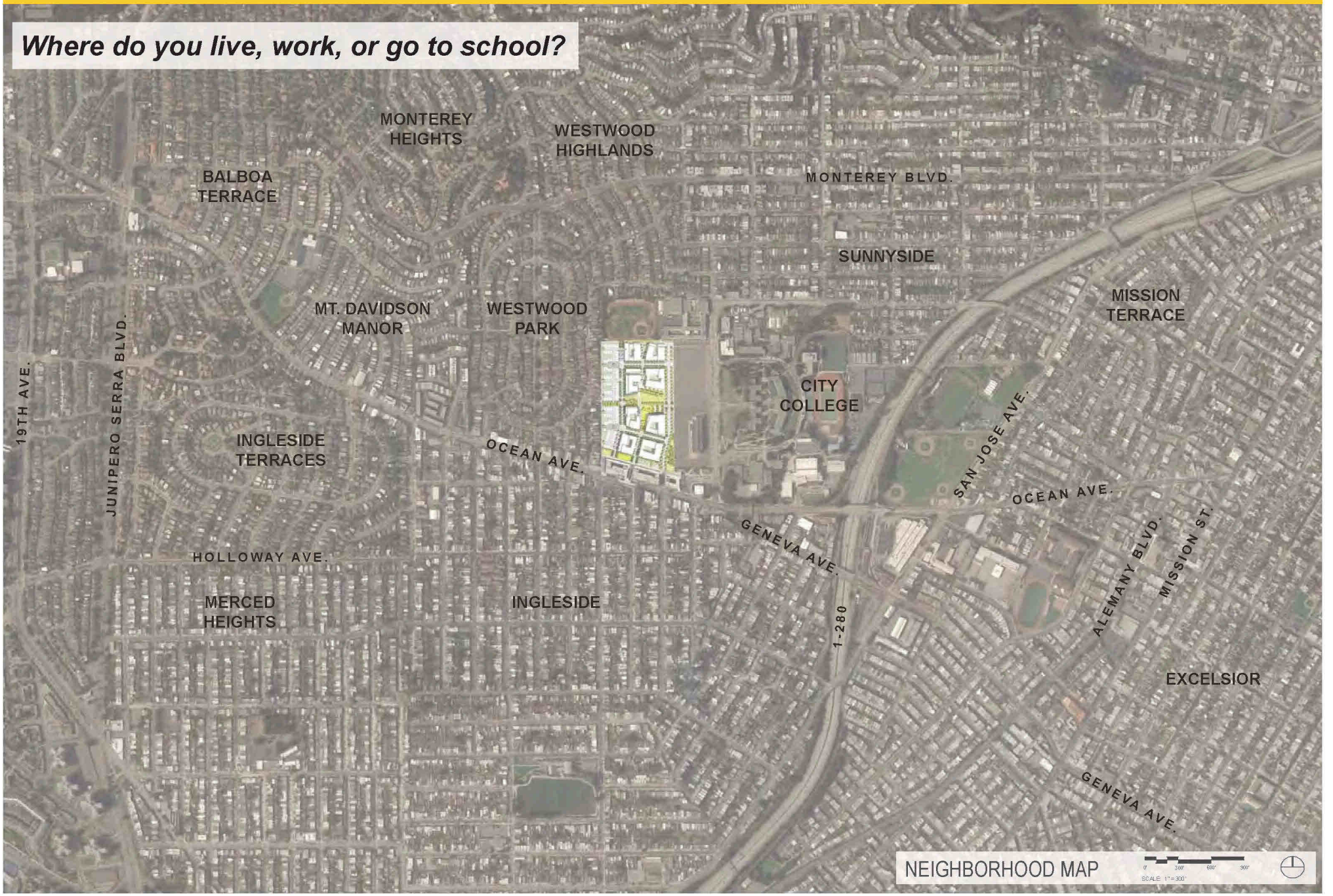
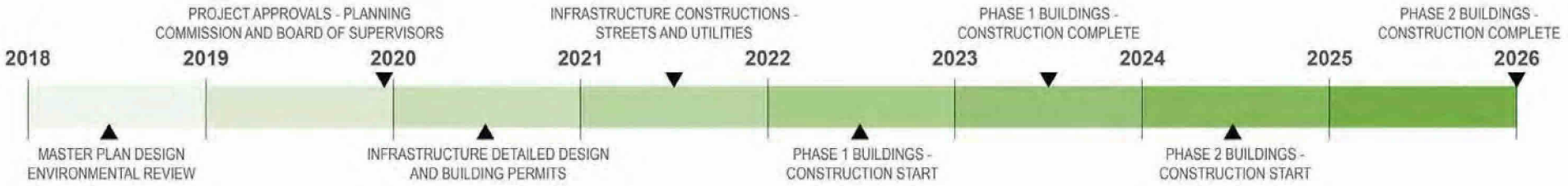
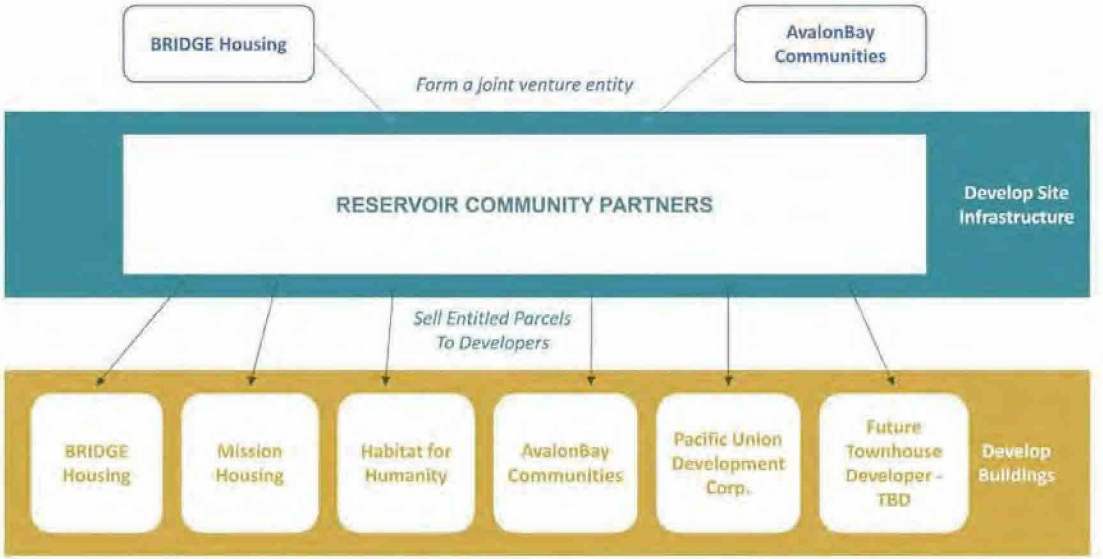
Welcome

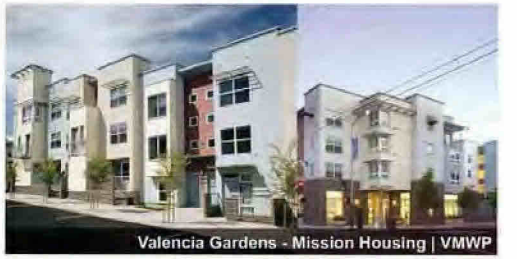

Where do you live, work, or go to school?
MONTEREY HEIGHTS
WESTWOOD HIGHLANDS
BALBOA TERRACE
MONTEREY BLVD.
SUNNYSIDE
MISSION TERRACE
MT. DAVIDSON MANOR
WESTWOOD PARK
CITY COLLEGE
19TH AVE.
JUNIPERO SERRA BLVD.
INGLESIDE TERRACES
OCEAN AVE.
SAN JOSE AVE.
OCEAN AVE.
GENEVA AVE.
HOLLOWAY AVE.
ALEMANY BLVD.
MISSION ST.
MERCED HEIGHTS
INGLESIDE
I-280
EXCELSIOR
GENEVA AVE.
NEIGHBORHOOD MAP
SCALE: 1" = 300'



PROJECT TIMELINE



DEVELOPMENT AND DESIGN TEAM


Valencia Gardens - Mission Housing | VMWP

Mural at MacArthur BART - BRIDGE Housing | VMWP

Ocean Ave - AvalonBay Communities | PYATOK

Habitat Terrace - Habitat for Humanity

Website: 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

Approximately 1,100 Units Total					
50% Market-Rate Units		50% Affordable Units			
		Developer Subsidy		City Subsidy	
		18% Low Income Units	15% Moderate Income Units	17% "Additional" Affordable Units	
Rental Apartments	For Sale Townhomes	Rental Apartments 55% AMI	Rental Apartments 120% AMI	Rental Apartments 55% AMI and 120% AMI	For Sale Units 105% AMI
AvalonBay	AvalonBay BRIDGE (Sell Lots)	BRIDGE Mission Housing	BRIDGE	BRIDGE Mission Housing	Habitat for Humanity

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 publically 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 Phelan/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

Who lives in Affordable housing?

