Balboa Reservoir
Planning Department Presentation
(9/20/2018)

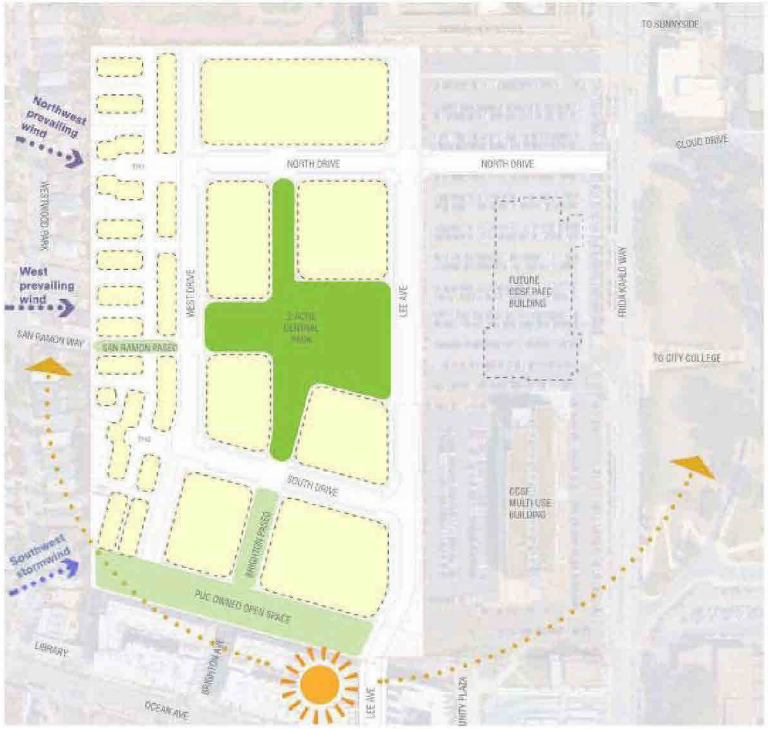
Central Park Update

1. Planning Dept desire for more conventional blocks and building variety
2. More modest axial connection between Westwood Park and City College
3. Environmental factors
4. City College Master Plan developments
5. Fire access
6. Improved pedestrian flow between Sunnyside and Ocean Ave via North Street prominently located at north side of park via park to Brighton

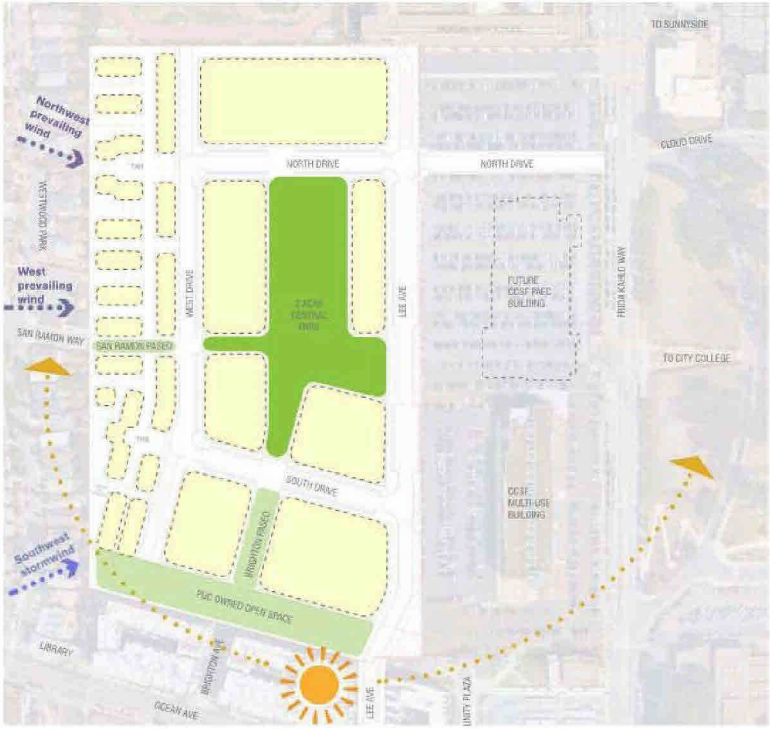
Balboa Reservoir Community Park Day

Help us find the right shape of the central park!

