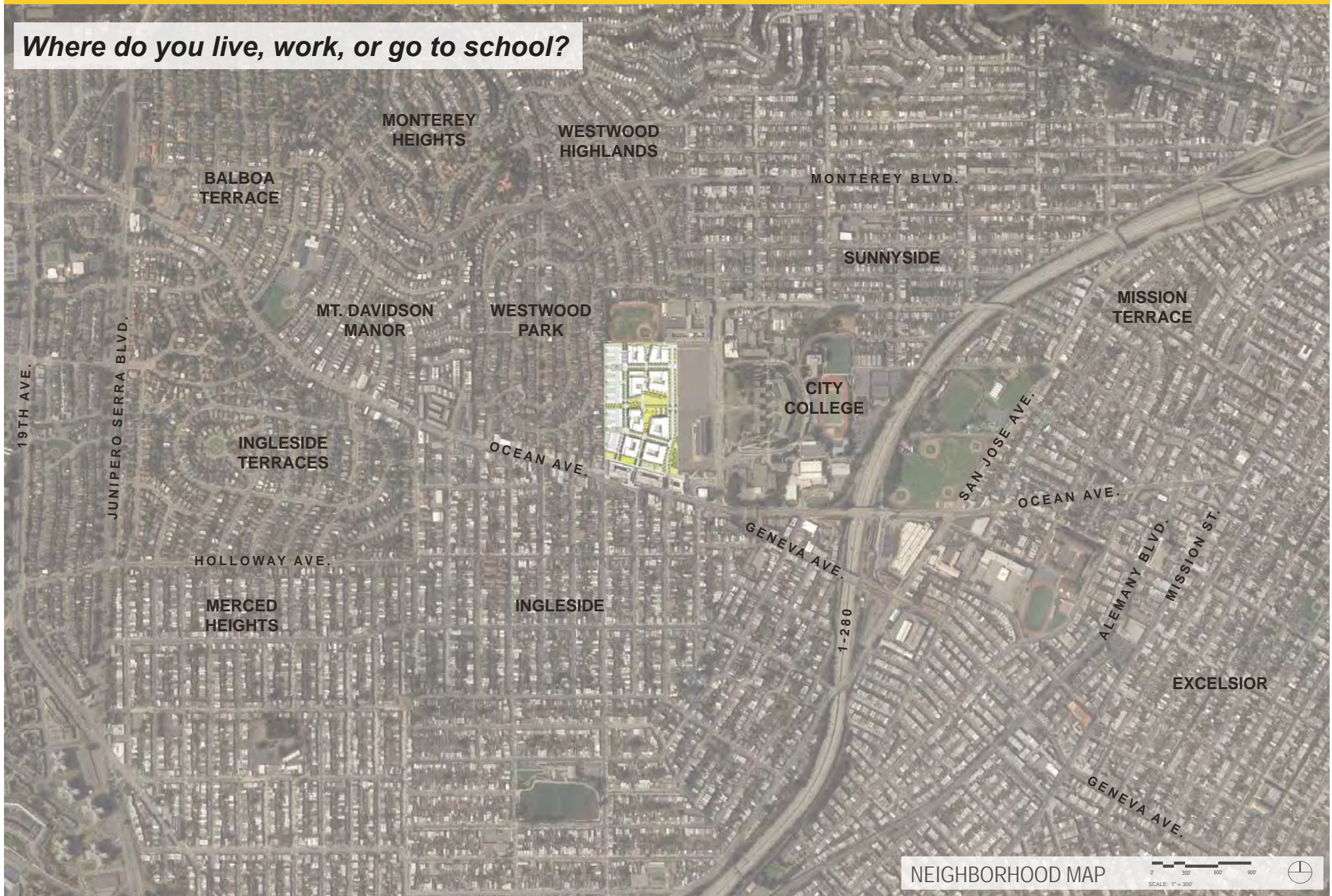
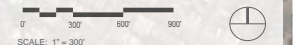
