



## Pre-Application Community Meeting

Welcome to the Pre-application community meeting for the Balboa Reservoir Phase I Design. The material presented on the following pages is a preview of what will be available for in-person review at the Open House this Saturday, July 24th, from 10 AM-Noon in Unity Plaza.

This Open House is an opportunity for the community to review all elements of the proposed Phase I design including streets, open space and buildings. The work presented is consistent with the approved master plan documents including the Design Standards and Guidelines.

All of the design work presented in these boards is in-progress and we welcome questions and feedback from the community on the design of buildings and open space.

At the Open House, community members will have the opportunity to discuss the design with the Project Team and to post comments directly on the drawings.

Comments or questions may also be posted on line at [BalboaReservoir@gmail.com](mailto:BalboaReservoir@gmail.com).

We look forward to seeing everyone this **Saturday!**



Balboa Reservoir will be a welcoming community organized around a large central park with connections to surrounding neighborhoods. Like the best San Francisco neighborhoods, this will be a diverse community serving 1,100 new households including 550 new affordable units, with a special focus on families with children and CCSF faculty and staff.

It will also be a deeply sustainable place that prioritizes walking, biking, and the shared stewardship of resources.



In 2015, the Balboa Reservoir Community Advisory Committee (“BRCAC”) was established to provide community feedback on the development of a master plan for the project site. After a two-year outreach, visioning, and selection process, the City chose the development team of BRIDGE Housing and AvalonBay Communities.

In 2018, the project team initiated the master planning and community design process, providing the opportunity to discuss open space, streetscape, and architectural designs. The master plan was unanimously approved by the Planning Commission and Board of Supervisors in May 2020 and August 2020.

The new neighborhood is organized around four acres of new open space, including the approximately two-acre “Reservoir Park” providing a children’s play area, community gardens, multipurpose lawn areas, and other amenities. The approximately one-acre “SFPUC Retained Fee Open Space” will provide a flexible plaza, a play area, and pedestrian paseos. Additional community amenities include a publicly accessible community room overlooking Reservoir Park and a childcare center.

### Development Team for Phase 1

AvalonBay Communities  
BRIDGE Housing

### Design Team for Streets and Open Space

GLS Landscape / Architecture  
BKF Civil Engineering

### Architectural Design Team for Phase 1

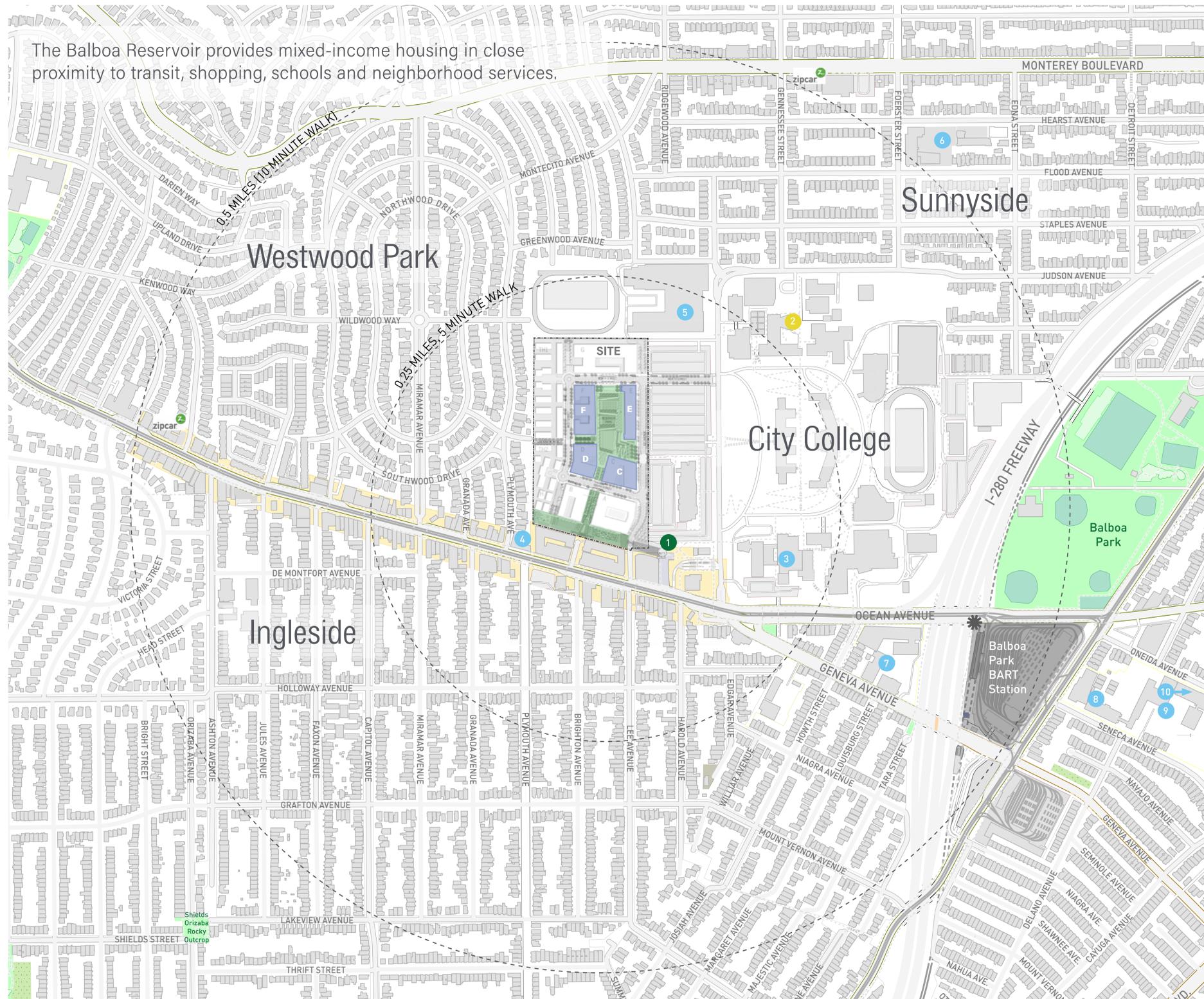
Blocks C & D — PYATOK architecture + urban design  
Block E — Van Meter Williams Pollack architecture | urban design  
with Y.A. studio, Associate Architect  
Block F — David Baker Architects with Min Design, Associate Architect

Questions and comments may be forwarded to —  
BalboaReservoir@gmail.com

View of Reservoir Park



The Balboa Reservoir provides mixed-income housing in close proximity to transit, shopping, schools and neighborhood services.



## Design Principles from the Master Plan

- Integrate and relate buildings and open space
- Celebrate and reflect the unique setting and vistas
- Contribute to the surrounding community and network of neighborhood places
- Address sustainability and resiliency at every scale
- Develop a varied, yet cohesive neighborhood character
- Create active ground floors with welcoming entries, amenity spaces, stoops and terraces and high quality materials