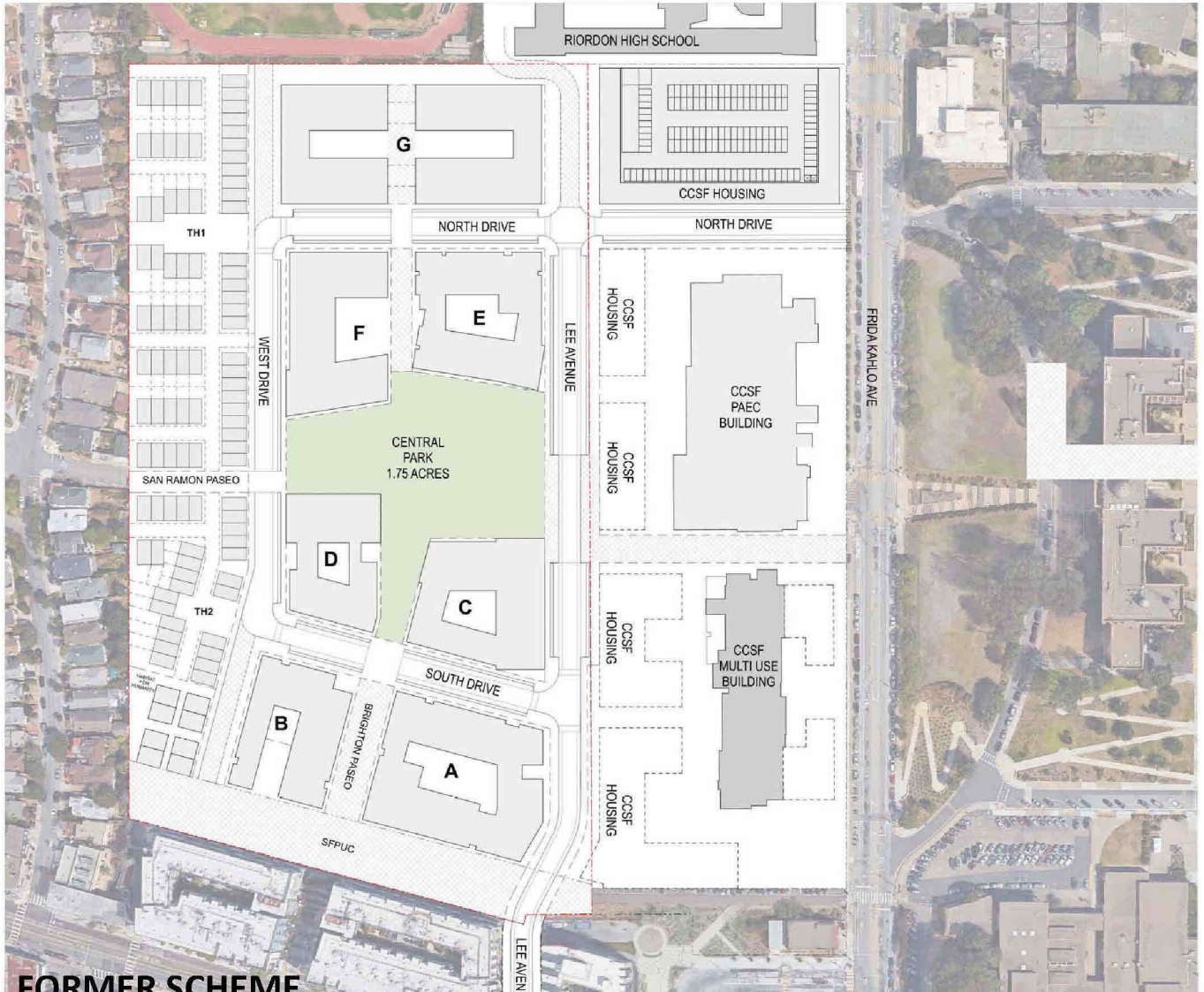
Option 1: East-West Central Park Layout



Option 2: North-South Central Park Layout