ANNUAL INCOME, BY HOUSEHOLD SIZE	1 PERSON	2 PEOPLE	3 PEOPLE
VERY LOW-INCOME HOUSEHOLDS *Earn up to 55% of Area Median Income*	$44,400	$50,750	$57,050
LOW-INCOME HOUSEHOLDS *Earn up to 80% of Area Median Income*	$64,550	$73,800	$83,000
MODERATE-INCOME HOUSEHOLDS *Earn up to 110% of Area Median Income*	$88,750	$101,500	$114,150
MIDDLE INCOME HOUSEHOLDS *Earn up to 130% of Area Median Income*	$104,950	$119,925	$134,875

2018 COMMUNITY MEETING CALENDAR

JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
OPEN SPACE POSSIBILITIES Open House *June 23* **AFFORDABLE HOUSING IN SF** Van Tour *June 23*	**ON & OFF-SITE TRANSPORTATION** Walking, Biking, Transit, Autos & Parking *July 9*		**COMMUNITY PARK DAY**	**ARCHITECTURE** Building Locations, Massing & Design Precedents	**SUSTAINABILITY** Open House	**COMMUNITY HOLIDAY CELEBRATION** Reservoir End-of-Year Updates

MASTER PLANNING

Parking Counts at Lower Reservoir

Preliminary Master Plan for Balboa Reservoir

ENVIRONMENTAL EVALUATION (EE)

Scoping Session

Technical Studies

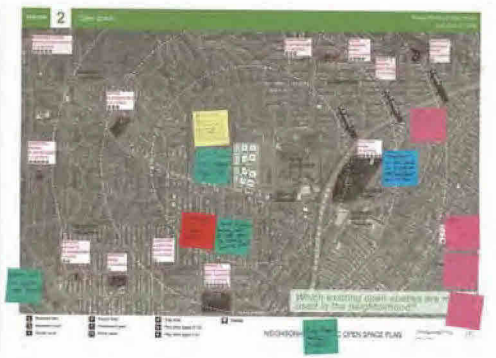
Draft EIR

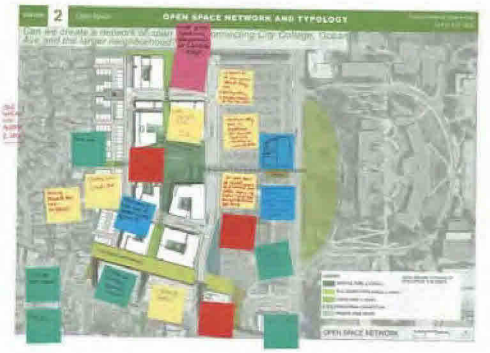
JULY 2019

STATION 1 Introduction & Process

APRIL OPEN HOUSE SUMMARY

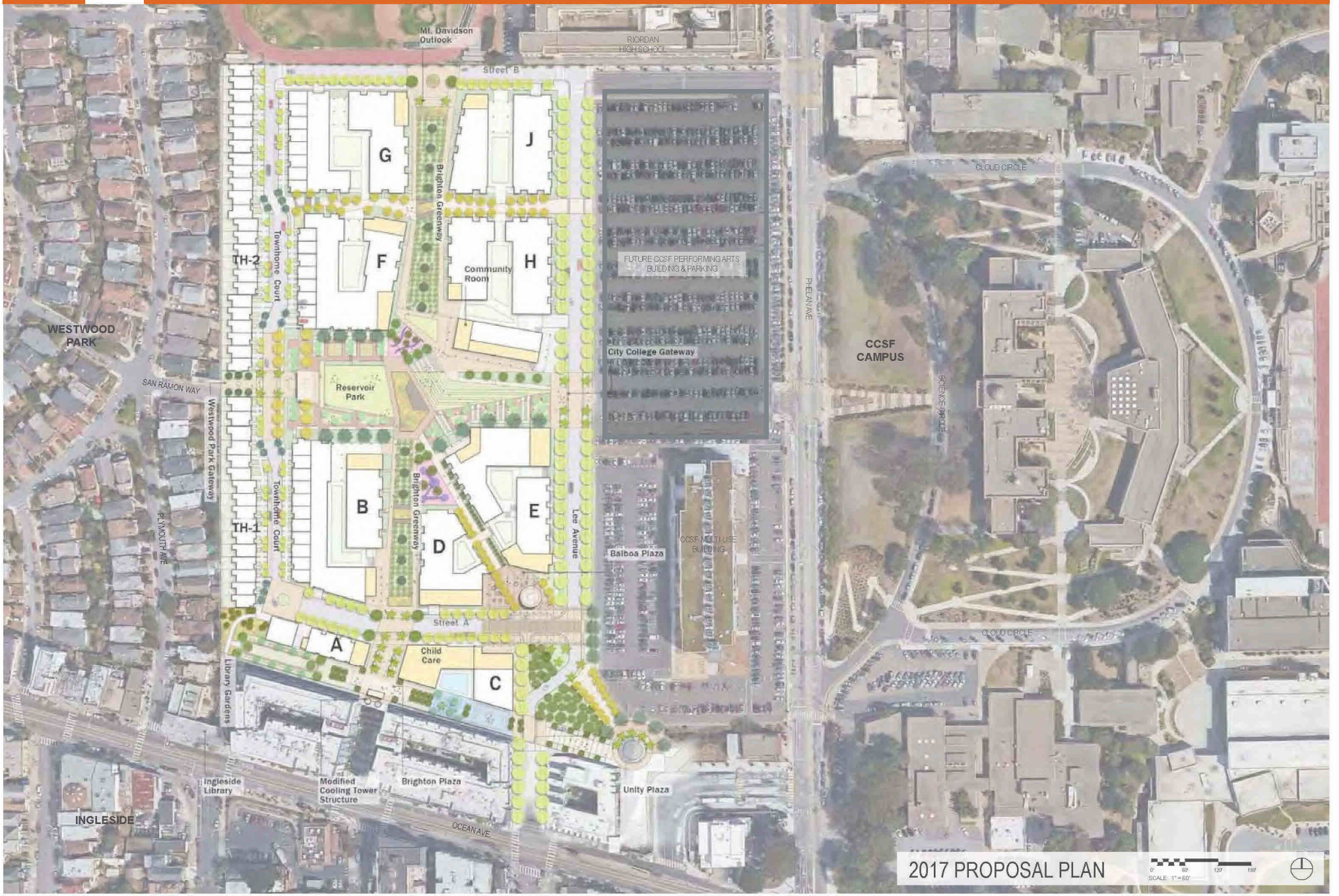
Balboa Reservoir Open Space Open House
June 23rd, 2018





. **POROUS EDGES** TO THE RESERVOIR SITE: CREATE A NETWORK TO CONNECT SUNNYSIDE, CCSF, AND OCEAN AVE.
. WANTED: **DOG PARK**
. WANTED: **CHILDREN'S PLAY AREA** AND TERRACES
. WANTED: **FARMER'S MARKET**
. WANTED: **COMMUNITY GARDEN**
. WANTED: **HABITAT** FOR FLORA AND FAUNA
. WANTED: **WIFI**
. **THE LAWN IS CONTROVERSIAL**: SOME WANT MULTI-USE LAWN. OTHERS WOULD PREFER WALKING PATHS AND GARDENS.
. **ENVIRONMENTAL COMFORT**: STUDY SHADE/SUN AND WIND PATTERNS

