



# BALBOA PARK UPPER YARD & **BART PLAZA UPDATE**

December 14, 2020



# Thanks For Your Support

## Project Partners

BART  
Mission Housing Development Corporation  
Related California  
Mayor's Office of Housing & Community Development

San Francisco Municipal Transportation Agency  
San Francisco County Transportation Authority  
San Francisco Board of Supervisor Safai's Office

## Community Partners

Cayuga Improvement Association  
Communities United for Health and Justice:  
Coleman Advocates for Children & Youth  
Filipino Community Center  
People Organizing to Demand Environmental &  
Economic Rights (PODER)  
Bernal Heights Neighborhood Center  
Chinese for Affirmative Action  
Crocker Amazon  
D11 Council  
YMCA

Excelsior Action Group  
Excelsior District Improvement Associations  
Ingleside  
Instituto Familiar de la Raza  
Lakeview  
New Mission Terrace Association  
Ocean Avenue Association  
OMI Cultural Participation Project  
OMI Neighbors In Action  
Outer Mission Merchants and Residents Association  
Westwood Park

# Agenda

- Welcome and Introductions
- Greetings from Elected Officials
- Virtual Meeting Structure
- BART Plaza Design Update
- Balboa Park Upper Yard Project Overview
- Next Steps
- Questions & Answers

# Introductions



**Myrna Melgar**  
Supervisor-elect, District 7  
San Francisco Board of Supervisors



**Janice Li**  
Board of Directors, District 8  
San Francisco Bay Area Rapid Transit District  
[Janice.Li@bart.gov](mailto:Janice.Li@bart.gov)



**Bevan Dufty**  
Board of Directors, District 9  
San Francisco Bay Area Rapid Transit District  
[bevan.dufty@bart.gov](mailto:bevan.dufty@bart.gov)



**Nicole Franklin | Presenter**  
Principal Property Development Officer  
San Francisco Bay Area Rapid Transit District



**Sam Moss | Presenter**  
Executive Director  
Mission Housing Development Corp

# Virtual Meeting Structure

- We have included a link to the plaza drawings in the CHAT for your review.
- Please submit questions using the **CHAT** function any time during the presentation
- There is time allotted at the end of the presentation for questions & answers
- Questions not answered today, will be compiled and added to a list of frequently asked questions (FAQs) that will be posted on the Balboa Park Upper Yard project website:  
[www.BalboaParkUY.com/faqs](http://www.BalboaParkUY.com/faqs)

# BART PLAZA DESIGN – Community Involvement



- City selected Related/Mission Housing as development team - **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.**
- Plaza and Upper Yard project received joint State funding- **Summer 2020.**
- BART conducted extensive community outreach regarding **the station modernization plan**