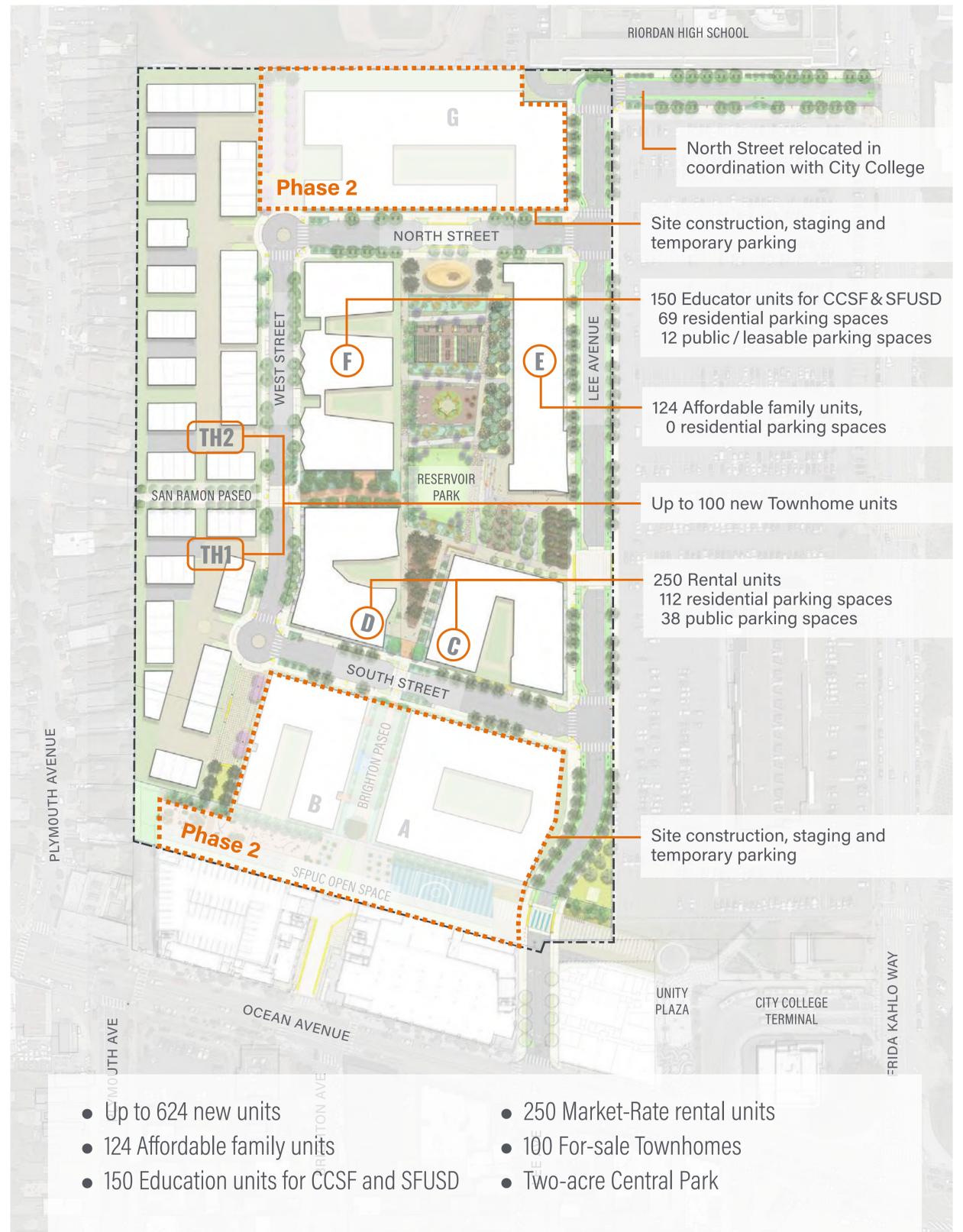
- |                                    |                            |                                       |   |  |
|------------------------------------|----------------------------|---------------------------------------|---|--|
| Balboa Reservoir Phase 1 Buildings | Theaters and Art           | 1 Unity Plaza                         | 6 Sunnyside Elementary (public elementary)            | 9 James Denhman Middle (public middle school)              |
| Open Space                         | Groceries and Stores       | 2 Diego Rivera Theatre (City College) | 7 Lick Wilmerding High School                         | 10 Balboa High School (public high school, 16 minute walk) |
| Ocean Avenue Commercial Corridor   | Small Parks and Open Space | 3 Statler Library (City College)      | 8 Leadership High School (public charter high school) |  |
| Schools, Libraries and Childcare   |                            | 4 Ingleside Library                   |   |  |
| Transportation                     |                            | 5 Archbishop Riordan High School      |   |  |

## Approved Master Plan

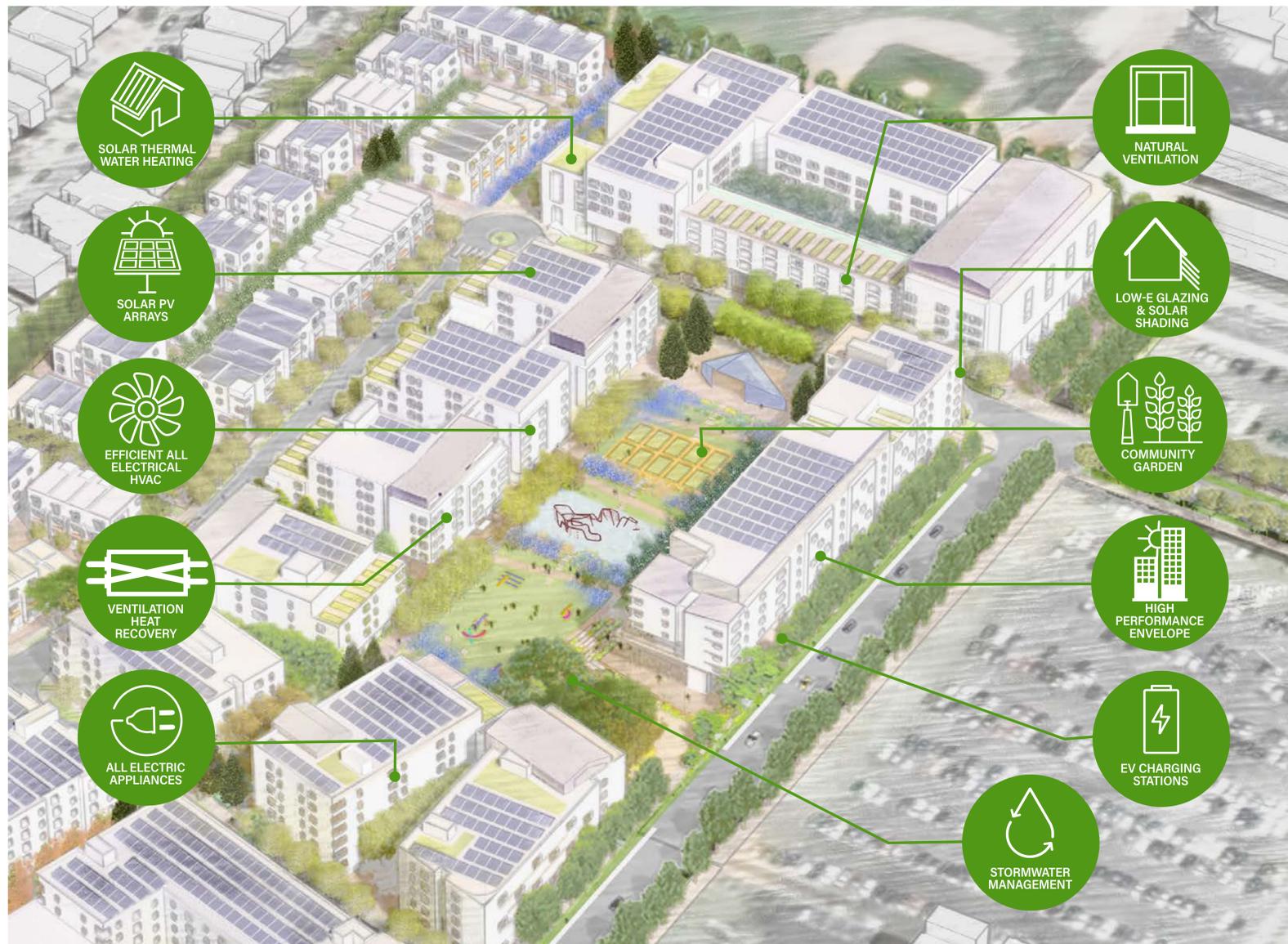


## Proposed Phase 1 Plan | Construction 2023 - 2025

Phase I Development proposes the development of Reservoir Park, all major new streets and the completion of 250 affordable housing units.