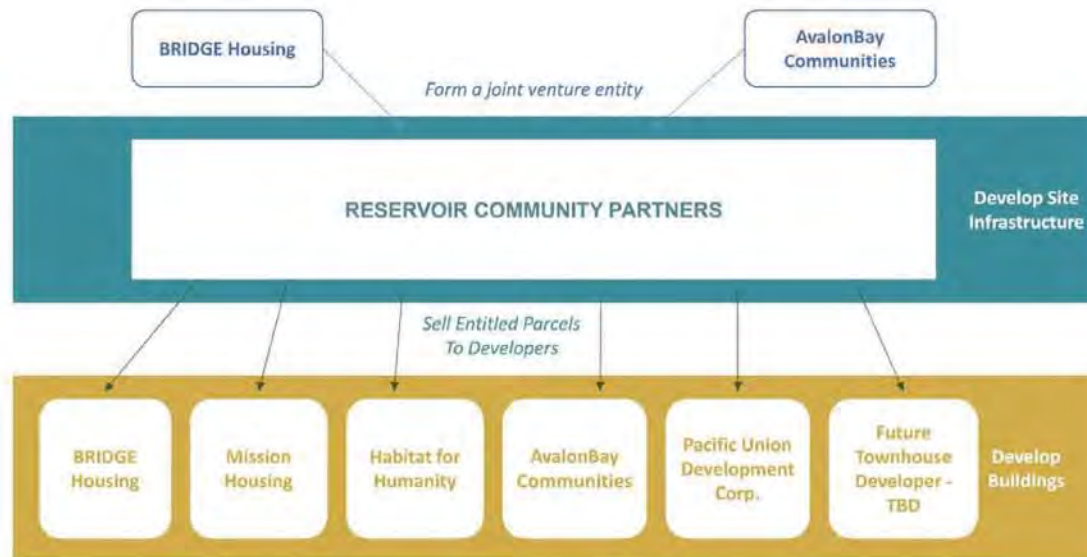
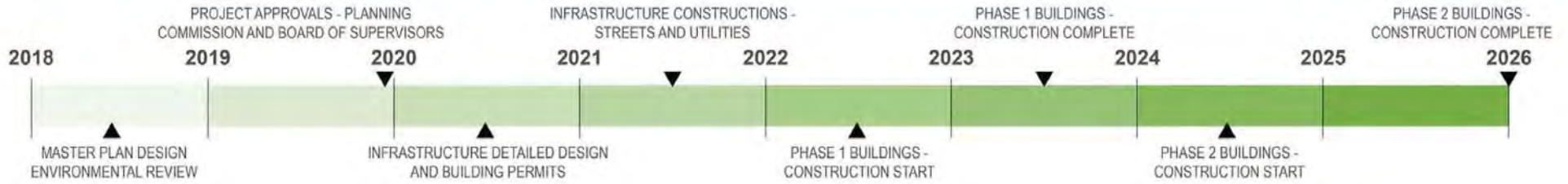