2017 PROPOSAL PLAN



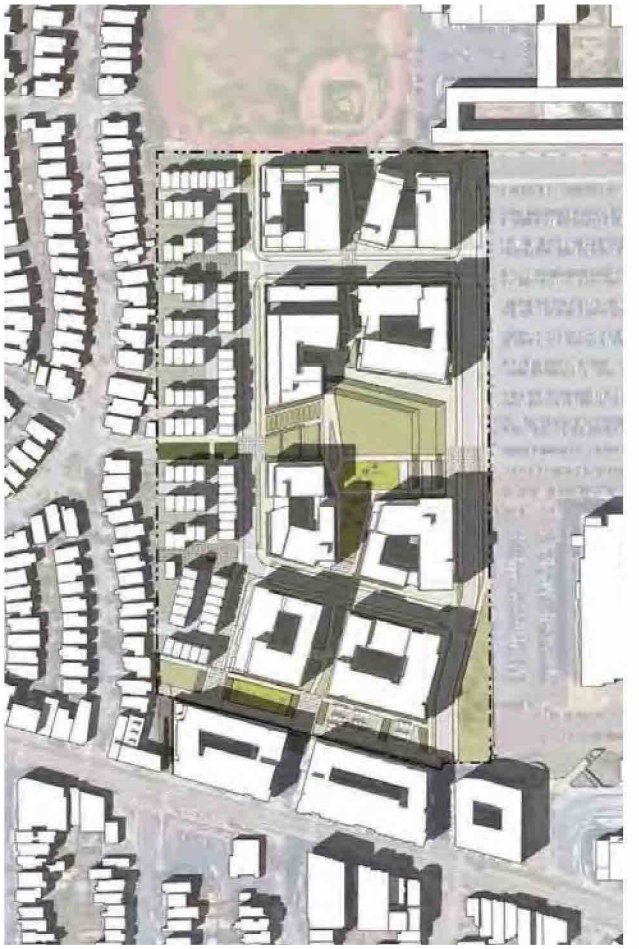
BASE PLAN

DRAFT PROPOSED MASTER PLAN

SHADOW STUDY

MARCH 21
VERNAL EQUINOX
9:00 AM

MARCH 21
VERNAL EQUINOX
12:00 PM



MARCH 21
VERNAL EQUINOX
3:00 PM

STATION 1 Introduction & Process

VIEW AND WIND STUDY

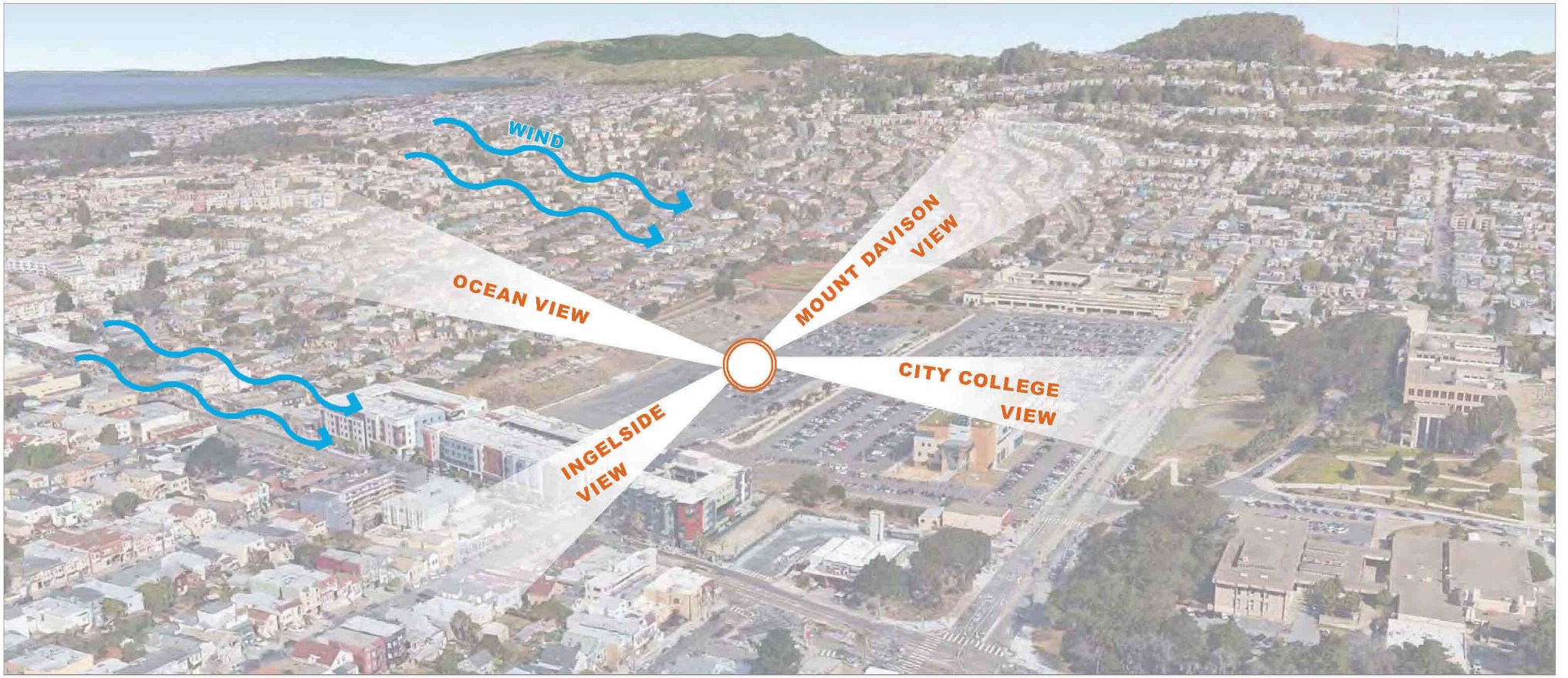
Balboa Reservoir Open Space Open House
June 23rd, 2018

WIND DIRECTION:
MOST FREQUENT FROM
WEST AND NORTHWEST

WIND INTENSITY:
GREATEST IN SUMMER
LEAST IN FALL

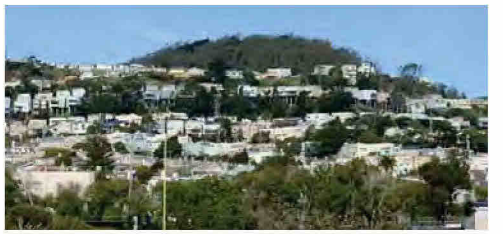
DAILY WIND:
GREATEST IN AFTERNOON
LEAST IN EARLY MORNING

STORM WIND:
STRONG SOUTHERLY
WIND



INGELSIDE

PACIFIC OCEAN



MOUNT DAVISON

CITY COLLEGE

STATION 2 Open Space

OPEN SPACE CONTEXT

Balboa Reservoir Open Space Open House
June 23rd, 2018

- Baseball field
- Basetball court
- Tennis court
- Soccer field
- Skateboard park
- Picnic area
- Dog area
- Play area (ages 5-12)
- Play area (ages 2-5)
- Habitat

NEIGHBORHOOD PUBLIC OPEN SPACE PLAN

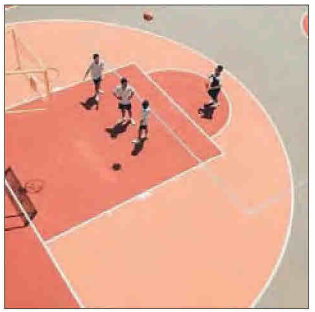
SCALE: 1" = 300'

STATION **2** Open Space

OPEN SPACE PROGRAMS

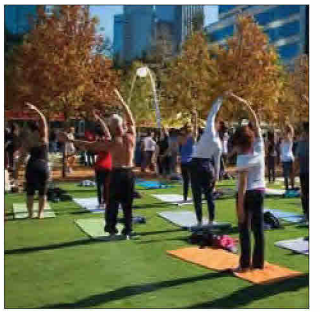
Balboa Reservoir Open Space Open House
June 23rd, 2018

What would you like to see in the Balboa Reservoir open space?