# BART PLAZA DESIGN UPDATE

# Station Area Overview



# Station Area Overview

I-280 Freeway

BART Station

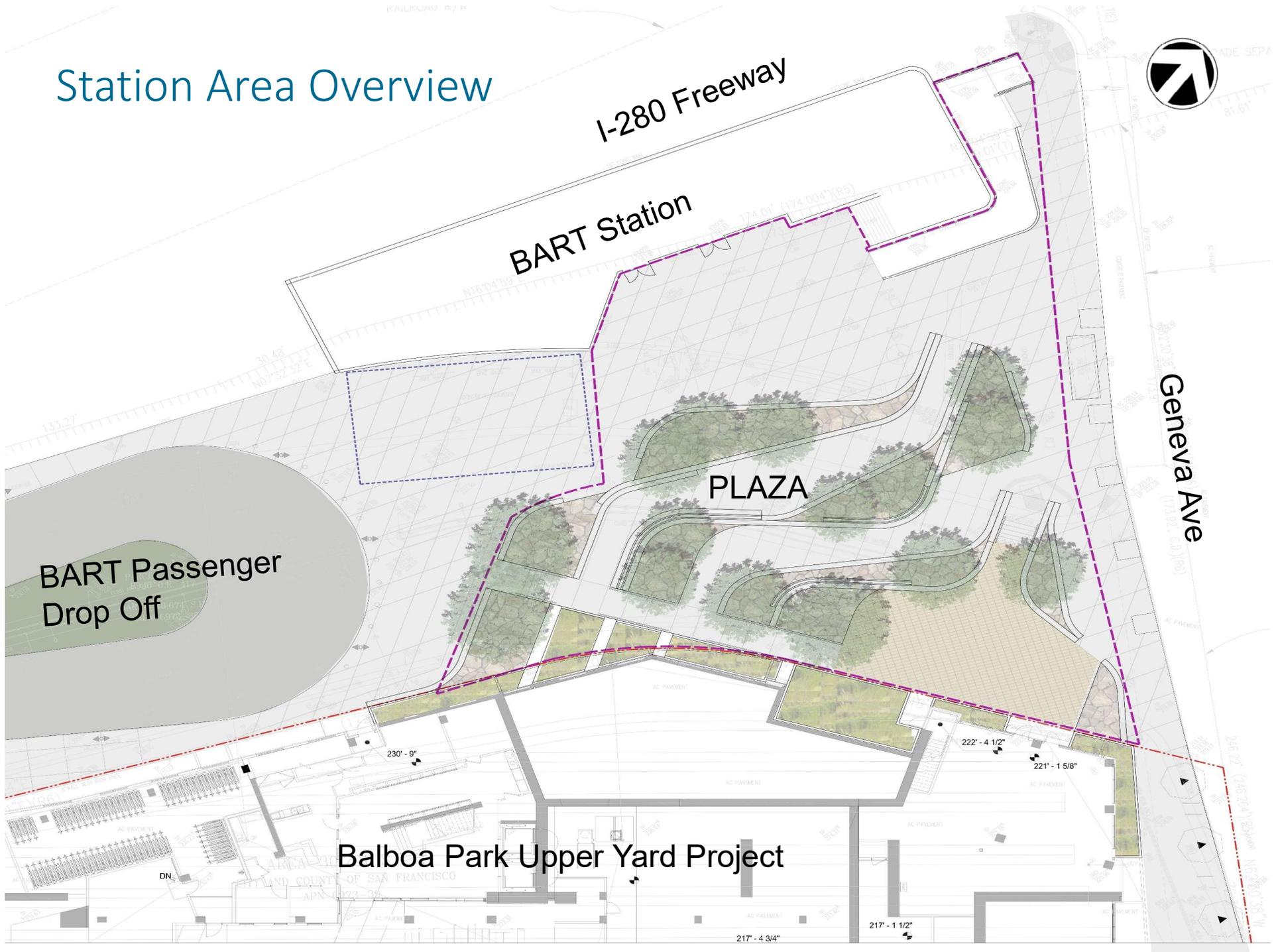


Geneva Ave

BART Passenger Drop Off

PLAZA

Balboa Park Upper Yard Project



# BART PLAZA DESIGN UPDATE – Access & Circulation

- **Better access** to BART station, passenger drop off area & Muni stops
- **Direct** and accessible **path** from passenger drop off area
- **ADA accessible path** from plaza to address slope along Geneva Ave
- **Looped BART passenger drop off area** via San Jose Ave only