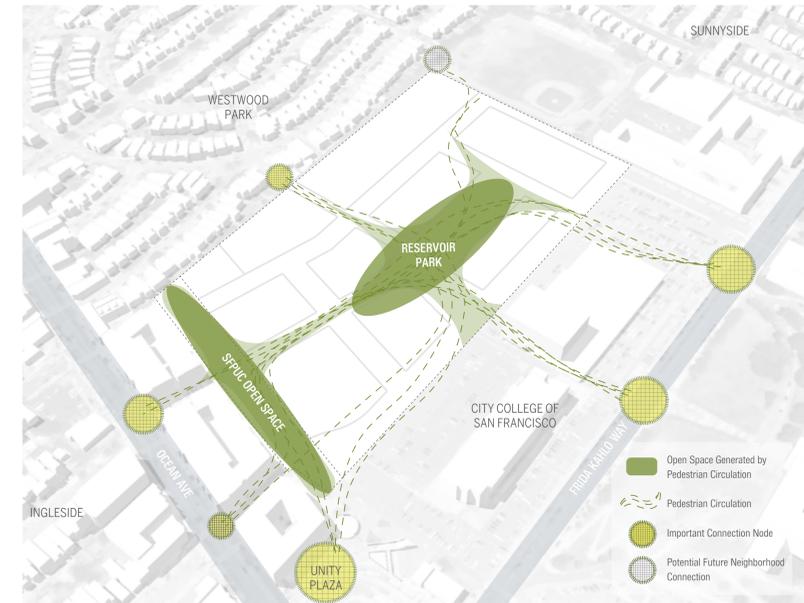


# 4 Neighborhood Sustainability



Balboa Reservoir has been designated as an Environmental Leadership project (ELP) under California State Assembly Bill 900. Under this program, the Balboa Reservoir project will achieve net-zero greenhouse gas emissions in the construction and operation of the project. Specific sustainability measures include the following:

- Participation in San Francisco Sustainable Neighborhood Framework
- All buildings to achieve LEED Gold or better
- All buildings to be 100% electric
- Roof top photovoltaic systems to provide on-site renewable energy
- EV charging with capacity for up to 100% of parking spaces
- Purchase of greenhouse gas credits to offset emissions
- Neighborhood design emphasizing walking and biking
- Family friendly amenities including public open space, community room and childcare
- Non-toxic building materials
- High-quality ventilation and filtration systems
- Open space and plantings designed to support biodiversity
- Community gardens to promote healthy food systems
- Grey water reuse for irrigation
- Waste reduction and maximum recycling
- Design for climate resiliency at all buildings
- Transit Demand Management Program including on-site coordinator to support transit use



## Public Open Space Network

- Public open space at the heart of the neighborhood
- Pedestrian network links open space to Ocean Avenue, City College and surrounding neighborhoods



## Transition-in-Scale

- Buildings step down from east to west
- Transition in scale from City College to Westwood Park
- Increase sunlight at open space while providing shelter from wind

# 5 Bird's Eye Views



Bird's Eye View of Reservoir Park



Plan view showing afternoon shadows at 3 pm on the equinox.

# 6 Bird's Eye View



Bird's Eye View of Reservoir Park



Revised Reservoir Park Illustrative Site Plan, 1inch = 32 feet

## Open Space Community Meeting Timeline



Diagrams below provide a sample of community preferences for key open space elements

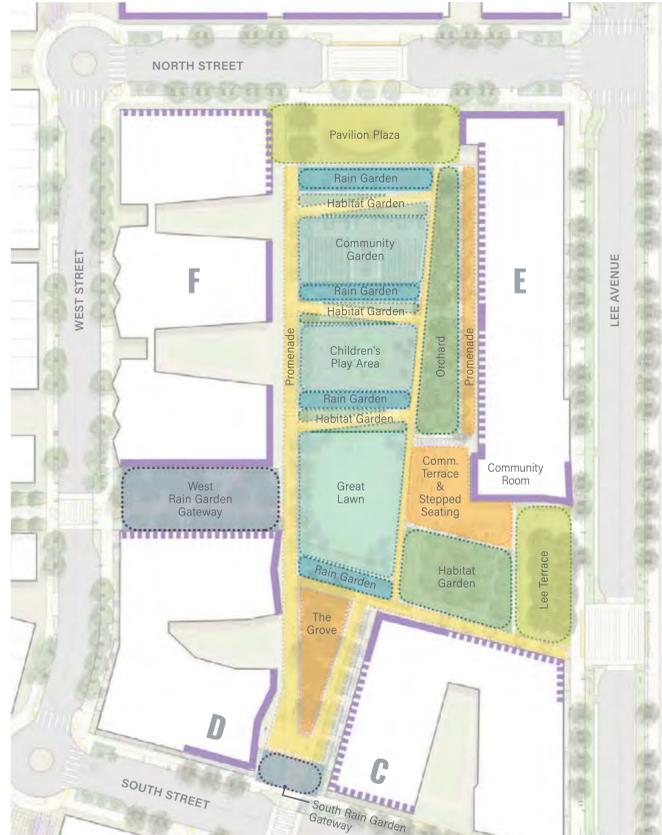


## Key Input from Community Members

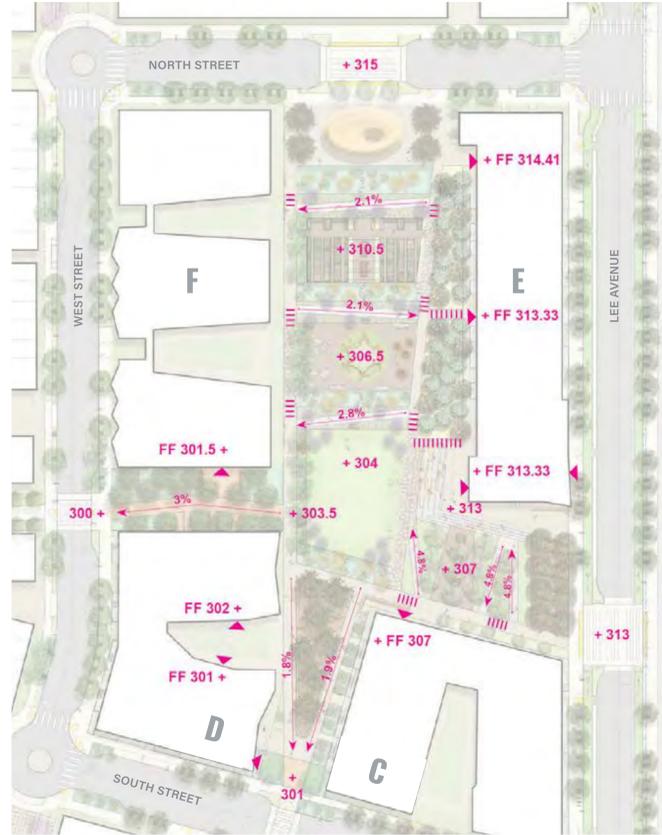
1. The two-acre park should flow seamlessly between program areas and maximize functionality throughout.
2. Provide a variety of gathering spaces, seating, and opportunities for respite in the open space.
3. Integrate education on watershed conservation and green infrastructure in the design.
4. Integrate of the community garden fence so it does not interrupt the flow of the open space.
5. Pathways should be wide enough to allow for proper social distancing.
6. The orchard idea is great, but not confident that avocados can grow properly here. Expand orchard plant list for review.
7. Incorporate performance spaces, either at the Pavilion or by integrating amphitheater seating.

Open Space Design and Programming CAC Comment Summary (Nov 9, 2020)

## Function



Program



Slope and Topography



Pedestrian Circulation

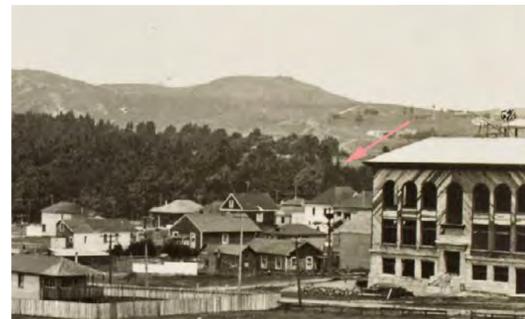


Stormwater

### Function Legend

- Residential Units
- Residential Common Areas
- Pedestrian Path
- Stair
- ⋯ Informal Natural Play Route
- ||||| Stair
- #% Ramp and Percentage Slope
- +# Spot Elevation
- +FF # Finished Floor Elevation
- ◀ Entry
- Flow-through Planter
- Watershed
- ▨ Rain Garden
- Bioretention at Bulb-out
- Permeable Surface

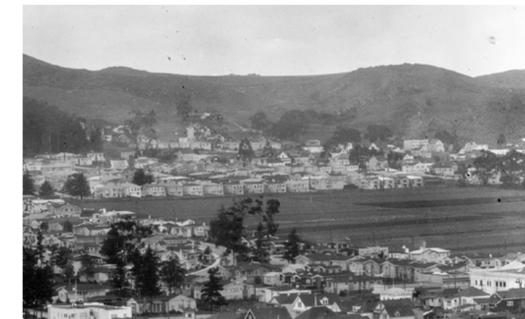
## History



1910 Sutro Forest



1915 Ingleside Coursing Park



1922 Vegetable Cultivation



1957 Balboa Reservoir Inlet Pipe

## Program



Nature Retreat



Multiuse Lawn and Play Area



Community Garden



Stormwater Management



Community Terrace and entry to Block C



Community Terrace and Lee Gateway Entry



San Ramon Paseo Looking East toward Park



Multiuse Lawn and Playground Looking North



Upside Down Tree Logs, Net Play and Boulder Climbing



Phase 1 Buildings shown as black and white to allow emphasis on open space.

