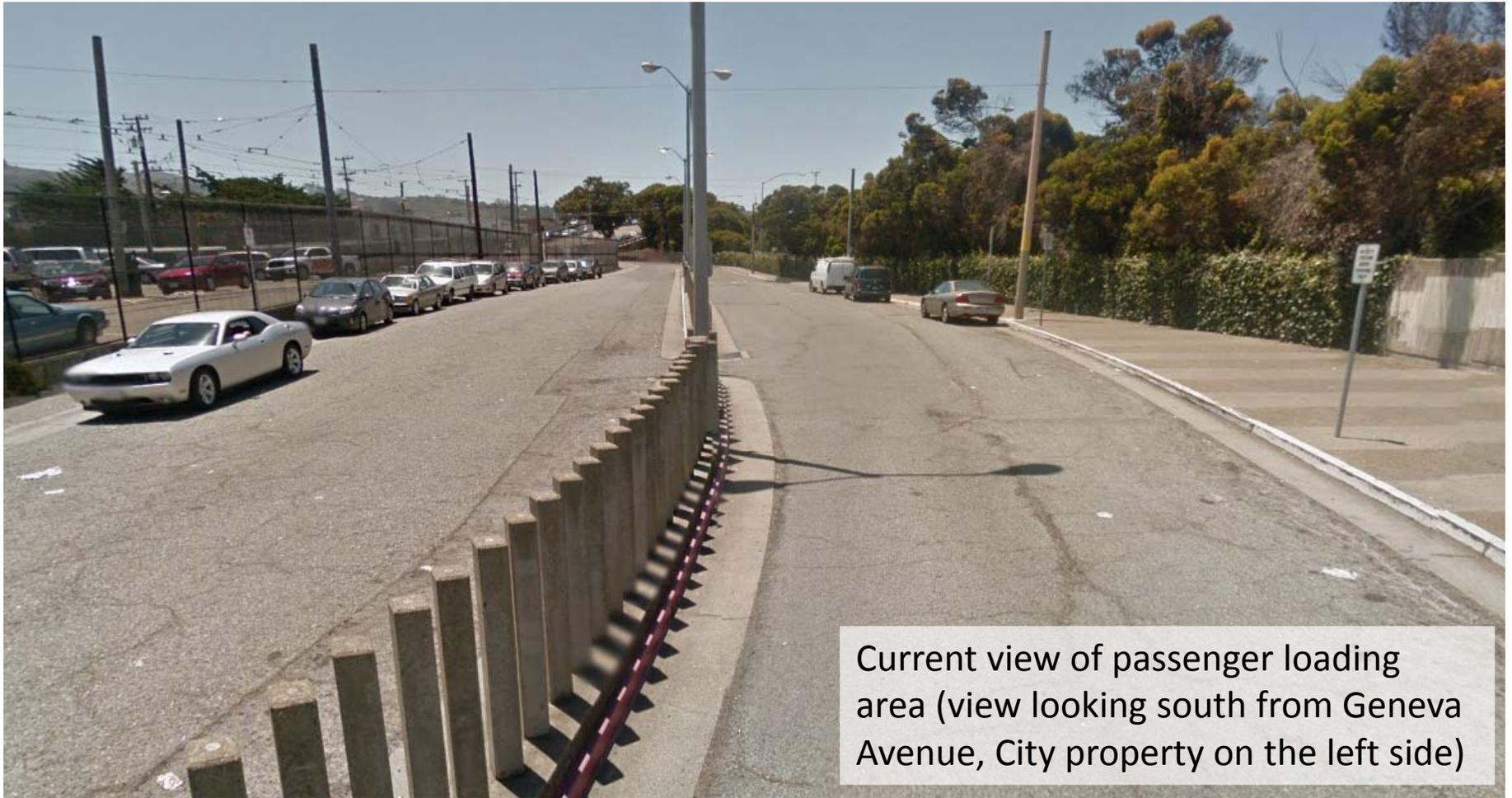
Balboa Park Station: Modes of Access to BART (2015)



Balboa Park TOD Project Background

- June 2016 City selected Related CA & Mission Housing Development Corp. to build the Balboa Park Upper Yard (BPUY) ~120-unit affordable housing project.
- BART and City began discussions to assemble their properties to allow for more housing units.
- City and BART elected to maintain separate properties but allow required easements on BART property to deliver 131-units.
- BART and City agreed to reconfigure BART's passenger loading area to create an enhanced transit plaza and safer access to BART, other transit.
- The Plaza design requires relocation of a BART storm drain line to facilitate a larger community gathering space and an ADA-accessible pathway.
- The Plaza will be delivered to BART as consideration for the BPUY easements.