Where do you live, work, or go to school?



NEIGHBORHOOD MAP





DEVELOPMENT AND DESIGN TEAM

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

Who lives in Affordable housing?



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

2018 COMMUNITY MEETING CALENDAR

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

MASTER PLANNING

Parking Counts at Lower Reservoir

Preliminary Master Plan for Balboa Reservoir

ENVIRONMENTAL EVALUATION (EE)

Scoping Session

Technical Studies

Draft EIR

JULY 2019



- . **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







MARCH 21
VERNAL EQUINOX
9:00 AM



MARCH 21
VERNAL EQUINOX
12:00 PM



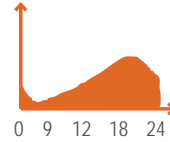
MARCH 21
VERNAL EQUINOX
3:00 PM



WIND DIRECTION:
MOST FREQUENT FROM
WEST AND NORTHWEST



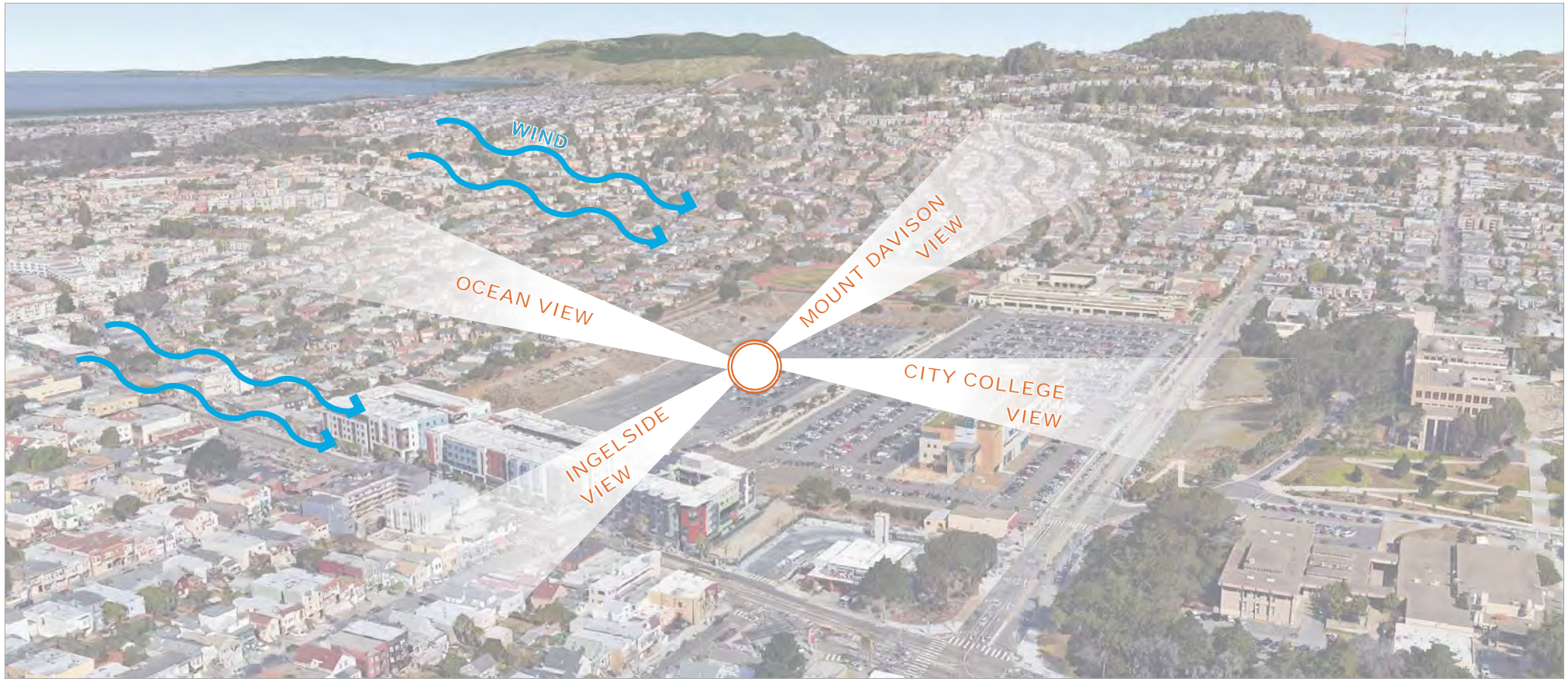
WIND INTENSITY:
GREATEST IN SUMMER
LEAST IN FALL



DAILY WIND:
GREATEST IN AFTERNOON
LEAST IN EARLY MORNING



STORM WIND:
STRONG SOUTHERLY
WIND



INGELSIDE



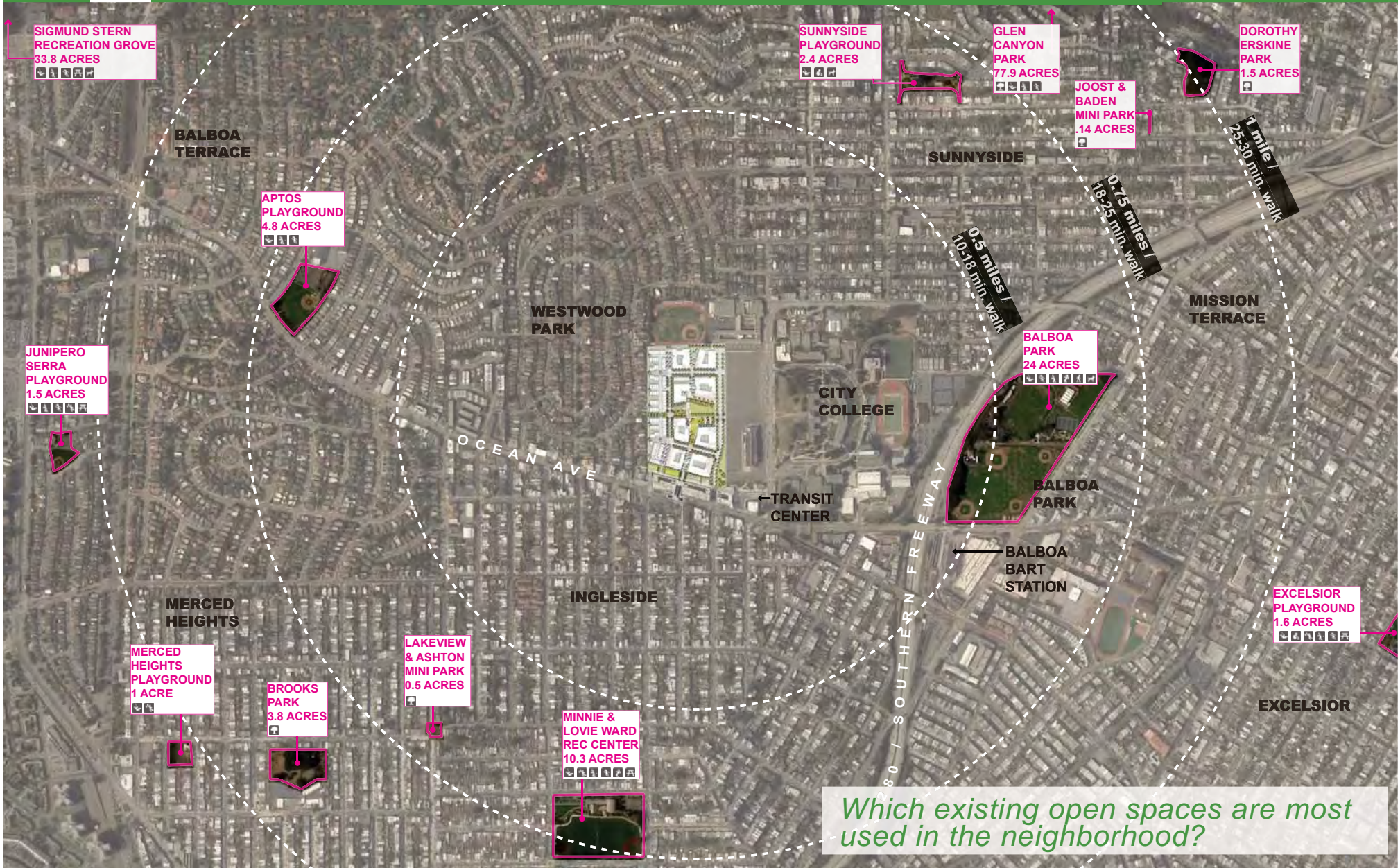
PACIFIC OCEAN



MOUNT DAVISON



CITY COLLEGE



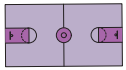
Which existing open spaces are most used in the neighborhood?