BASKETBALL COURT

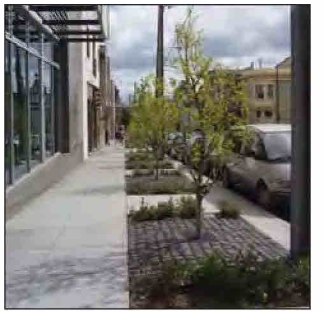
MULTI-AGE PLAYGROUND AGE 5 AND ABOVE



MULTI-USE LAWN

COMMUNITY GARDEN

HABITAT



CONNECTION

STORMWATER BIORETENTION

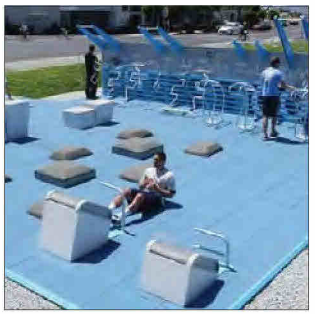
TOT PLAY AREA

OUTDOOR MARKET / FOOD TRUCKS

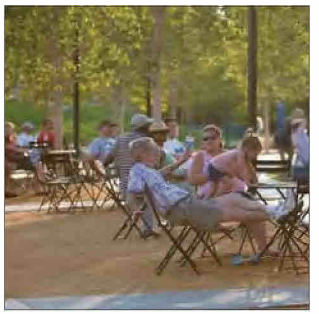
PICNIC AREA / BBQ

LAWN TERRACE

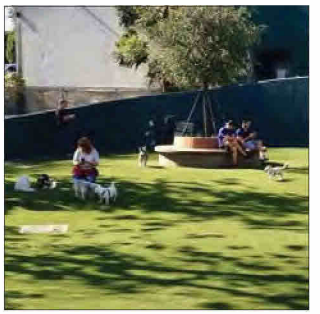
RAIN GARDEN



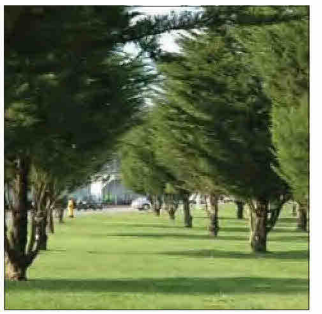
EXERCISE STATION



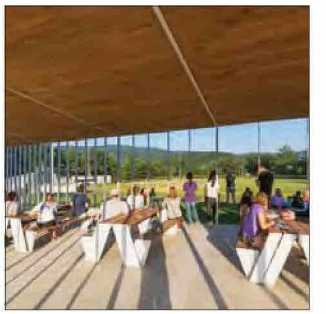
SEATING AREA



DOG PLAY AREA



WINDBREAK



TRELLIS

VOLLEYBALL COURT

ACCESS POINT

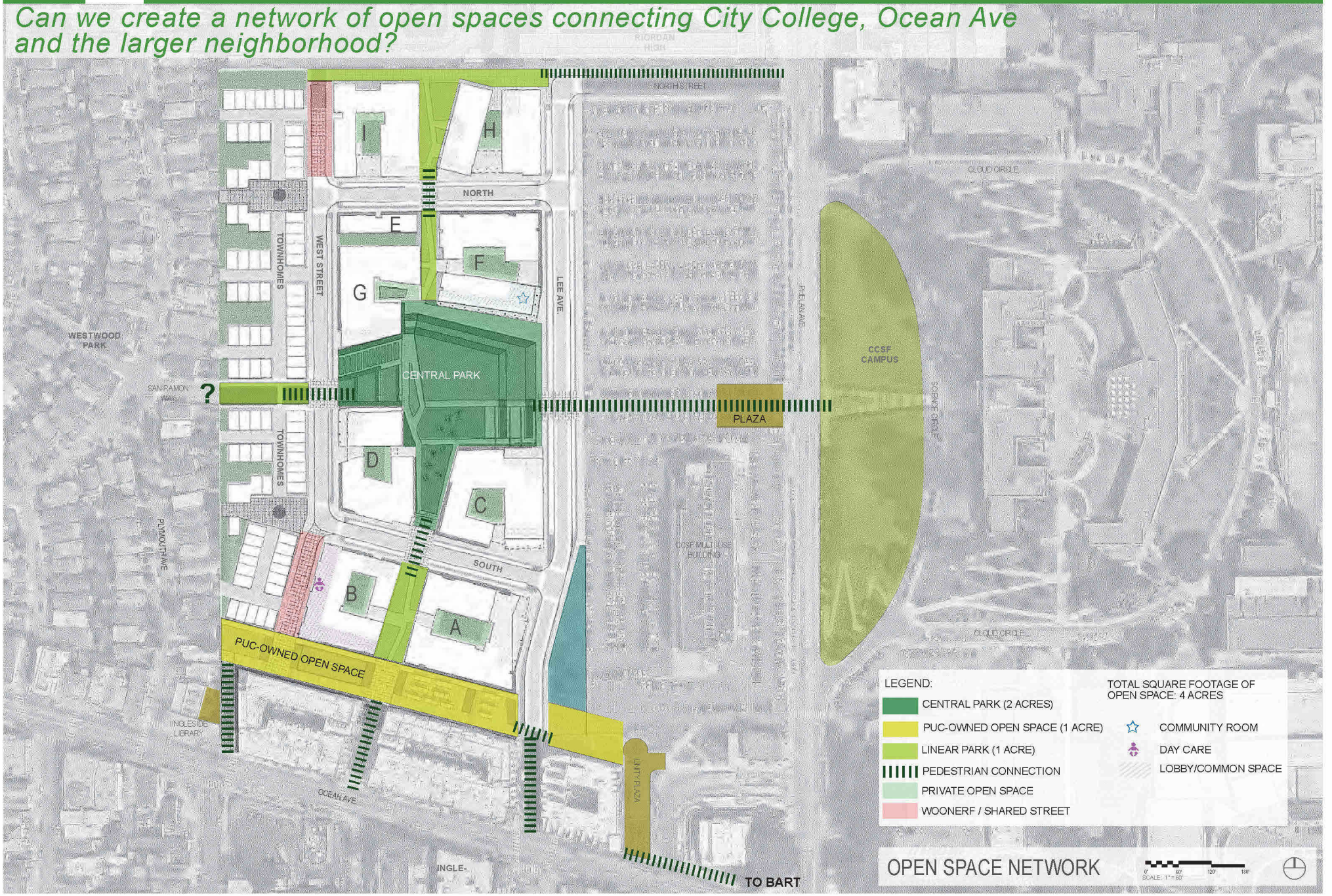
PAVED FLEX. SPACE

STATION 2 Open Space

OPEN SPACE NETWORK AND TYPOLOGY

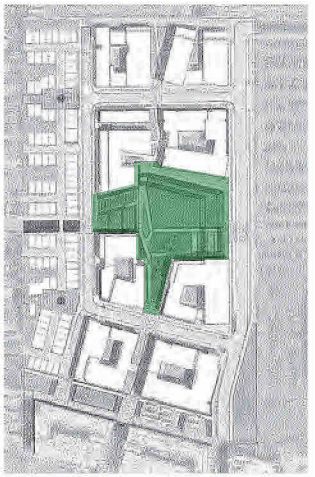
Balboa Reservoir Open Space Open House
June 23rd, 2018

Can we create a network of open spaces connecting City College, Ocean Ave and the larger neighborhood?

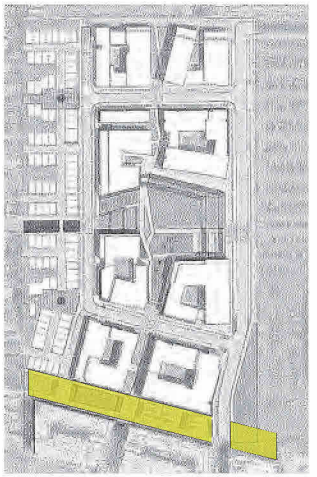


OPEN SPACE TYPOLOGY AND SCALE COMPARISON

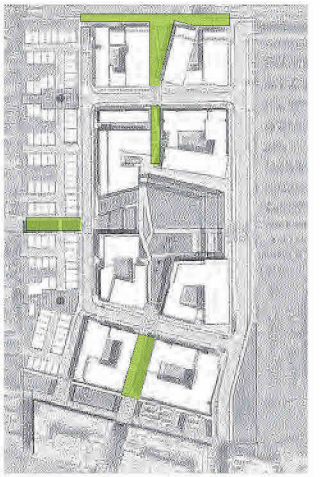
Can we create a network of open space connecting City College, Ocean Ave and the larger neighborhood?



