Where do you live, work, or go to school?
INTRODUCTION & PROCESS

PROJECT TIMELINE

2018
- Master Plan Design Environmental Review

2019
- Infrastructure Detailed Design and Building Permits

2020
- Infrastrucure Constructions - Streets and Utilities

2021
- Phase 1 Buildings - Construction Start

2022
- Phase 1 Buildings - Construction Complete

2023
- Phase 2 Buildings - Construction Start

2024
- Phase 2 Buildings - Construction Complete

2025
- Phase 2 Buildings - Construction Complete

2026

DEVELOPMENT AND DESIGN TEAM

BRIDGE Housing
- Mission Housing
- Habitat for Humanity
- AvalonBay Communities
- Pacific Union Development Corp.
- Future Townhouse Developer - TBD

RESERVOIR COMMUNITY PARTNERS

Develop Site Infrastructure

Self Entitled Parcels to Developers

Form a joint venture entity

WEB SITE: www.balboareservoir.com
Contact: balboareservoir@gmail.com
**Benefits to the Community of Proposed Balboa Reservoir Development Plan**

- **550 proposed Homes Affordable to a Range of Low and Moderate Income Families**
  - Half of all homes built will be affordable to low and moderate income households
  - Many of the new homes will be large enough for families
  - Some of the homes will be built for CCSF faculty, staff, and/or students

<table>
<thead>
<tr>
<th>Approximately 1,100 Units Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>50% Market-Rate Units</strong></td>
</tr>
<tr>
<td>Developer Subsidy</td>
</tr>
<tr>
<td>Low Income Units</td>
</tr>
<tr>
<td>Rental Apartments</td>
</tr>
<tr>
<td>55% AMI</td>
</tr>
</tbody>
</table>

| Rental Apartments | BRIDGE Mission Housing | BRIDGE Mission Housing | Habitat for Humanity |
| AvalonBay | BRIDGE Mission Housing | BRIDGE Mission Housing | Habitat for Humanity |

**Who lives in Affordable housing?**

<table>
<thead>
<tr>
<th>ANNUAL INCOME, BY HOUSEHOLD SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 PERSON</td>
</tr>
<tr>
<td>VERY LOW-INCOME HOUSEHOLDS</td>
</tr>
<tr>
<td>$44,400</td>
</tr>
<tr>
<td>LOW-INCOME HOUSEHOLDS</td>
</tr>
<tr>
<td>$64,550</td>
</tr>
<tr>
<td>MODERATE-INCOME HOUSEHOLDS</td>
</tr>
<tr>
<td>$88,750</td>
</tr>
<tr>
<td>MIDDLE INCOME HOUSEHOLDS</td>
</tr>
<tr>
<td>$104,950</td>
</tr>
</tbody>
</table>

**Childcare and Community Spaces Available to all Community Members**

- New childcare center offering up to 100 spaces at a range of incomes for children from the surrounding community and from families who move into the new family housing
- Additional community-use spaces on ground floors adjacent to public open spaces

**Neighborhood Park and Open Green Spaces**

- A new centrally located proposed 2 acre park accessible for all community members
- Over 4 acres of publicly accessible open spaces including recreation areas and pedestrian ways

**On-going Collaboration with City College of San Francisco**

- Working jointly to help meet City College’s goals for the new facilities
- All new buildings and community amenities designed to complement City College Performing Arts Education Center

**Transportation improvements**

- Funding to improve pedestrian and traffic connections to BART/MUNI and I-280 from Phalan/Ocean
- Coordinating neighborhood transportation improvements with SFMTA and City agencies
- Proposal to build a new public garage for use by City College students, faculty, neighbors, and new residents
Which existing open spaces are most used in the neighborhood?
What would you like to see in the Balboa Reservoir open space?

- Basketball Court
- Children's Play Area
- Multi-Use Lawn
- Community Garden
- Habitat
- Skateboard Park
- Tot Play Area
- Outdoor Market / Food Trucks
- Picnic Area / BBQ
- Lawn Terrace
- Exercise Station
- Seating Area
- Dog Play Area
- Anything Else?
Can we create a network of open space connecting City College, Ocean Ave and the larger neighborhood?
Can we create a network of open space connecting City College, Ocean Ave and the larger neighborhood?
What would you like to see in the Balboa Reservoir open space?
What is the right shape for the central park?
How can the PUC greenway complement activity at Ocean Ave?
How can buildings, streets, and open spaces shape the new neighborhood?
How do we arrange heights of buildings to fit with surroundings?
How do we arrange heights of buildings to fit with surroundings?
Would another street arrangement work better?

Site Plan Variant - Option 1

Site Plan Variant - Option 2
**BUILDING HEIGHT CONTROLS EXAMPLE**

**MASSING AND BULK CONTROLS EXAMPLE**

**TOWNHOUSE GUIDELINES EXAMPLE**
How do we encourage all residents to walk, bike, and take transit?
How do streets and greenways work as part of the pedestrian network?
EXISTING PARKING AT UPPER & LOWER RESERVOIR

PARKING COUNT – DECEMBER 7, 2017

PARKING UTILIZATION

PARKING COUNT – JANUARY 31, 2018

PARKING UTILIZATION

VIEW OF LOWER RESERVOIR PARKING AT 12 NOON

VIEW OF LOWER RESERVOIR PARKING AT 11 AM
How do we provide the right amount of parking for CCSF and new residents?

**SHARED USE OF PUBLIC GARAGE**

- **Day**
- **Evening**
- **Night**

- Residents
- CCSF Students & Staff
- Unoccupied

**CURRENT PARKING USAGE**

- **LOWER RESERVOIR**
  - 1,067 Spaces

- **UPPER RESERVOIR**
  - 1,167 Spaces

**VEHICULAR CIRCULATION & PARKING**

- Underground Parking: 400 spaces
- Individual Garages at Townhomes: 100 spaces
- Shared Public Garage: 500 spaces
- New Streets with On-Street Parking: 100 spaces

**EXISTING SITE**

- CCSF Multi-Use Building
- Parking Lots
- Existing Roads and Streets
TRANSPORTATION PROBLEMS

What we’ve heard...
- Ped Access to BART
- Parking Problems
- Unfriendly Ped Crossings
- Traffic Congestion
- Dangerous Intersections
- Left Turn Backup

What did we miss?
Tell us!