Nature Adventure Playground with Community Garden, Pavilion Beyond

## What kind of play opportunities should be emphasized in the playground?



Willow Tunnel



Stepping Boulder



Wind Play



Play Tower



Climbing Tube



Upside Down Tree Log Net Play



Water Play



Slide



Community Table at Community Garden



Phase 1 Buildings shown as black and white to allow emphasis on open space.

Community Garden Looking South

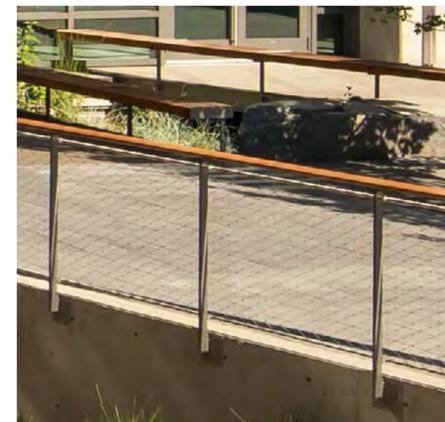
## Community Garden and Orchard

### POTENTIAL EDIBLE PLANTS

- |                         |                     |                           |                    |
|-------------------------|---------------------|---------------------------|--------------------|
| <b>Tomato</b>           | Carrots             | Mint                      | <b>Fruit Trees</b> |
| Mixed Heirloom Cherries | Leeks               | Cilantro                  | Fig                |
| <b>Greens</b>           | Potatoes            | Parsley                   | Apple              |
| Kale                    | <b>Vegetables</b>   | Basil                     | Meyer Lemon        |
| Collards                | Peas                | Bay Leaves                | Loquat             |
| Chard                   | Peppers, Sweet      | <b>Edges and Planters</b> | Pear               |
| Lettuce Heads and Mixes | Squash              | Lemon                     | Plum               |
| Micro Greens            | Garlic              | Lime                      | Avocado            |
| Spinach                 | Pole and Bush Beans | Strawberries              | Mulberry           |
| <b>Roots</b>            | <b>Herbs</b>        | Mixed Flowers             |                    |
| Radishes                | Rosemary            |                           |                    |
| Green Onion             | Thyme               |                           |                    |
| Beets                   | Peppermint          |                           |                    |

### HABITAT PLANTING

- Ceanothus
- Arctostaphylos Manzanita St. Helena
- Phacelia californica
- Eriogonum fasciculatum
- Mimulus aurantiacus
- Solidago virgaurea
- Muhlenbergia rigens
- Rhamnus Eve Case
- Achillea millefolium
- Salvia Spathacea