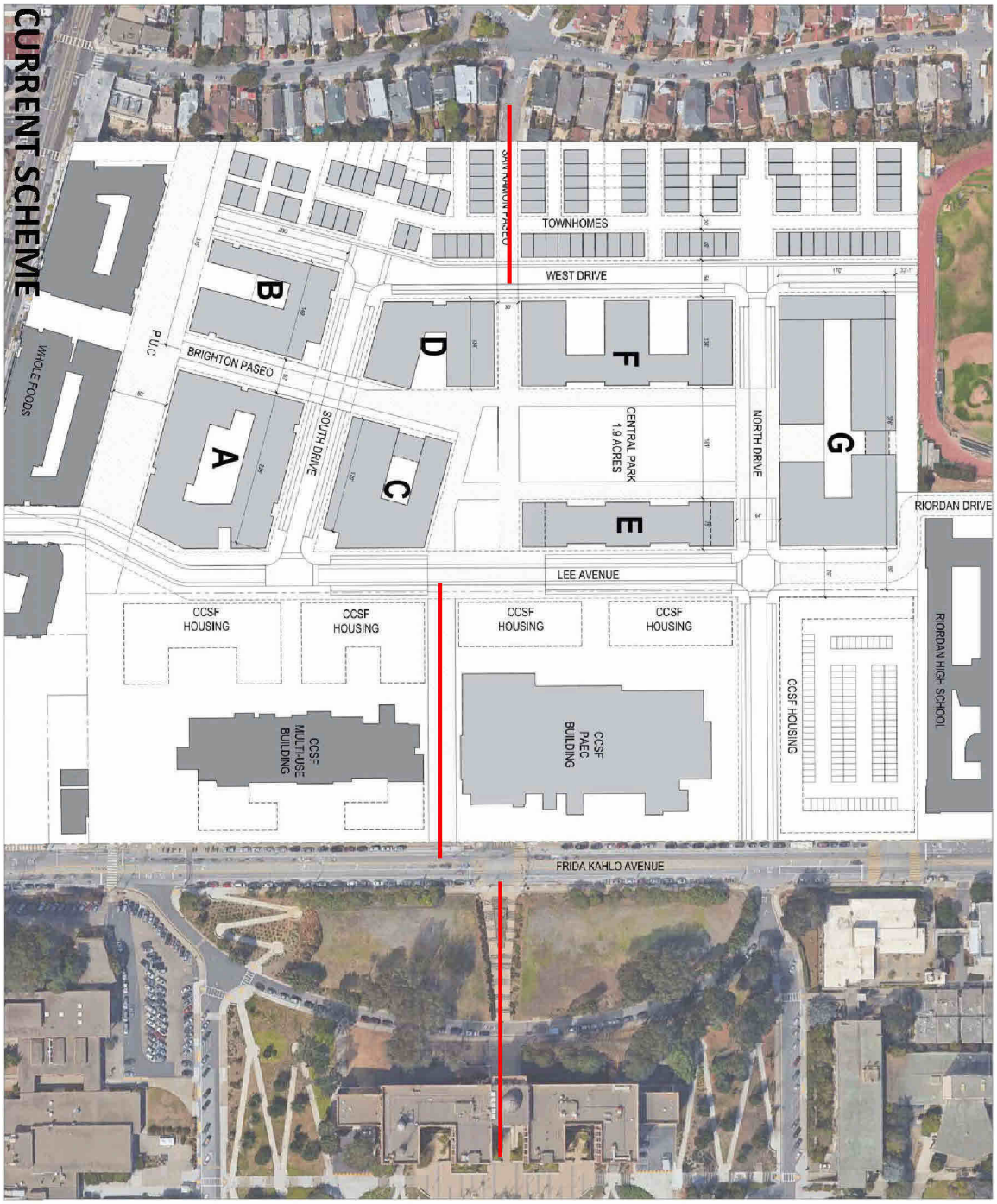
For more information, please visit BalboaReservoir.com, and e-mail us at balboareservior@gmail.com



