

# WESTWOOD PARK



## **Westwood Park Residents: 5 Minutes of Your Time Needed on Reservoir Development Please Complete This Survey and return by February 2nd**

Westwood Park is facing a threat of unknown proportions from the proposed development of the Balboa Reservoir site and we need your input.

### **What we know:**

- City will ask private developers to submit proposals for market rate and affordable housing in the Reservoir.
- City will not cap the number of units on the site. To date, discussions have referenced 500 (starting point) to 6,000 units.
- The Westwood Park Association is only one of nine voices on the Balboa Reservoir Community Advisory Committee (also includes Sunnyside, OMI, Ocean Ave. businesses, City College, the Public Utilities Commission and individuals appointed by Mayor Lee.
- City has not yet issued any definitive statements addressing the issues important to Westwood Park residents (parking, building height, traffic and adequate open space).
- Shockingly, the City continues to disregard Westwood Park's legal status as the only Residential Character District in San Francisco, specifically rejecting our request that this fact be made part of the parameters for development.

### **What we need from you:**

- **Please complete enclosed survey and mail back in the enclosed return envelope.**

We still have a chance to influence the final CAC recommendations but we need your input and support.

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Then, as this project goes forward, we need our community be fully engaged in expressing their views to the City and our elected officials.

- Honorable Mayor Edwin Lee, City of San Francisco: [mayoredwinlee@sfgov.org](mailto:mayoredwinlee@sfgov.org)
- John Rahaim, San Francisco Planning Director: [John.Rahaim@sfgov.org](mailto:John.Rahaim@sfgov.org)
- Supervisor Norman Yee, District 7: [Norman.Yee@sfgov.org](mailto:Norman.Yee@sfgov.org)
  
- BR CAC City Contact: **Phillip C. Wong**  
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Thank you in advance for your time and attention to this most important issue.

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### **SUMMARY OF WPA BOARD RECOMMENDATIONS TO THE CITY STAFF AND CAC ARE:**

1. **Number of Units:** 500 Units maximum, as indicated by the 2009 Balboa Park Station Area Plan Final Environmental Impact Review (“FEIR”) as their “worst case scenario”.
2. **Open Space:** A minimum of 5 acres total Open Space, including a 1.5 acre ‘Large Unbroken Open Space’ (i.e., a ‘Green Park’).
3. **Building Height:** Not to exceed 28 feet on the West, closest to Plymouth residents, and 40 feet on the rest of the site.
4. **Affordability:** If there is a higher percentage than 33% affordable [consistent with Prop. K (2014)], all of the amount higher than 33% should be allocated to the Middle Class [i.e., between 120% and 150% of Adjusted Mean Income (“AMI”)]. NOTE: As of 2014, 120% of AMI = \$122,300 for a family of four. As an example, this would be two parents who earn \$29.40 per hour, with two children.
5. **Ownership:** A significant amount of all the units should be available for ownership.
6. **Parking:** 1 to 1 parking (1 parking space per residential unit).  
**6a. Replacement Parking for CCSF:** City Staff, CCSF and MOEWD need to clearly define in the RFP how the 1,000 parking spaces now on the site are going to be replaced and by whom.
7. **Balboa Park Station Area Plan and CCSF Master Plan Transportation Infrastructure:** The larger Transportation Infrastructure improvements need to be planned, funded, and implemented before any Balboa Reservoir residential or mixed use development is final.