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

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



BASKETBALL COURT



MULTI-AGE PLAYGROUND
AGE 5 AND ABOVE



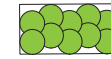
MULTI-USE LAWN



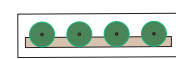
COMMUNITY GARDEN



HABITAT



CONNECTION



STORMWATER BIORETENTION



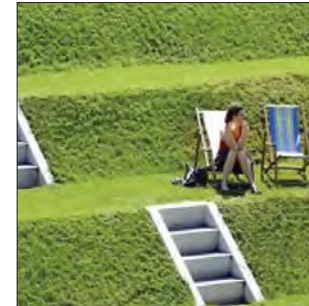
TOT PLAY AREA



OUTDOOR MARKET /
FOOD TRUCKS



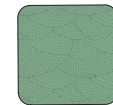
PICNIC AREA / BBQ



LAWN TERRACE



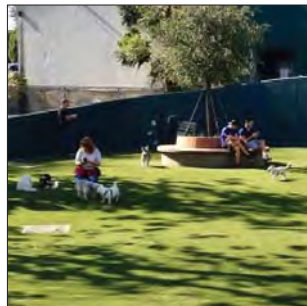
RAIN GARDEN



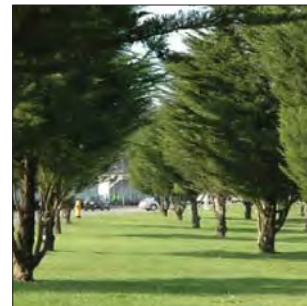
EXERCISE STATION



SEATING AREA



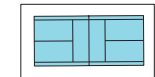
DOG PLAY AREA



WINDBREAK



TRELLIS