FORMER SCHEME

BALBOA RESERVOIR | SITE PLAN

SAN FRANCISCO, CALIFORNIA | 08/13/18 | RESERVOIR COMMUNITY PARTNERS, LLC

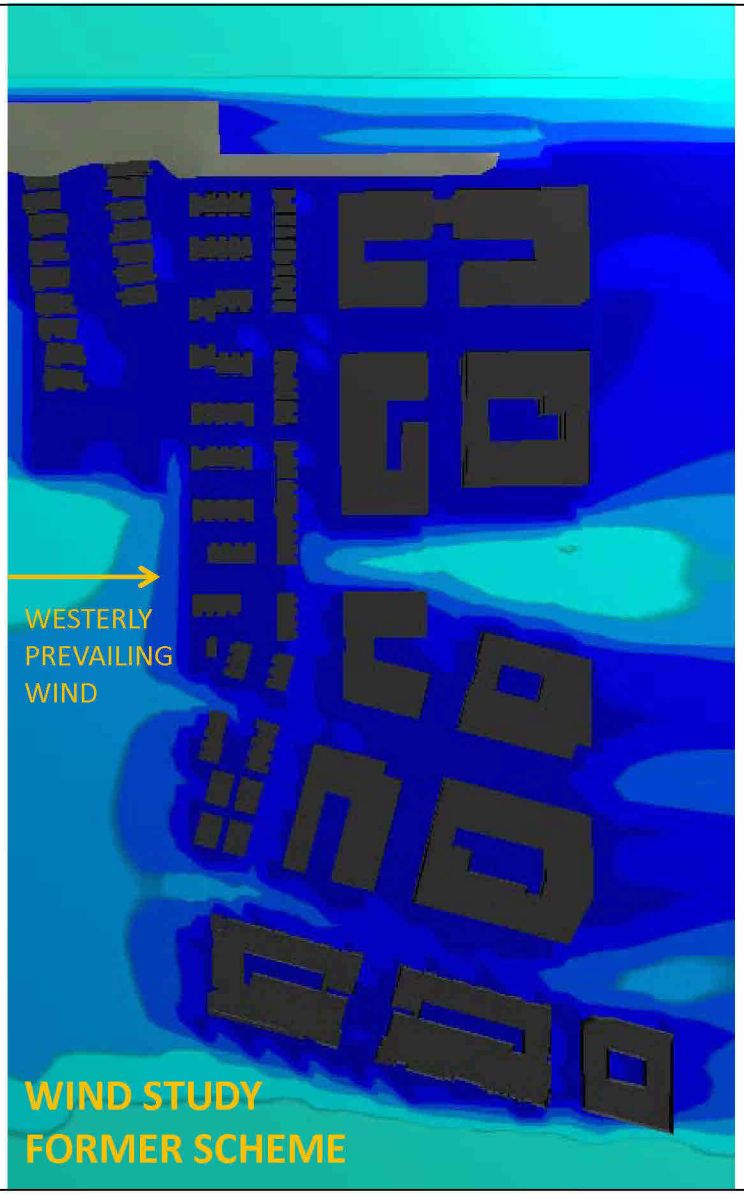