# BART PLAZA DESIGN UPDATE – Access & Circulation



# BART PLAZA DESIGN UPDATE – Public Open Space

**A pedestrian-friendly, multi-use plaza to foster a sense of community**

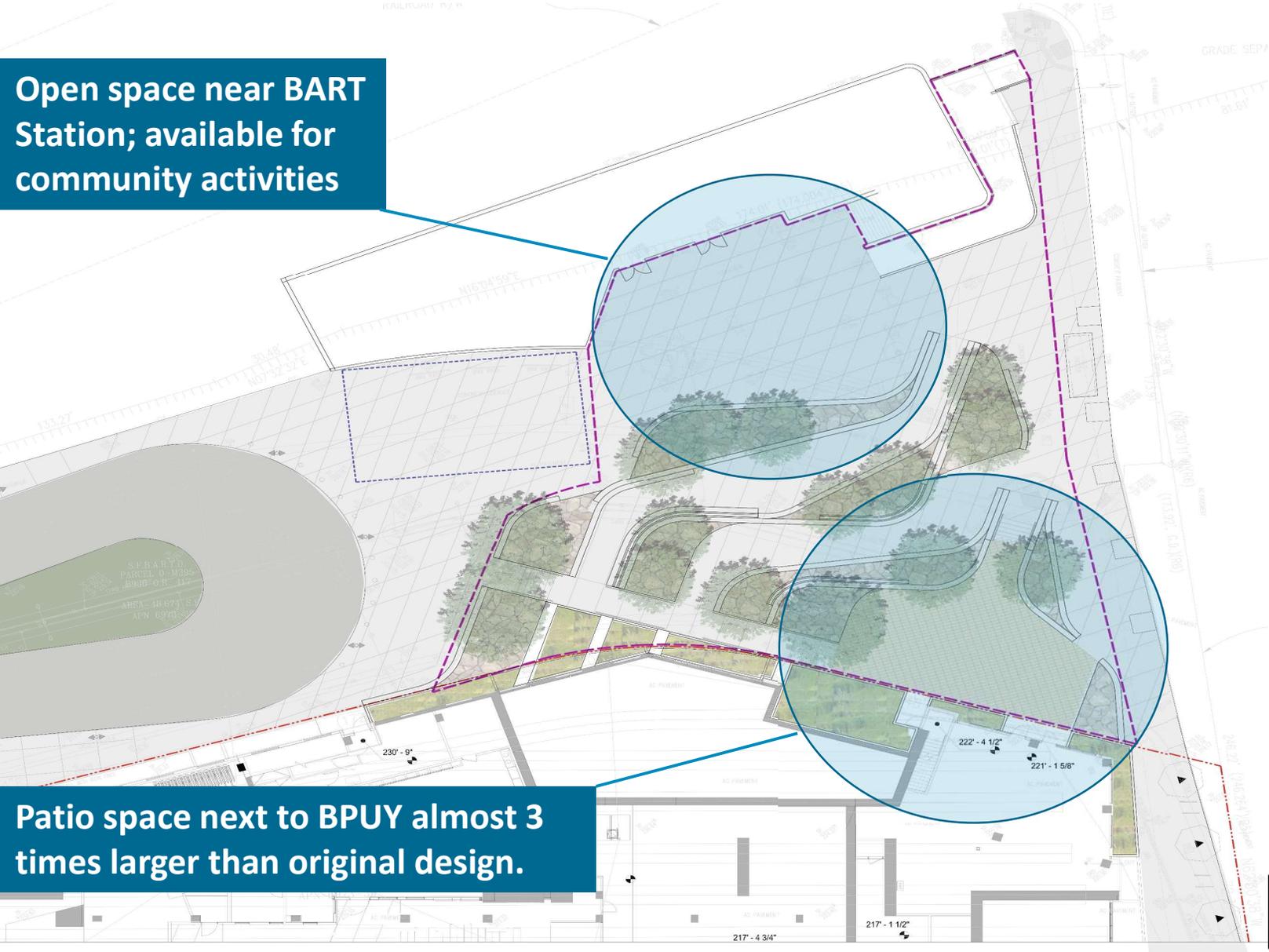
- **Open space near BART Station – available for community activities to activate the space.**
- **Patio space next to BPUY nearly 3 times larger than original design– possible use by BPUY tenants**
- **Seating areas for BART & Muni riders, BPUY tenants and general public**



# BART PLAZA DESIGN UPDATE – Public Open Space

Open space near BART Station; available for community activities

Patio space next to BPUY almost 3 times larger than original design.



# BART PLAZA DESIGN UPDATE – Public Open Space



# BART PLAZA DESIGN UPDATE – Quality of Life Enhancements

- **Tiered plaza design** provides clear views in all directions
- **New lighting and security cameras** in plaza & along paths, station perimeter
- **New Real Time Display** to show train arrival times
- Better **integrated plaza** with **several points of connections**
- Incorporates **ADA accessible paths**
- **New trees** throughout plaza



## Next Steps

- **Further refinement of plaza design elements**
  - Select plant species in plaza area
  - Finalize design; develop construction drawings
- **BART Board Approval**
  - Early 2021
- **City, BART and development team to finalize construction logistics**
  - Determine temporary locations for passenger drop offs
  - Determine temporary pedestrian connections to station and bus stops
- **Construction**
  - Commence 18 months after BPUY project starts
  - Construction duration 6-8 months
  - Plaza and BPUY to open at the same

# Future Community and BART Rider Updates

- **Upcoming Community Meetings**

- Construction logistics plan community presentation – Early 2021

- **General Project Information and Updates**

- Balboa Park Upper Yard Project website: [www.balboaparkuy.com](http://www.balboaparkuy.com)
- BART website: [www.bart.gov/about/business/tod/upcoming](http://www.bart.gov/about/business/tod/upcoming)