Four-Foot Tall Transparent Net Fence with Wood Cap



Wisteria Fence



Apple



Avocado



Fig



Plum



Lemon



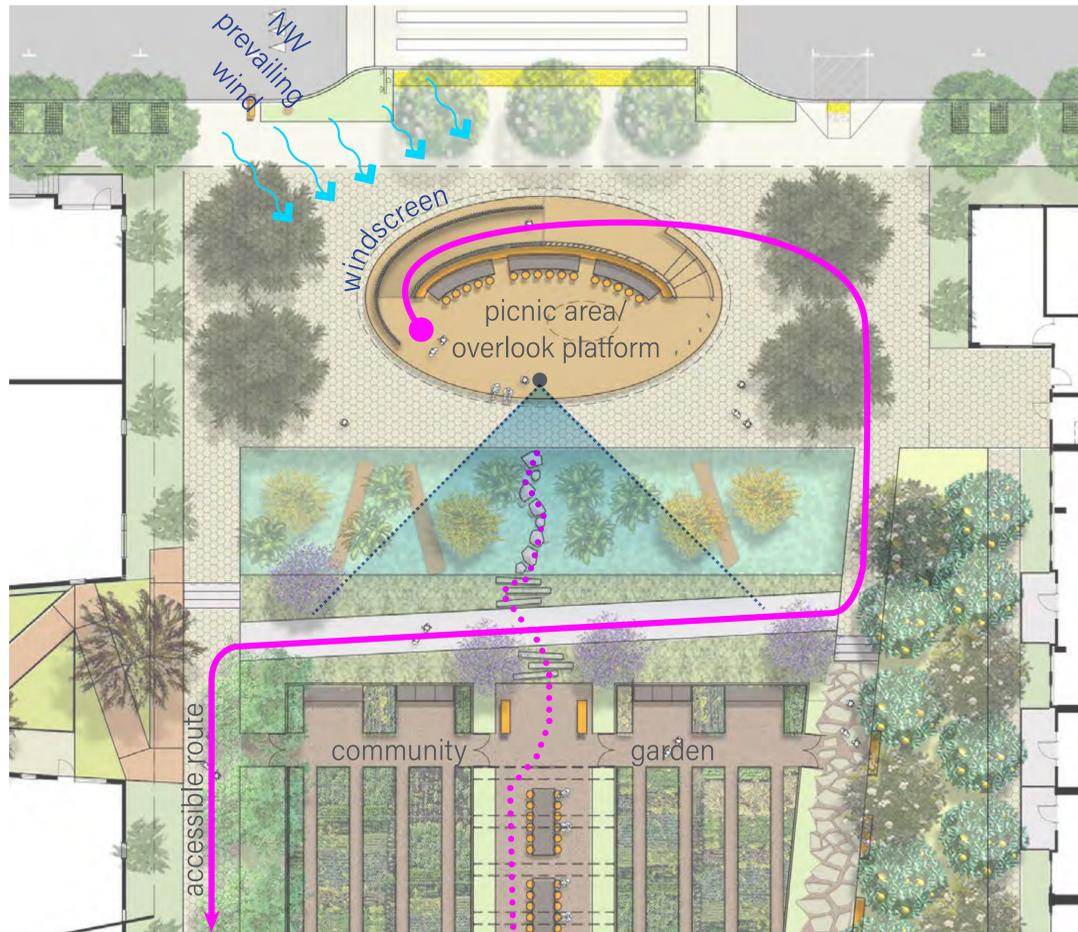
Mulberry



Loquat



Pear



Pavilion Concept Diagram



View of Pavilion from the Orchard



Mount Davidson



Misty Forest



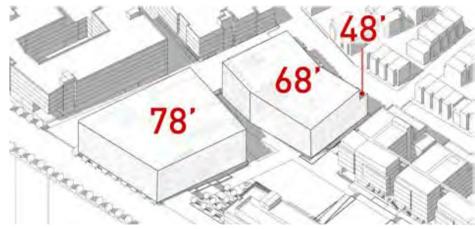
Blurring of Indoor and Outdoor Boundary



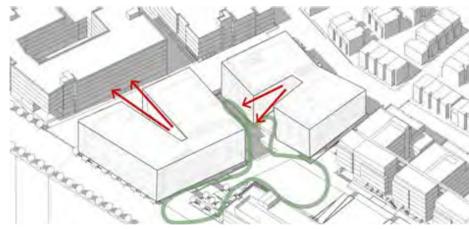
Dappled Light



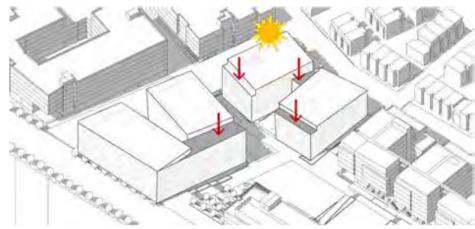
Oculus & Sundial



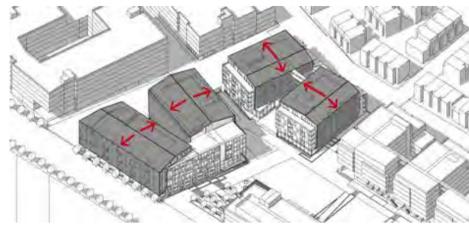
Allowable Building Envelope



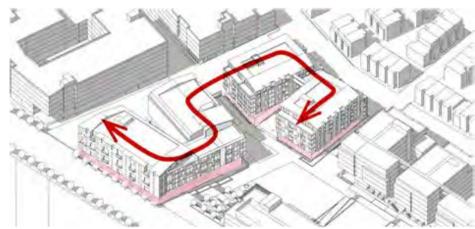
Courtyards Open to Street and Paseo



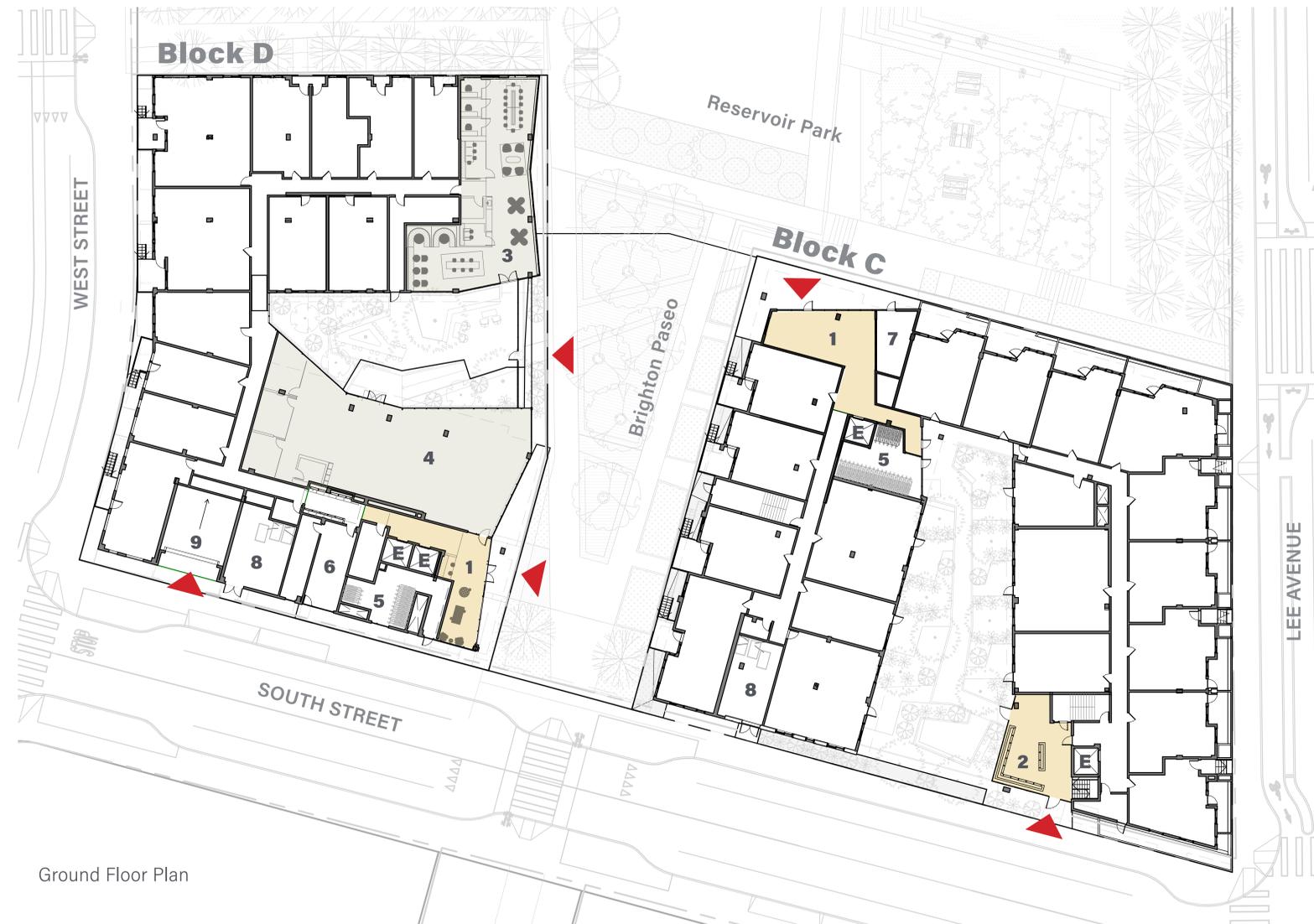
Step Downs to Allow More Sunlight at Park



Wrapping Roof Forms



Continuous Activation at Ground Floor

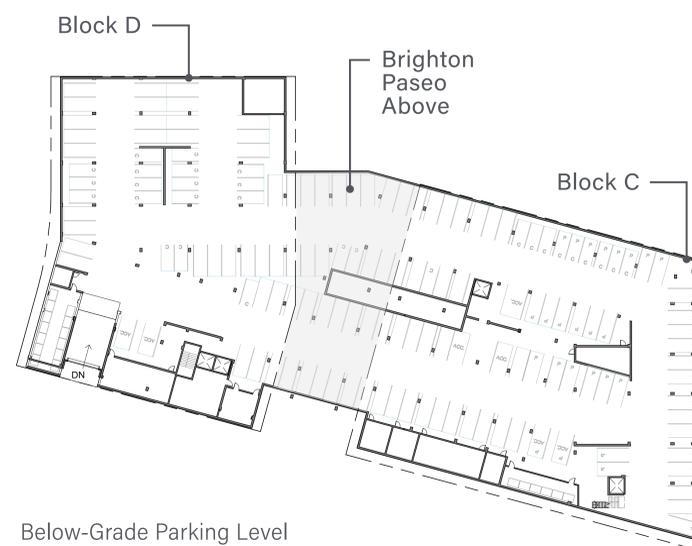


Ground Floor Plan

- 1 Lobby
- 2 Outdoor Lobby, Mail
- 3 Work Lounge
- 4 Fitness
- 5 Bike Room
- 6 Packages
- 7 Dog Spa
- 8 Waste Room
- 9 Garage Ramp
- E Elevator
- ◀ Entrance

## Blocks C & D Overview

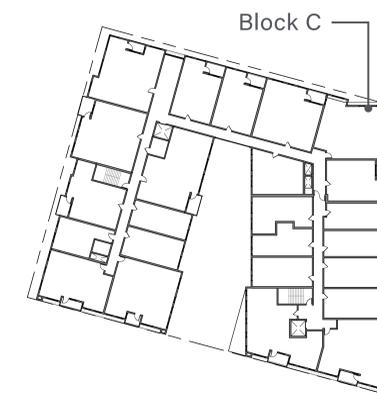
- 250 Rental Units
- 112 Residential Parking Spaces
  - 38 Public Parking Spaces
  - 250 Bike Parking Spaces
- 3500 sq.ft. Fitness Center



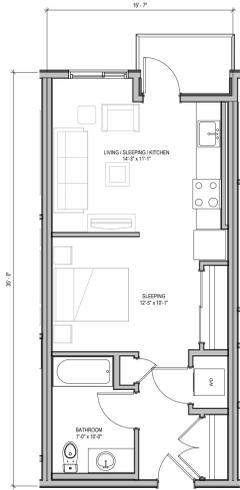
Below-Grade Parking Level



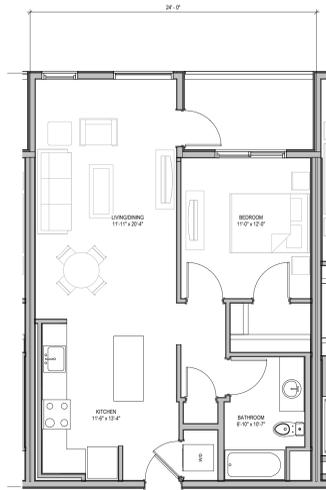
Typical Upper Floor Plan



Each Block will provide a wide variety of unit types serving households of all sizes.