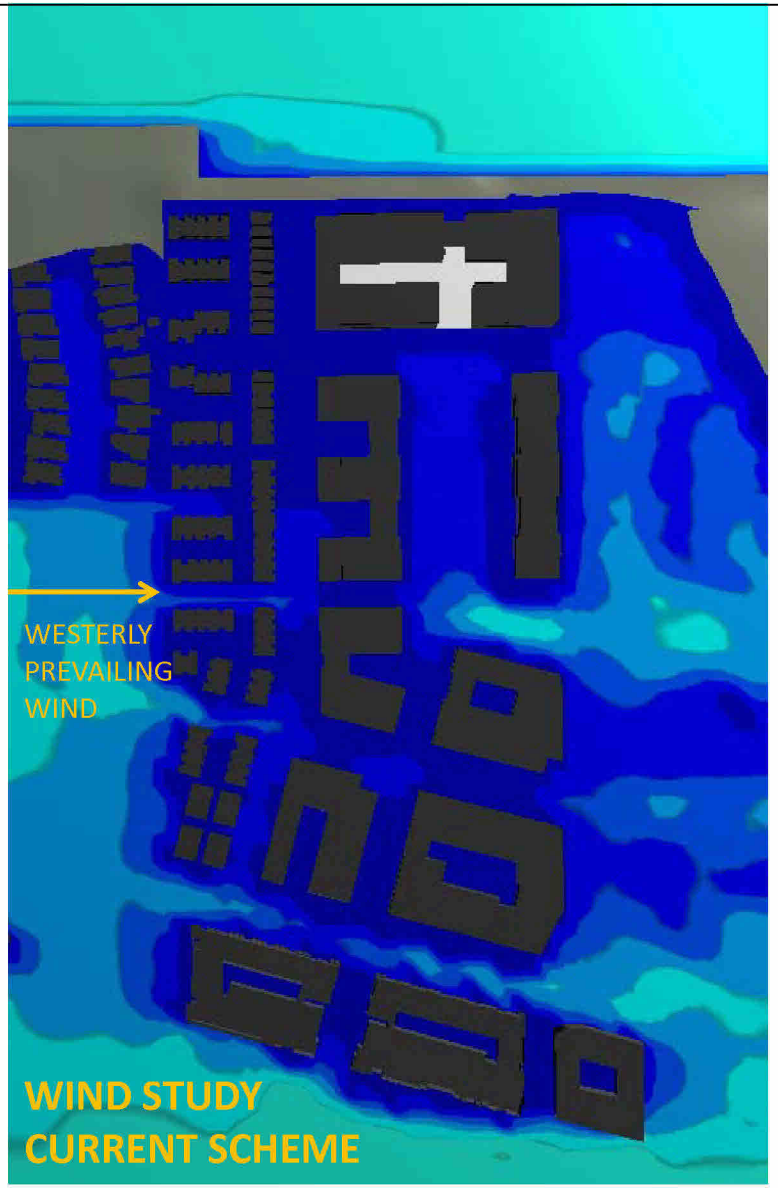
BALBOA RESERVOIR | SITE PLAN

SAN FRANCISCO, CA | 8/6/18 | RESERVOIR COMMUNITY PARTNERS, LLC

SCALE: 1" = 50'