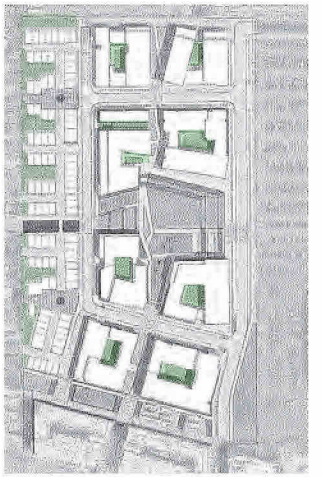
Two Acre Central Park



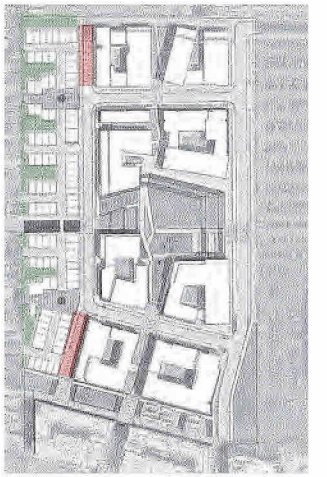
80' Wide PUC Open Space



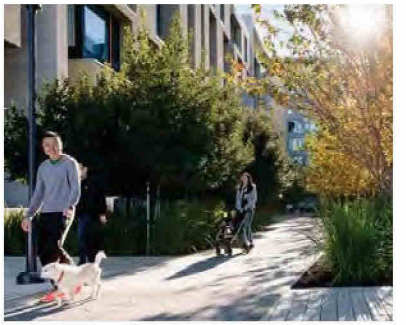
40'-60' Wide Linear Park

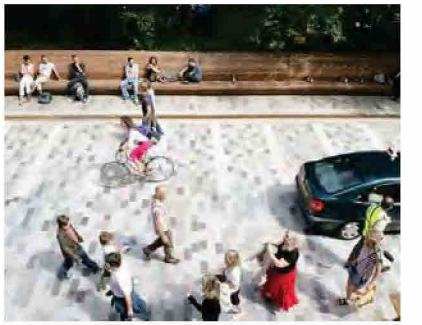


Private Open Space



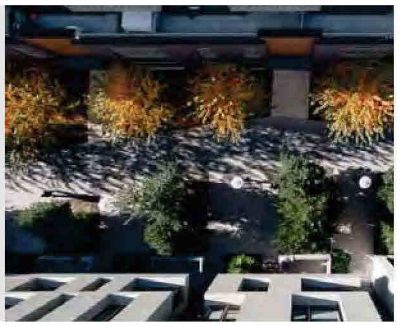
Woonerf / Shared Street



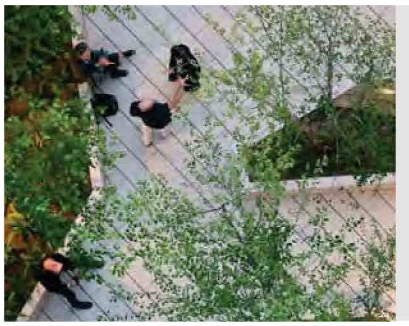


Central Park
(2.12 Acre)

Puc-Owned Open Space
(80' ROW)



Linear Park
(45' ROW)