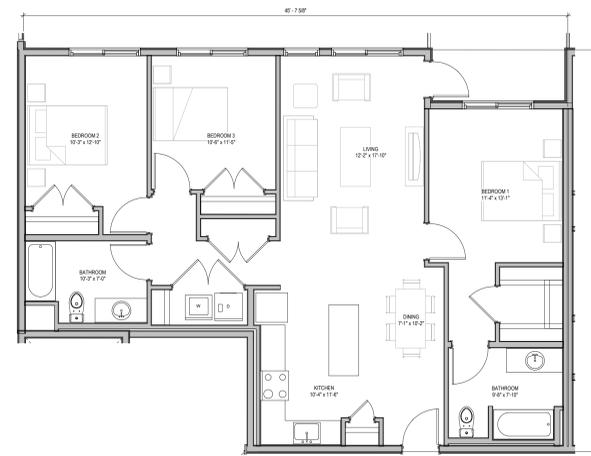
Studio



1 Bedroom



2 Bedroom



3 Bedroom



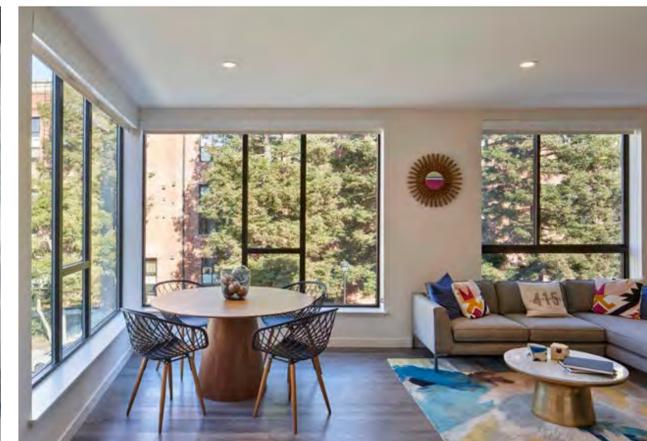
2 Bedroom Townhome



Welcoming Lobby Spaces



On-Site Work Spaces



Units with Large Windows and Corner Views



Fitness Rooms Overlooking Open Space



Convenient Bike Parking



Indoor / Outdoor Connections



Roof Terraces



Bird's Eye View with Reservoir in the Foreground



View from Great Lawn Looking West



Building D at San Ramon Paseo and West Street



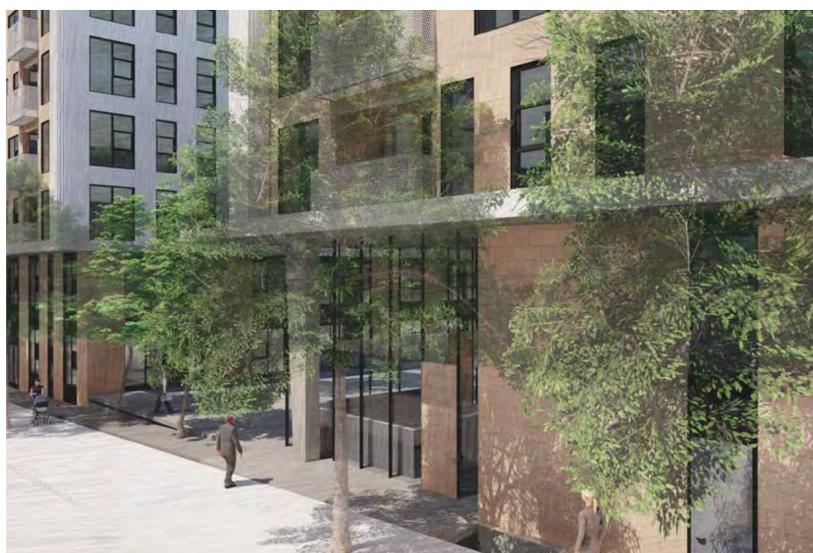
Building D at Lee Avenue and South Street



Roof Lounge and Terrace Overlooking Park



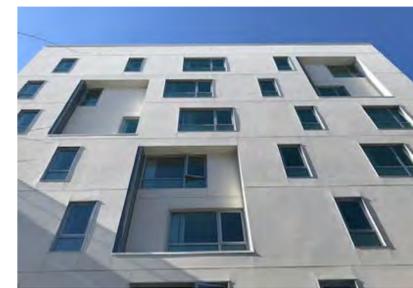
Stoop at Townhouse



Outdoor Entry at South Street



01 Vertical Metal Siding, Corrugated  
Spec: Metal Sales - T2630 Series



02 Stucco, Smooth Finish



03 Wood Cladding  
Spec: Prodemas - Rustik Cladding Panels, 6 in wide x 8 ft long



04 Solar Panels  
Mounted along roof slope



05 Glass Railing



06 Perforated Metal Railing  
Spec: Metal Sales - T2630 Series, Perforated



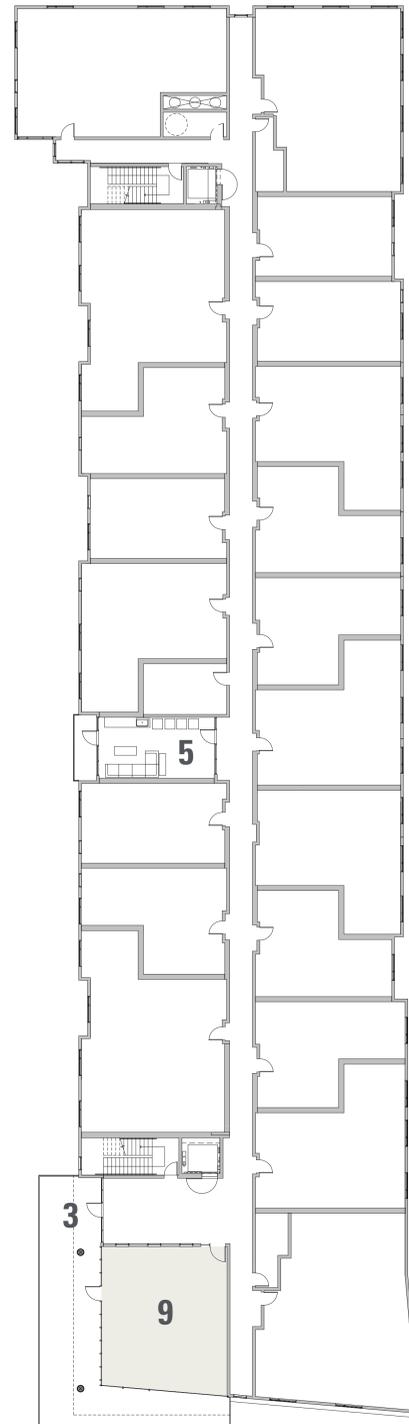
07 Vinyl Window, Dark Bronze  
Spec: VPI - Endurance Series



08 Aluminum Storefront, Anodized Bronze Finish



First Floor Plan SCALE: 1/16" = 1'-0"



Third Floor Plan SCALE: 1/16" = 1'-0"

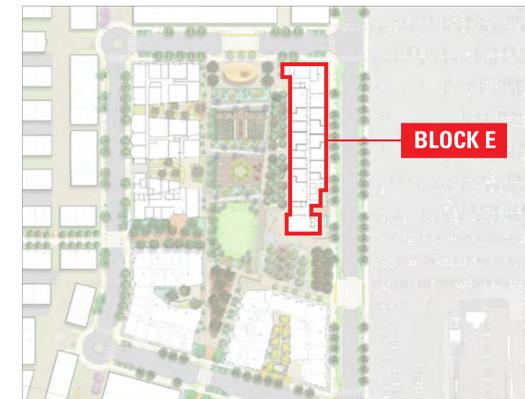
### BLOCK E OVERVIEW

- 124 Affordable Family Units
- No on-site Vehicle Parking
- 124 Bike Parking Spaces
- Community Room and Outdoor Terrace available to the larger neighborhood
- Teen Lounge
- On-site residential services

△ Key to renderings

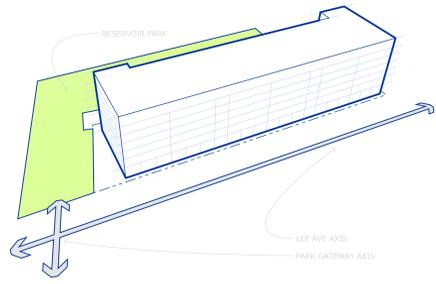
### LEGEND

- ▲ Entrances
- 1 Lobby
- 2 Community Room
- 3 Outdoor Terrace
- 4 Mgmt Offices
- 5 Laundry
- 6 Bike Room
- 7 Bike Lounge
- 8 Teen Lounge
- 9 Residential Lounge