gls PYATOK architecture + urban design VAN METER WILLIAMS POLLACK LLP


WESTERLY
PREVAILING
WIND
WIND STUDY
FORMER SCHEME

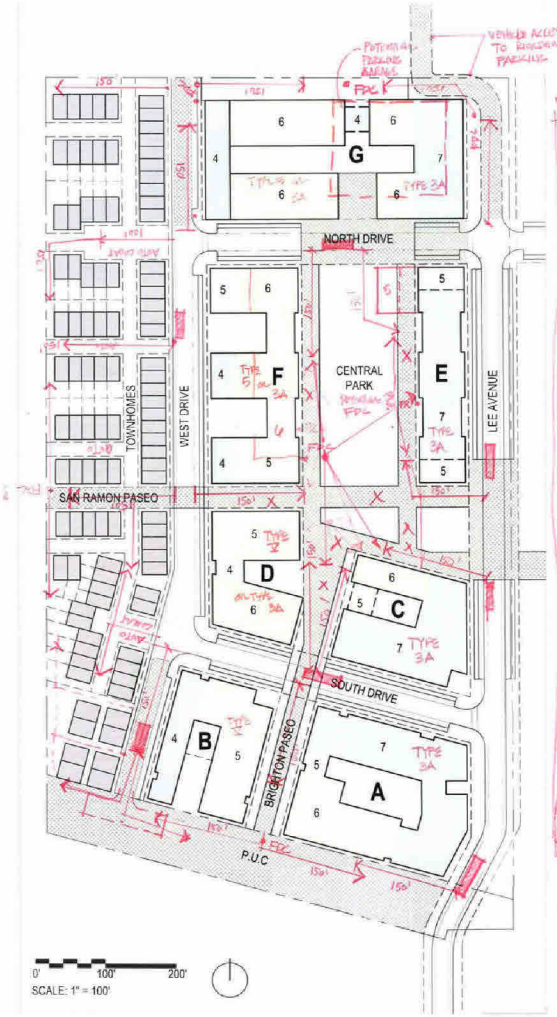

WESTERLY
PREVAILING
WIND
WIND STUDY
CURRENT SCHEME

SHADOW STUDY
FORMER SCHEME

12/21, 12pm

SHADOW STUDY
CURRENT SCHEME

12/21, 12pm



BLOCK G [MARKET RATE]

GROSS AREA: 280,470 SF
ASSUMED EFFICIENCY: 83%
ASSUMED AVG. UNIT SIZE: 875 SF
UNIT COUNT: 266 UNITS

BLOCK F [LOW INCOME]

GROSS AREA: 152,765 SF
ASSUMED EFFICIENCY: 83%
ASSUMED AVG. UNIT SIZE: 875 SF
UNIT COUNT: 149 UNITS

BLOCK E [MODERATE INCOME]

GROSS AREA: 123,800 SF
ASSUMED EFFICIENCY: 83%
ASSUMED AVG. UNIT SIZE: 850 SF
UNIT COUNT: 120 UNITS

BLOCK D [MARKET RATE]

GROSS AREA: 99,343 SF
ASSUMED EFFICIENCY: 83%
ASSUMED AVG. UNIT SIZE: 875 SF
UNIT COUNT: 94 UNITS

BLOCK C [MARKET RATE]

GROSS AREA: 154,252 SF
ASSUMED EFFICIENCY: 83%
ASSUMED AVG. UNIT SIZE: 875 SF
UNIT COUNT: 146 UNITS

BLOCK B [LOW INCOME]

GROSS AREA: 97,331 SF
ASSUMED EFFICIENCY: 83%
ASSUMED AVG. UNIT SIZE: 850 SF
UNIT COUNT: 95 UNITS

BLOCK A [MODERATE INCOME]