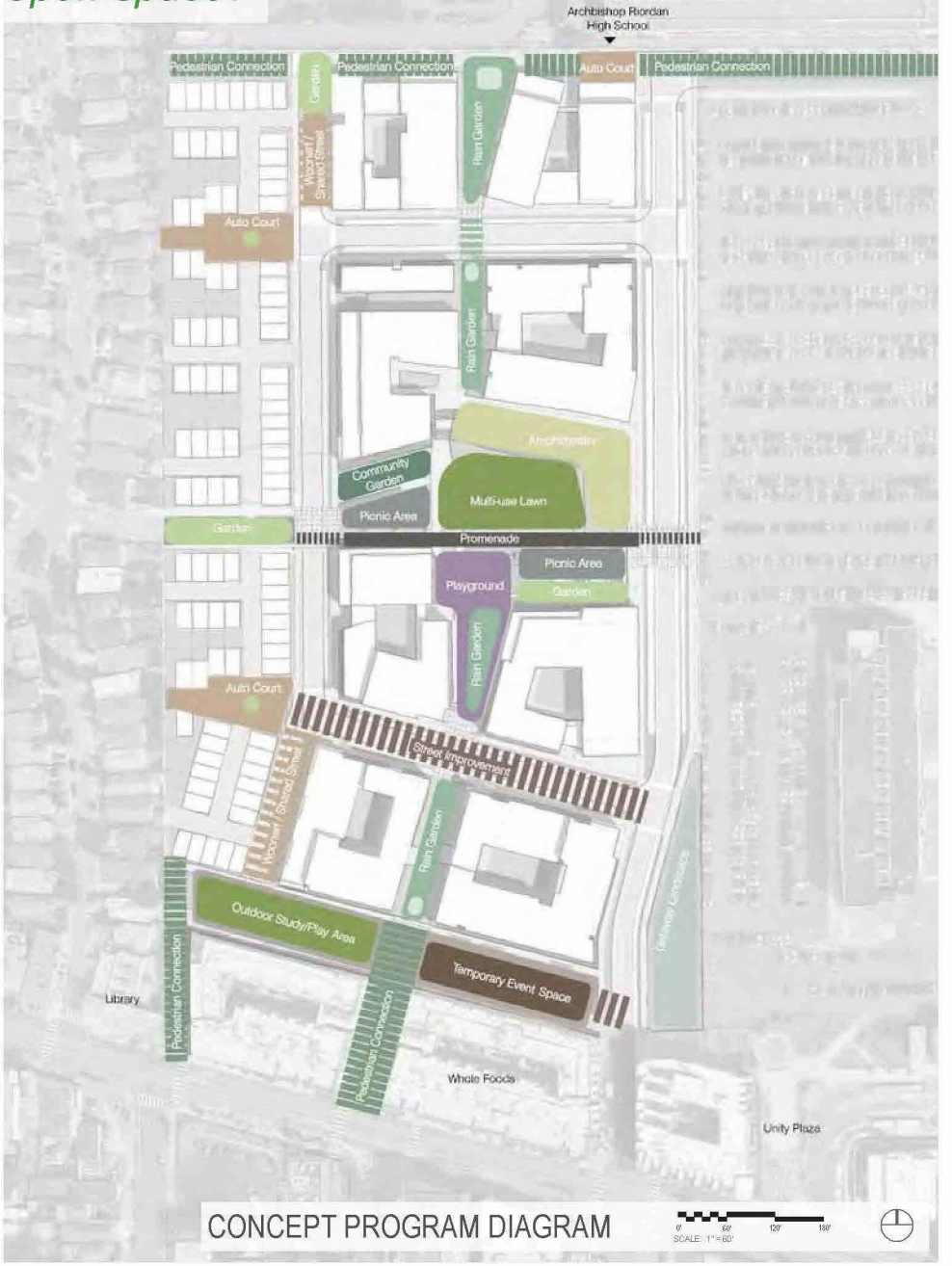


Private Open Space

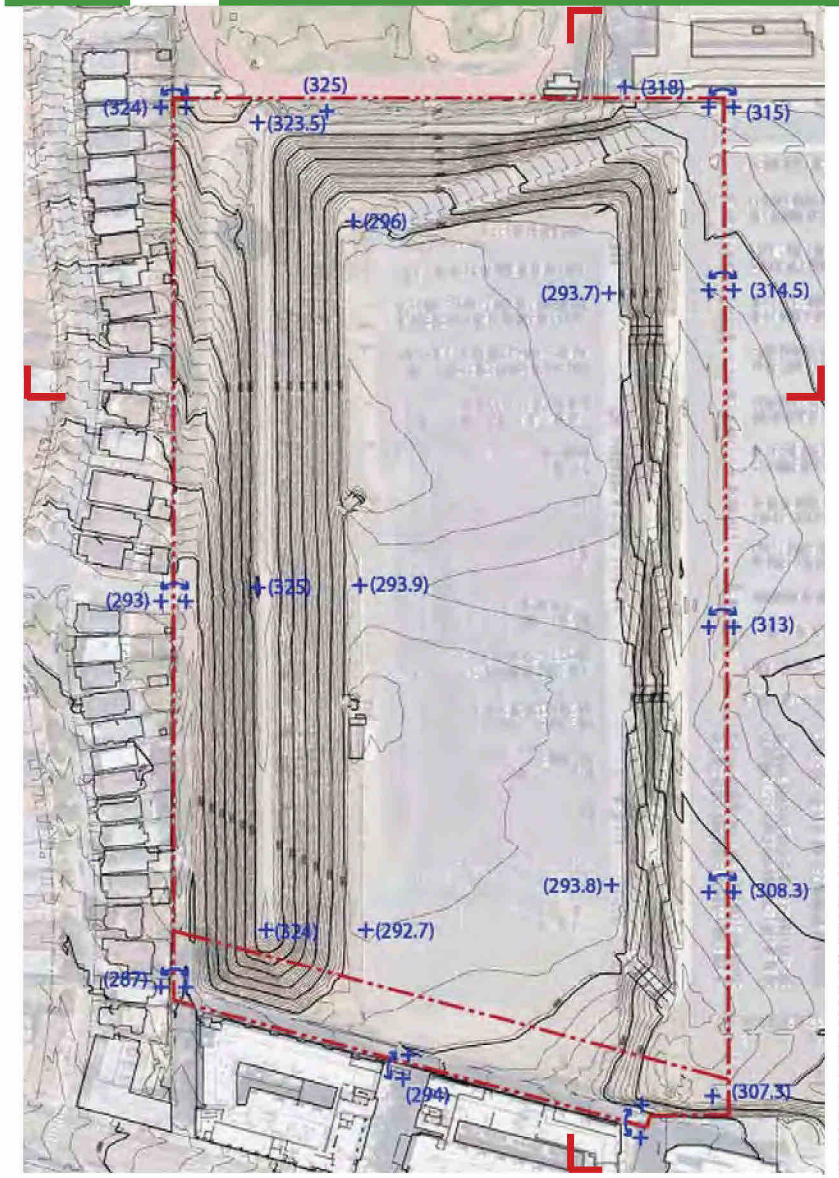
Woonerf / Shared Street

OPEN SPACE PROGRAMS

What would you like to see in the Balboa Reservoir open space?

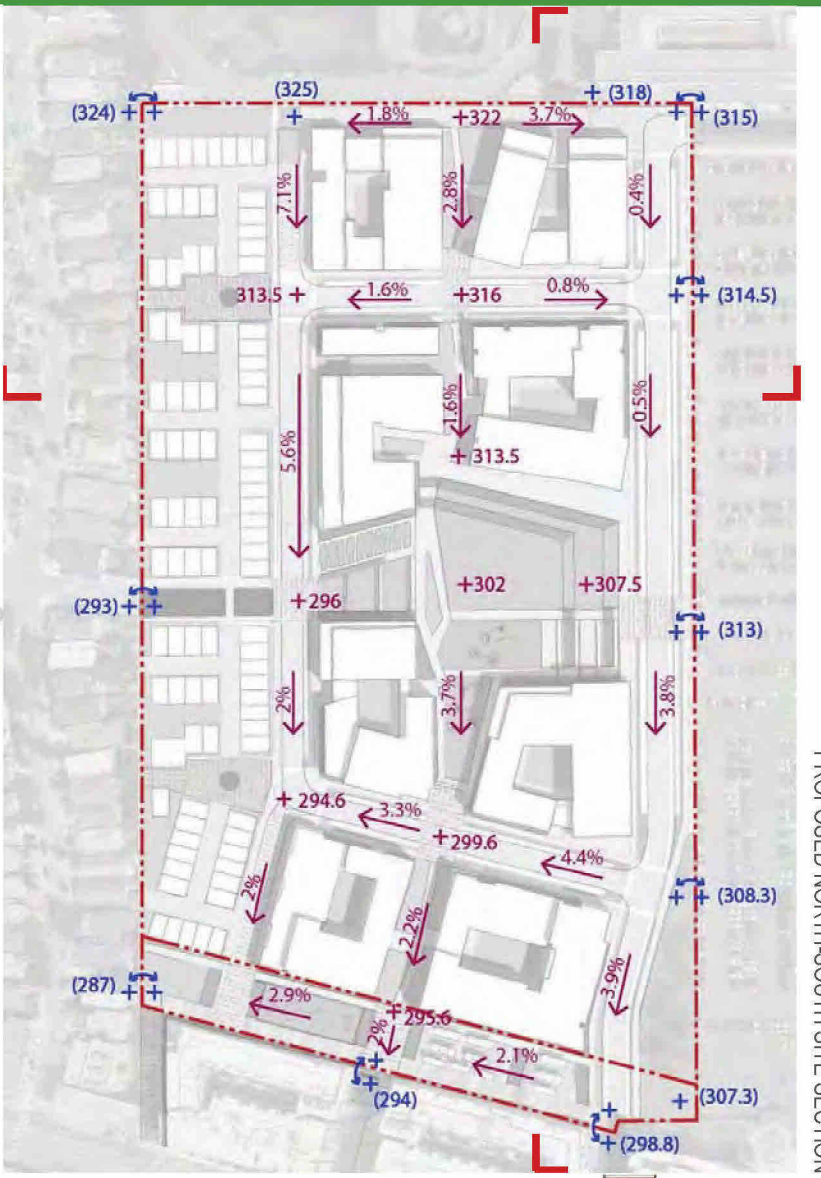


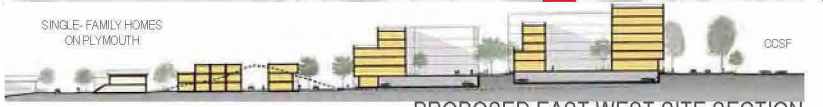
GRADING DIAGRAMS



EXISTING EAST-WEST SITE SECTION

EXISTING GRADING PLAN & SECTION



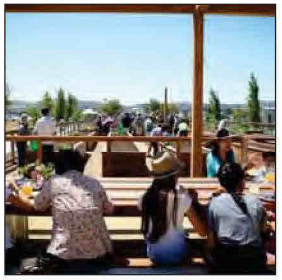


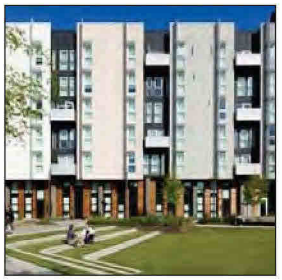
PROPOSED EAST-WEST SITE SECTION

PROPOSED GRADING PLAN & SECTION

CENTRAL PARK DESIGN

What is the right shape for the central park?