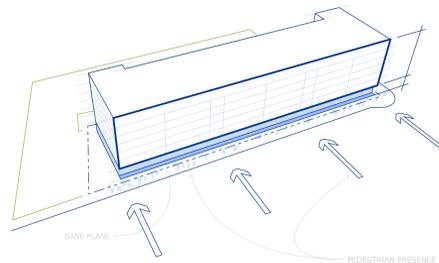


Inspirational images for the building

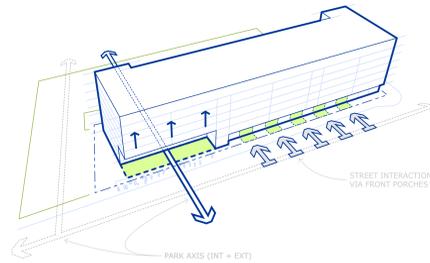
## DESIGN DEVELOPMENT DIAGRAM - STREET SIDE



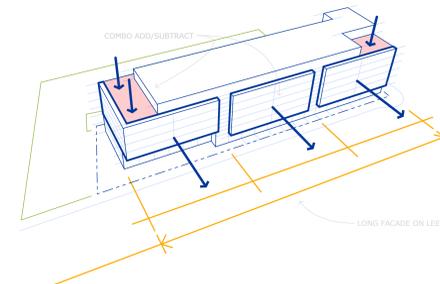
1: Responding to the immediate context



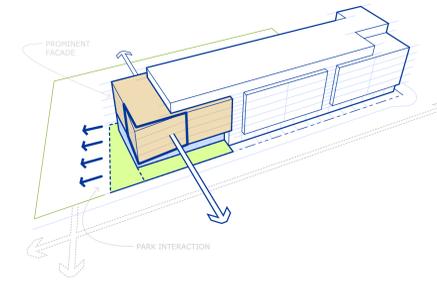
2: Establishing a distinct building base



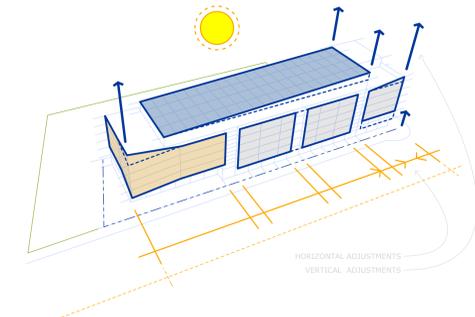
3: Responding to pedestrian connections



4: Breaking down the building volume

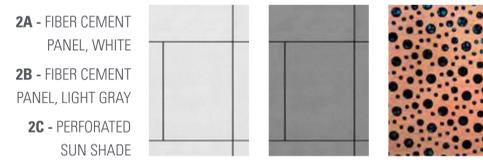


5: Highlighting the community spaces



6: Shaping the facade with added detail

## MATERIAL SELECTION



A: View of Lee Avenue Facade

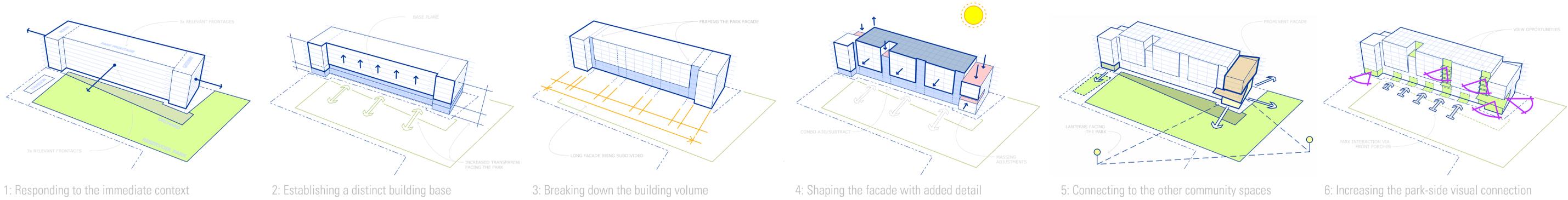


B: View of Community Room from Lee Avenue



C: View of Community Room from Reservoir Park

## DESIGN DEVELOPMENT DIAGRAM - PARK SIDE



## MATERIAL SELECTION

<p><b>1A</b> - COPPER-TONED METAL PANEL</p> <p><b>1B</b> - TEXTURED METAL PANEL</p> <p><b>1C</b> - PERFORATED SUN SHADE</p>	<p><b>2A</b> - FIBER CEMENT PANEL, WHITE</p> <p><b>2B</b> - FIBER CEMENT PANEL, LIGHT GRAY</p> <p><b>2C</b> - PERFORATED SUN SHADE</p>	<p><b>3A</b> - PLASTER BLUE</p> <p><b>3B</b> - PLASTER GRAY</p> <p><b>3C</b> - PLASTER TAN</p>	<p><b>4A</b> - WOOD SIDING AT UNIT ENTRIES</p> <p><b>4B</b> - WOOD FINISH @ COMMUNITY RM &amp; SOFFITS/CEILING</p>	<p><b>5A</b> - ANODIZED METAL DARK BRONZE</p> <p><b>5B</b> - ANODIZED METAL BLACK @ WINDOWS</p> <p><b>5C</b> - ANODIZED METAL CLR. ALUMINUM</p>	<p><b>6A</b> - BOARD-FORMED CONCRETE</p> <p><b>6B</b> - SOLAR PANELS</p>
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Sustainability