- **Construction Phase Information and Alerts**

The City, BART and developer will issue coordinated Passenger Bulletins and Community Advisories regarding changes in passenger drop offs and pedestrian connections to station and bus stops. Information will be posted:

- **In the Balboa Park BART station**
- **BART's website:** [www.bart.gov/stations/balb](http://www.bart.gov/stations/balb)
- **Balboa Park Upper Yard website:** [www.balboaparkuy.com](http://www.balboaparkuy.com)
- **BART and Balboa Park Upper Yard social media accounts**

# Contact Us



**Tim Chan**  
Group Manager, Station Area Planning  
TChan1@bart.gov



**Nicole Franklin**  
Principal Property Development Officer  
NFrankl@bart.gov



**Molly Burke**  
Government & Community Relations Representative  
MBurke@bart.gov

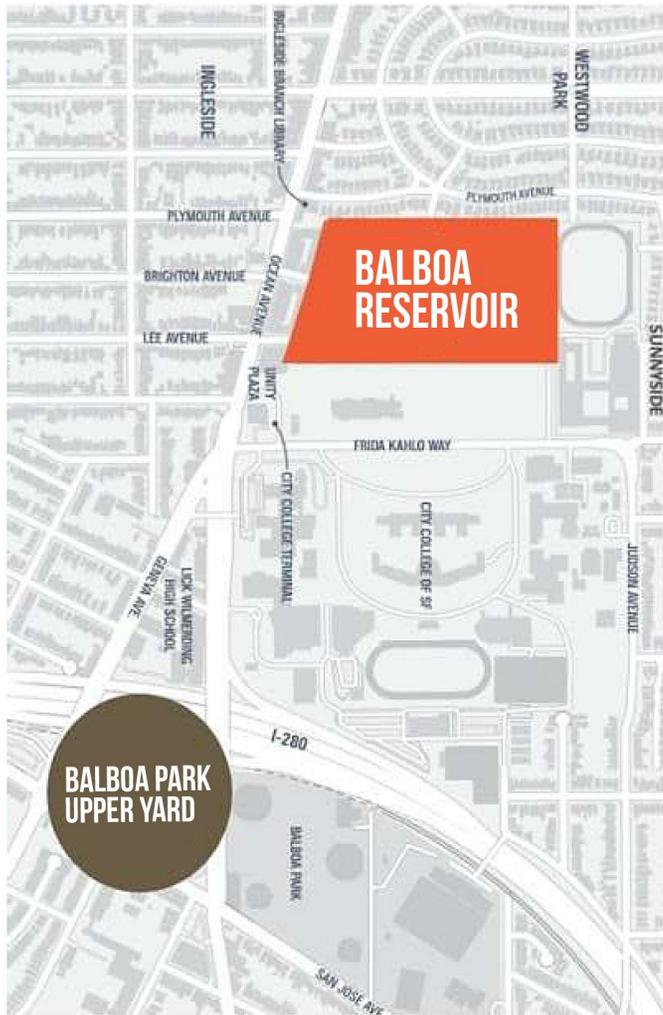
# BALBOA PARK UPPER YARD HOUSING PROJECT

# Balboa Park Upper Yard Housing Project Overview

- **Shared Funding with BART:** \$20M
- **Number of Units:** 131 units
- **Affordability:** Low-income, Very low-Income, and Extremely low-income inter-generational households.
  - One, two, and three-bedrooms homes
  - Goal of 40% of units for existing neighborhood residents.
  - Units set aside as permanent supportive housing for formerly homeless.
- **Additional Spaces:**
  - 6,000 sf child development center.
  - 2,400 sf non-profit office space.
  - 3,000 sf retail.
  - Community room, courtyard, bike parking



# Working in conjunction with the Balboa Reservoir



- Coordinating with MTA and other city agencies to improve pedestrian connections to BART and MUNI along Ocean Avenue, as well as working with MTA to address key transit issues along Ocean Avenue and Frida Kahlo Way.
- The project invests upwards of \$10 million dollars in Transportation Sustainability Fees (TSF) to the City of San Francisco for transit and infrastructure improvements.
- Built-in incentives to encourage new residents to walk, bike, and ride transit.

# Questions and Answers