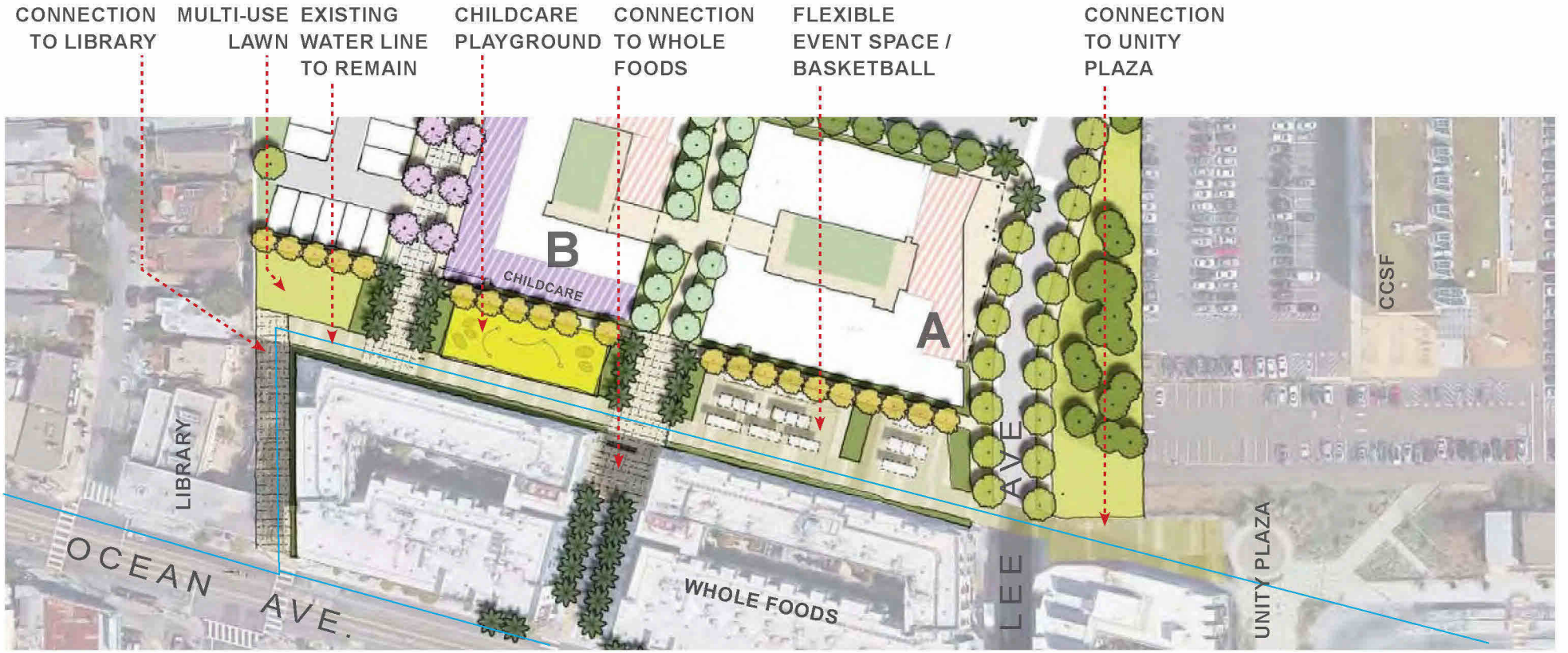


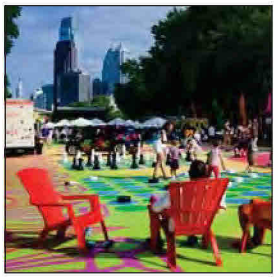


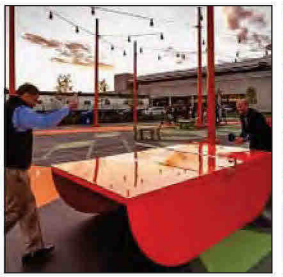
CONCEPT CENTRAL PARK PLAN

PUC OPEN SPACE DESIGN

How can the PUC greenway complement activity at Ocean Ave?

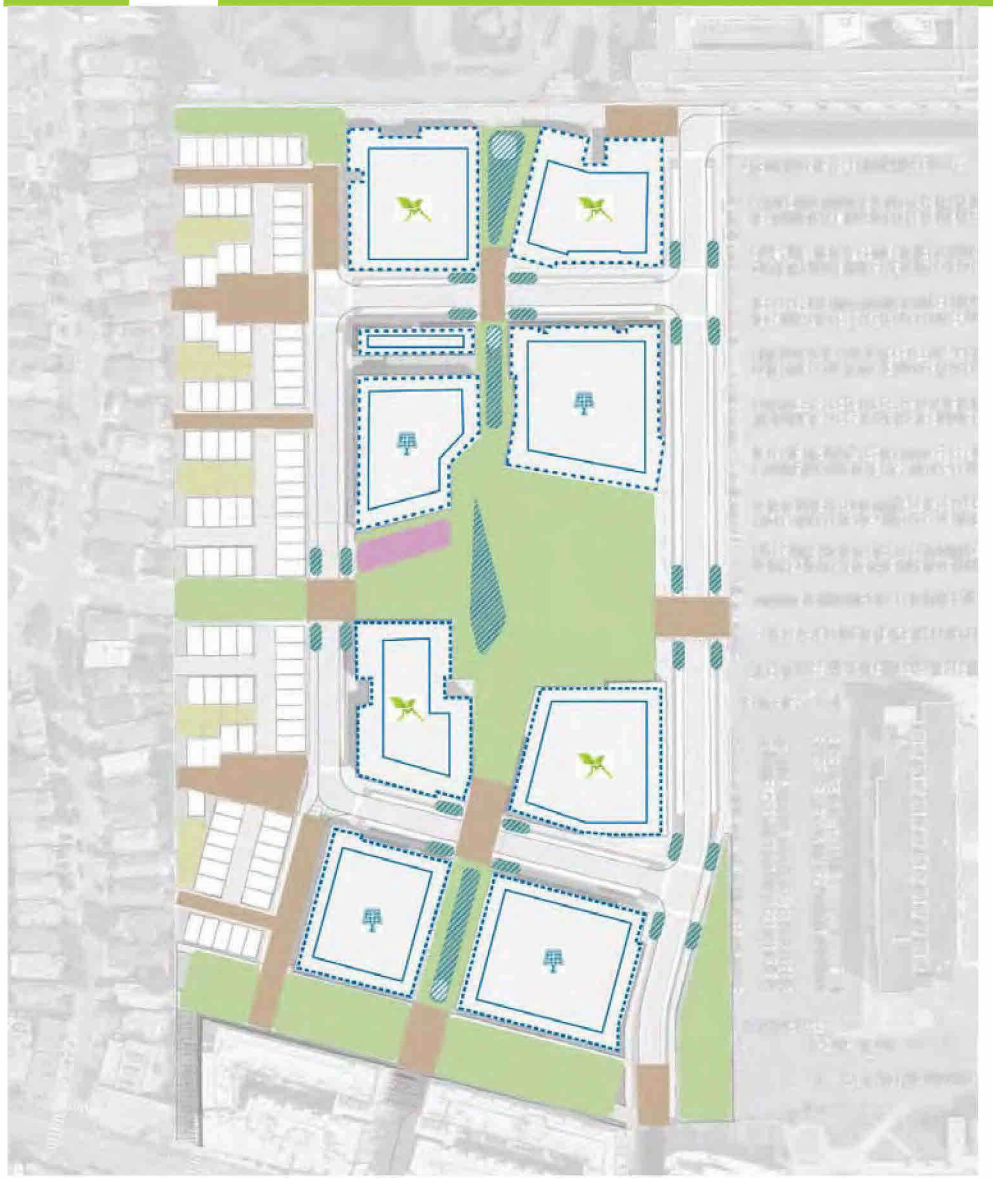






CONCEPT P.U.C. OPEN SPACE

SCALE: 1" = 30'



NOTE:

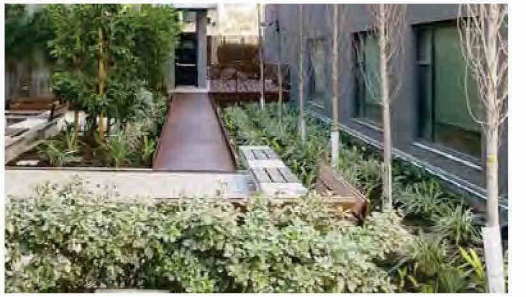
BETTER ROOF ORDINANCE REQUIRED :
30% GREEN ROOF
15% SOLAR PANEL

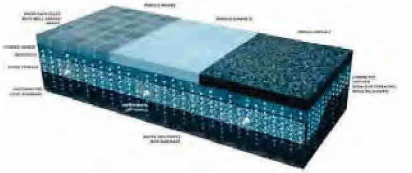
LEGEND:

- GREY WATER SYSTEM/ FLOWTHROUGH PLANTER/ FOOD PRODUCTION
- GREEN ROOF
- SOLAR PANEL
- PERMEABLE PAVING
- PARK
- FOOD PRODUCTION
- RAIN GARDEN
- PRIVATE OPEN SPACE