Shading devices integrated with the design



All-Electric Building with Solar Power

Interior Views



Residential Lobby Space



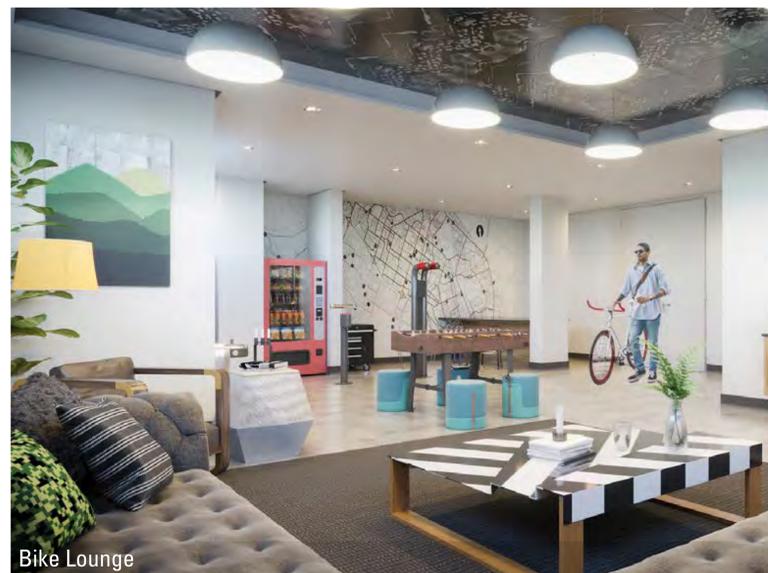
Interiors of a typical unit



Interiors of a typical unit



Stormwater management integrated with landscape



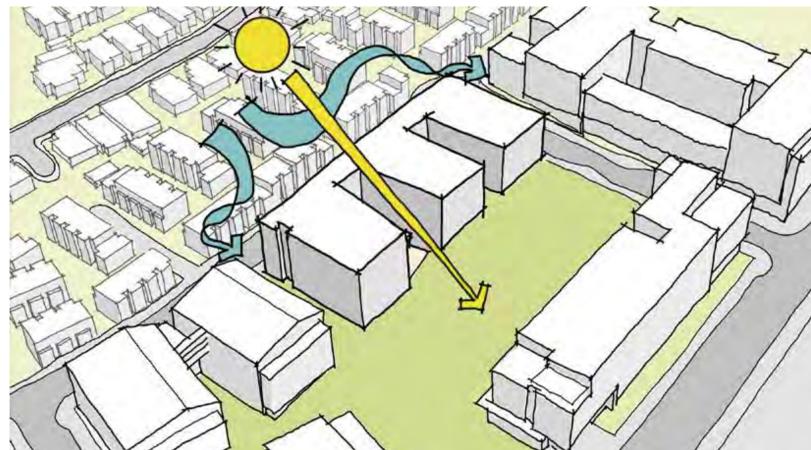
Bike Lounge



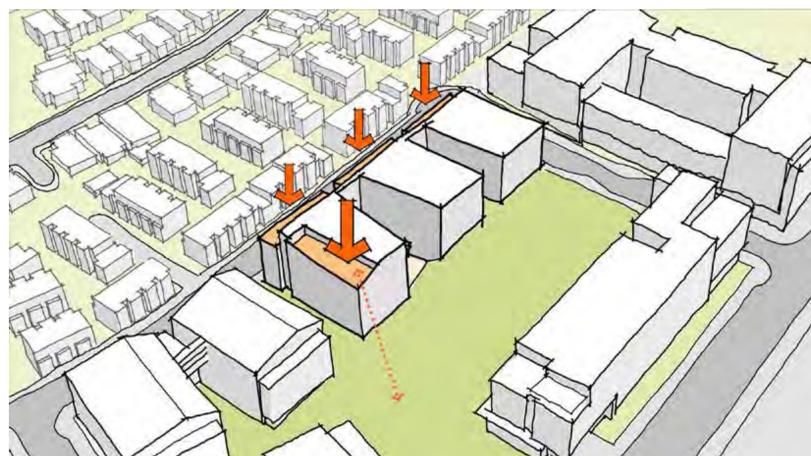
Residential Lounge

## EDUCATOR HOUSING

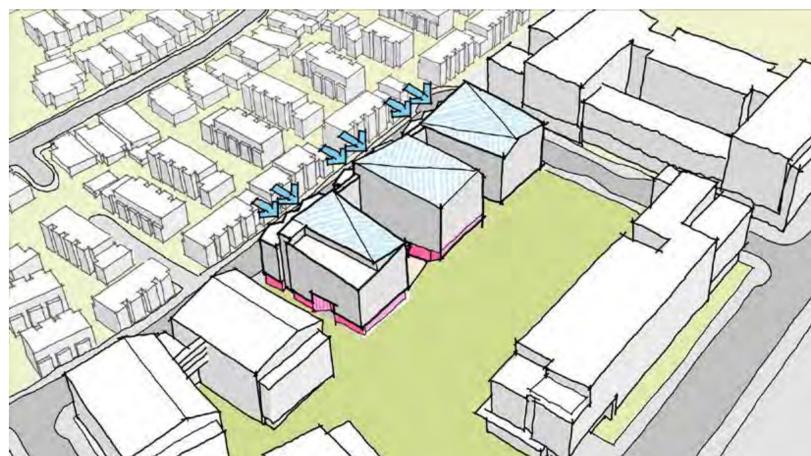
- 150 Homes for Teachers and Staff
- 69 Resident Parking Spaces
- 12 Public/Leasable Parking Spaces
- 9,000sf of Resident Amenities



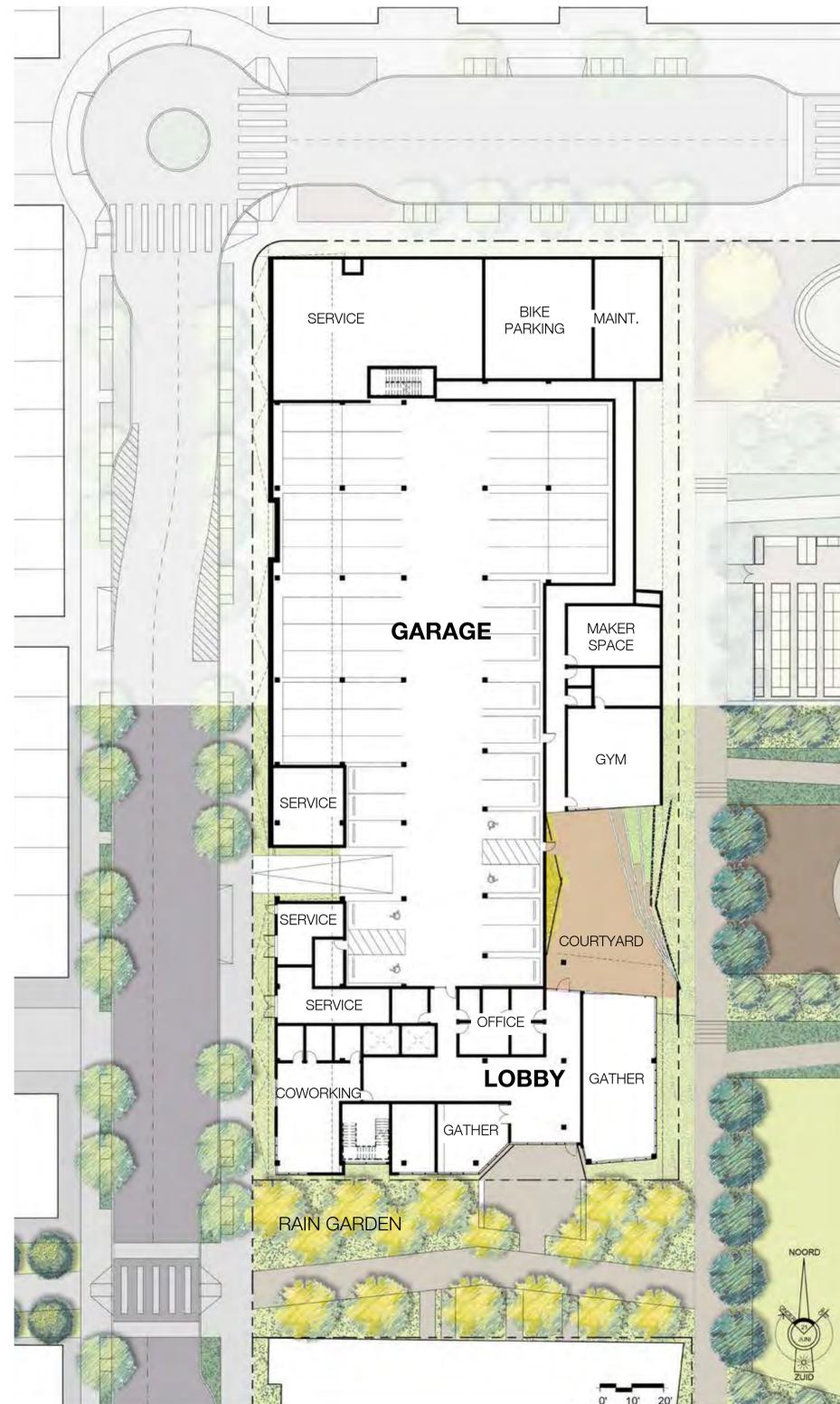
Let the sun in. Block the Wind.



Step down at the lawn and West.



Enliven: Crinkle West walls and roofs.  
Activate the ground floor.



**BASEMENT / GROUND FLOOR PLAN**



**LEVEL 1 FLOOR PLAN**



**ENVIRONMENT DIAGRAM**

## AMENITIES



**COMMON ROOM OPENS TO COURTYARD**



**ROOFTOP COMMON ROOM**



**WORKSHOP SPACE**

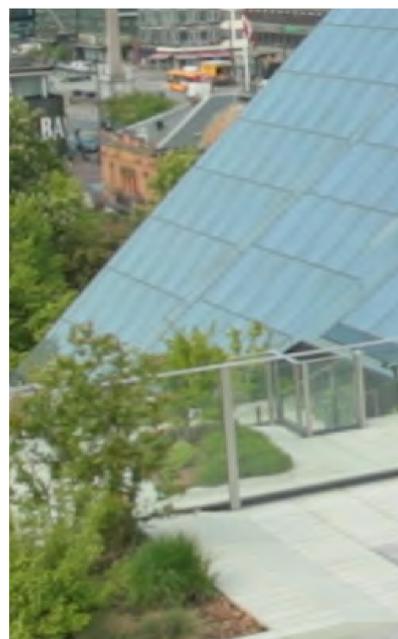


**PRACTICE ROOM / ZOOM ROOM**



**GYM**

## APARTMENTS



**SOLAR PANELS**



**RAIN GARDEN**



**STUDIO APARTMENT**



**2-BEDROOM APARTMENT**



**3-BEDROOM APARTMENT**



View from Park

**MATERIALS**



Dark, Shimmering Brick



Standing Seam Metal Siding



Horizontal Siding



Corten Steel Screens



Storefront & Textured Concrete



View at Northwest Corner



View at Building Entry