Balboa Park – Passenger Loading Area



Balboa Park Project Area – Current Conditions



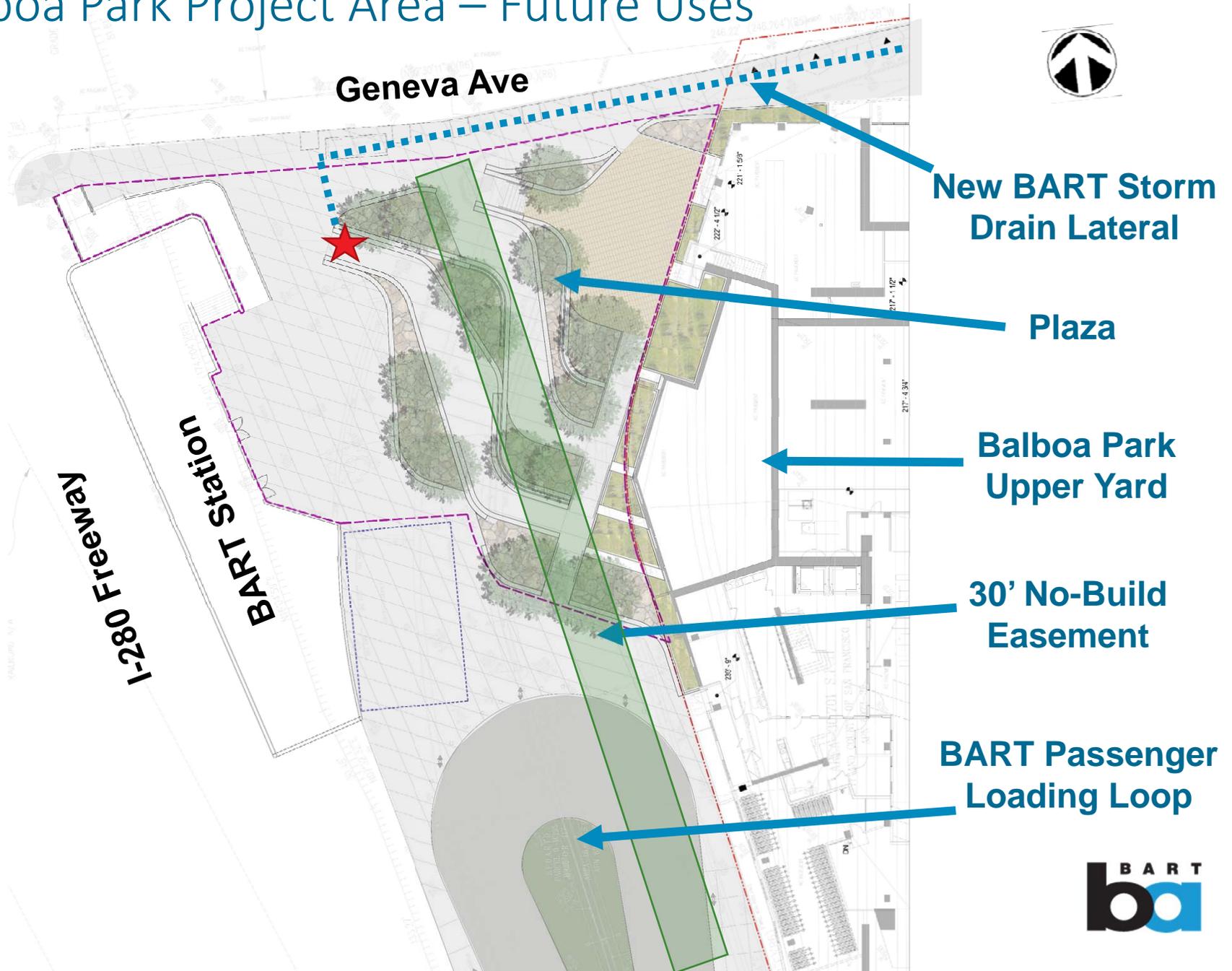
**Current BART
Storm Drain
Lateral**

**Future
Balboa Park
Upper Yard
(City Property)**

**BART Passenger
Loading Area**



Balboa Park Project Area – Future Uses



Balboa Park TOD Grant Funding

In 2020, City and Developers – with BART as a sub-applicant - applied for and received grant funds from California’s Affordable Housing and Sustainable Communities (AHSC) and Infill Infrastructure Grant (IIG) Programs.

- **BPUY Housing Project**
 - **\$20 Million** (Construction Loan)
- **BART Plaza Construction**
 - **\$5.0 Million**
 - **\$3.5 Million** (IIG Grant)



Community Involvement



- City selected Related/Mission Housing as development team after an extensive community visioning process - **June 2016.**
- BART participated in City-led community meetings to get feedback about plaza improvements - **Spring 2017.**
- BART collaborated with development team plaza design presentations to community - **2018-2019.**
- BART hosted 3 community open houses to present the enhanced Plaza design – **November 2020.**

Next Steps

- **Further refinement of plaza design elements**
 - Select plant species in plaza area
 - Finalize design; develop construction drawings
- **City, Developers, BART finalize construction logistics plan**
 - Set up temporary locations for passenger drop offs and pedestrian connections to station and bus stops
 - Install wayfinding signage
- **Construction Notifications to BART riders and Community: June 2021**
 - Stakeholder emails, social media, passenger bulletins, flyers
- **Construction Schedule**
 - BPUY Starts: **Late-June 2021**
 - Plaza Starts: **First Quarter 2023 (Estimated)**
 - BPUY and Plaza Completion: **Summer 2023 (Estimated)**

Balboa Park TOD and Plaza