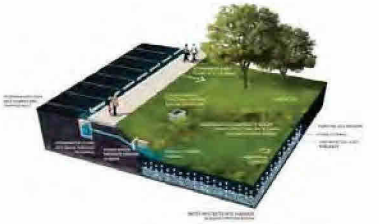
GREEN ROOF

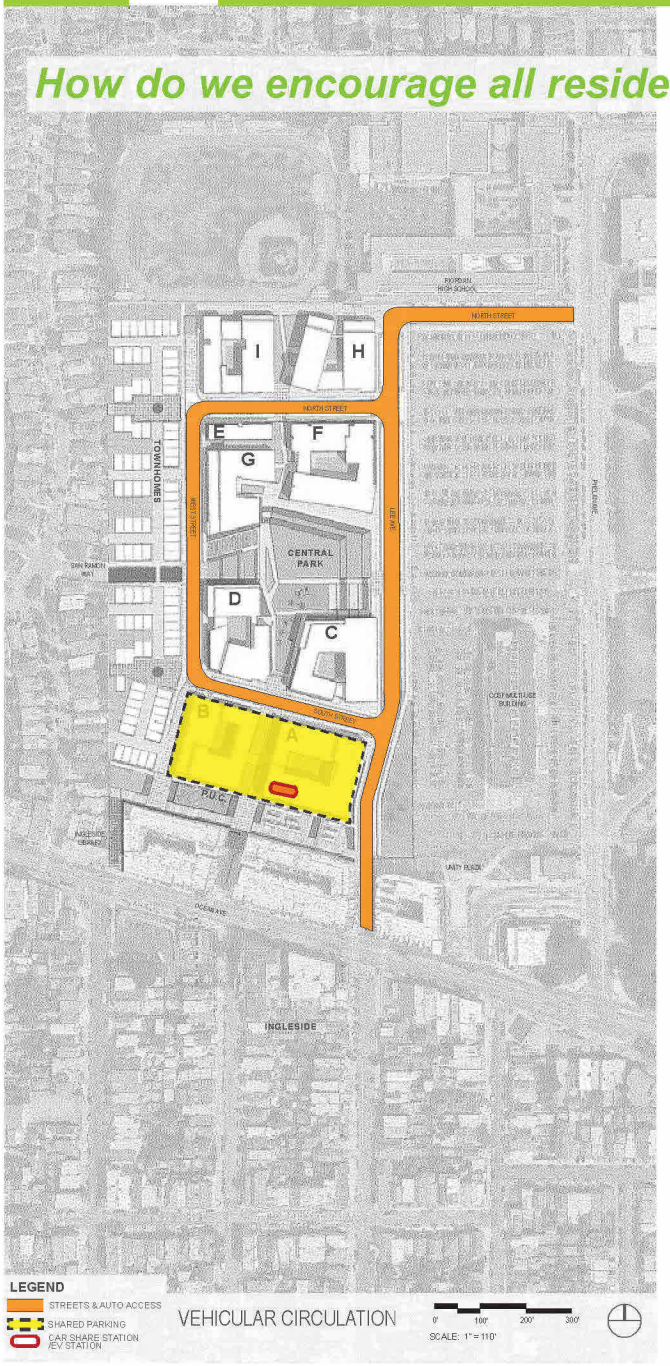
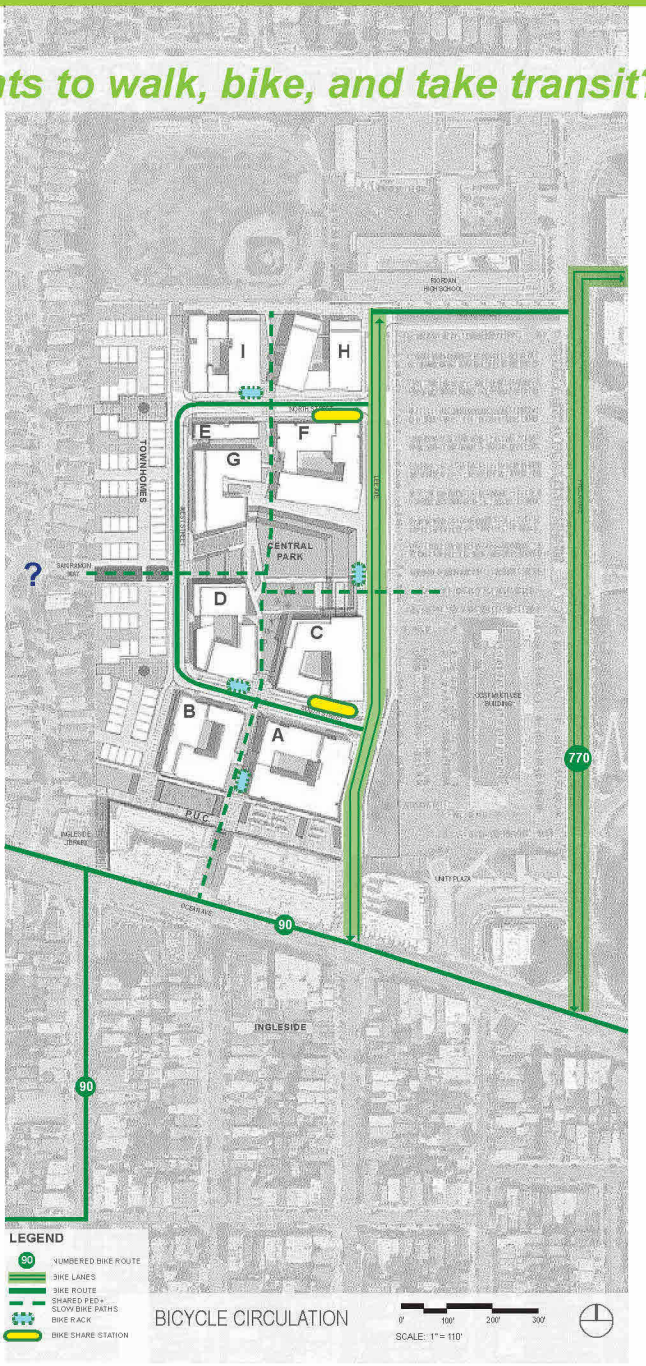
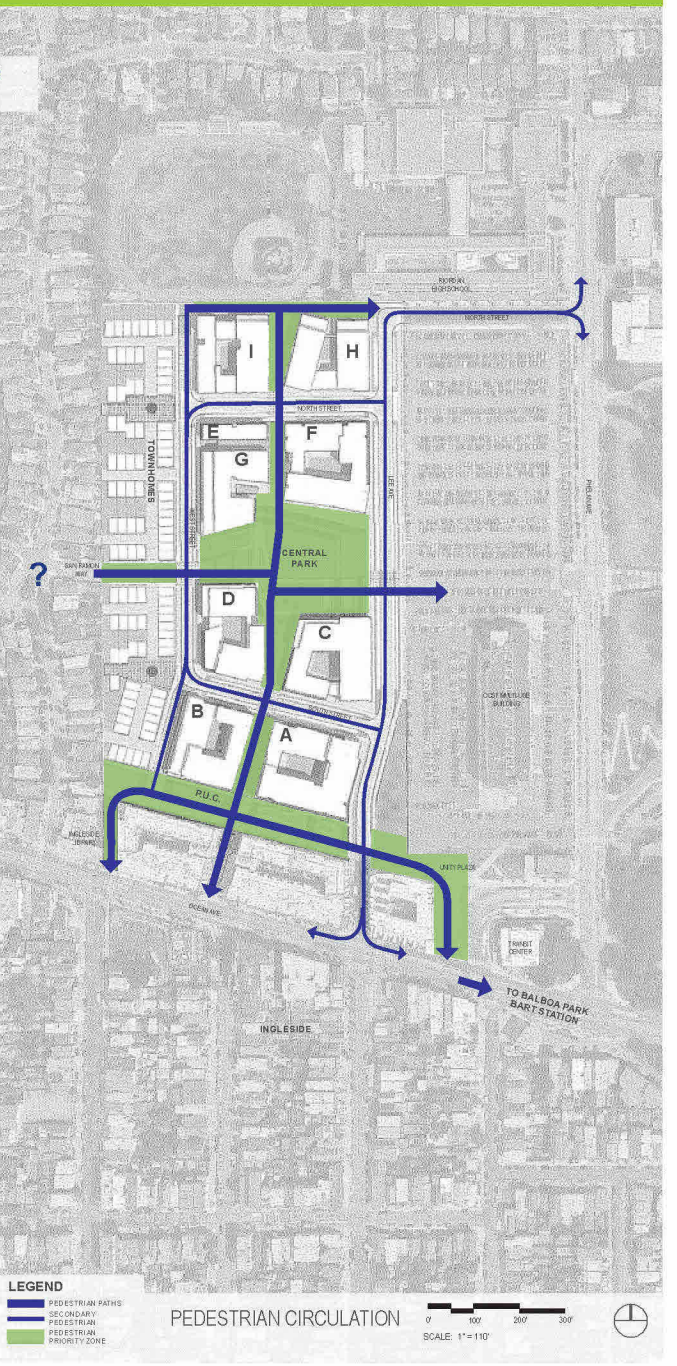
FLOW THROUGH PLANTER





PERMEABLE PAVING



RAIN GARDEN

How do we encourage all residents to walk, bike, and take transit?