GROSS AREA: 241,468 SF
ASSUMED EFFICIENCY: 83%
ASSUMED AVG. UNIT SIZE: 850 SF
UNIT COUNT: 235 UNITS

STORIES

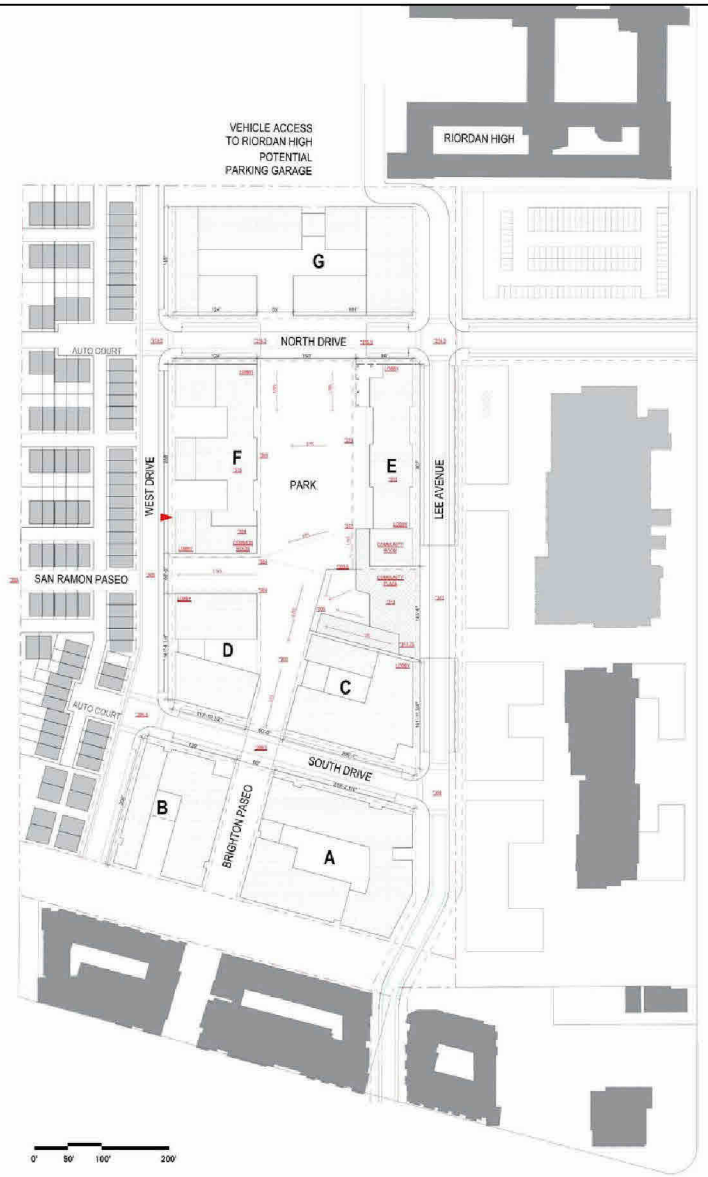
- 4 LEVELS
- 5 LEVELS
- 6 LEVELS
- 7 LEVELS

FIRE ACCESS DIAGRAM

BALBOA RESERVOIR | SITE PLAN

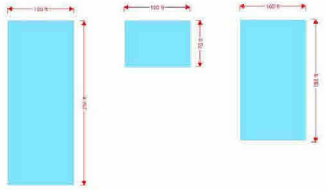
SAN FRANCISCO, CA | 8/6/18 | RESERVOIR COMMUNITY PARTNERS, LLC

gls PYATOK VAN METER WILLIAMS POLLACK



PARK PROGRAM SCALE COMPARISON

1. COMMUNITY GARDEN

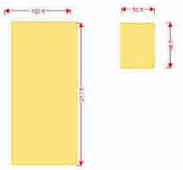


Garden for the Environment
25,000 sf

Park Merced community garden
7,000 sf

Brooks Park community garden
18,600 sf

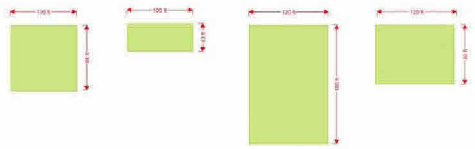
2. PLAYGROUND



Mountain Lake playground
21,700 sf

South Park playground
3,400 sf

3. LAWN



Sunnyside park lawn
9,800 sf

City College terrace lawn
4,300 sf

U10 soccer field
21,600 sf

x2 U7 soccer fields
10,800 sf

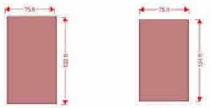
4. DOG PARK

Suggested dog park
10,000 sf

Mission Creek dog park
15,000 sf

Daggett Park dog park
3,360 sf

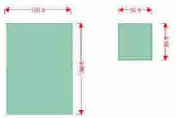
5. PLAZA



Unity Plaza
10,000 sf

Market Street Plaza
9,300 sf

6. HABITAT



SFSU habitat garden
13,800 sf

SFSU habitat garden - small
2,800 sf

7. PAVILLION

Pavillion
1,250 sf