VOLLEYBALL COURT

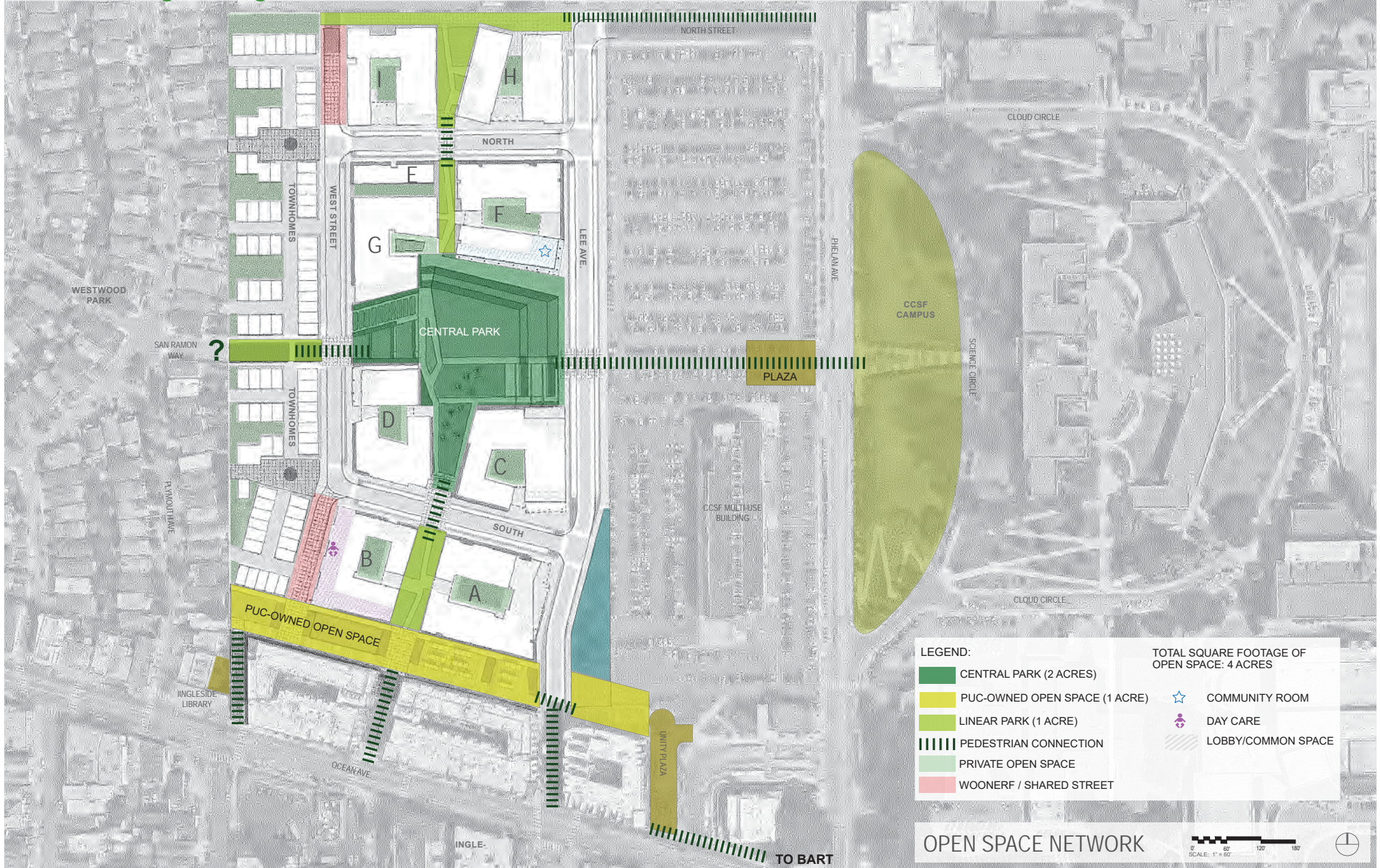


ACCESS POINT



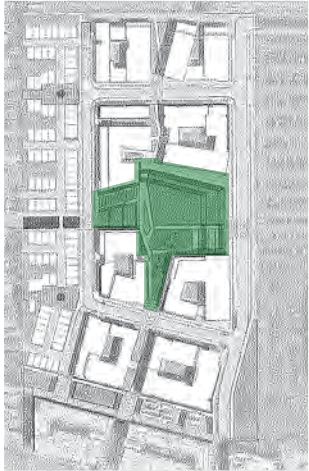
PAVED FLEX. SPACE

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

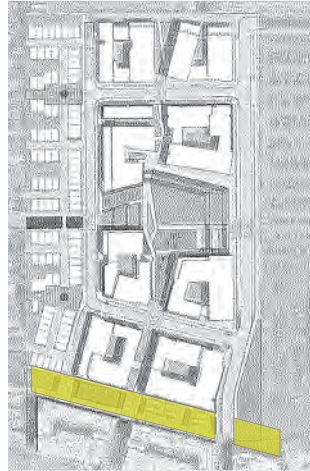


LEGEND:		TOTAL SQUARE FOOTAGE OF OPEN SPACE: 4 ACRES	
	CENTRAL PARK (2 ACRES)		COMMUNITY ROOM
	PUC-OWNED OPEN SPACE (1 ACRE)		DAY CARE
	LINEAR PARK (1 ACRE)		LOBBY/COMMON SPACE
	PEDESTRIAN CONNECTION		
	PRIVATE OPEN SPACE		
	WOONERF / SHARED STREET		

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



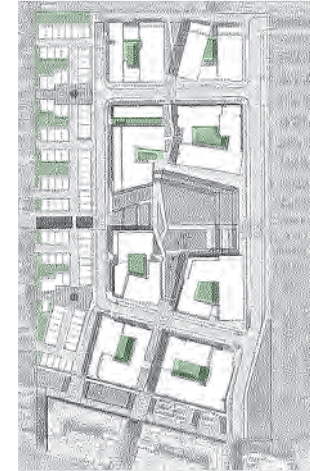
Two Acre Central Park



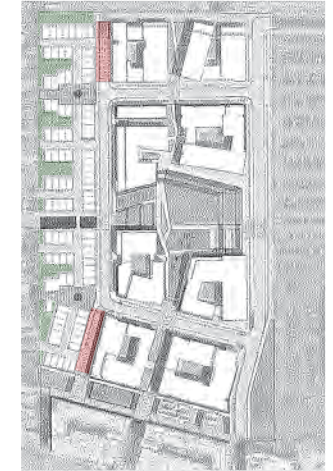
80' Wide PUC Open Space



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)

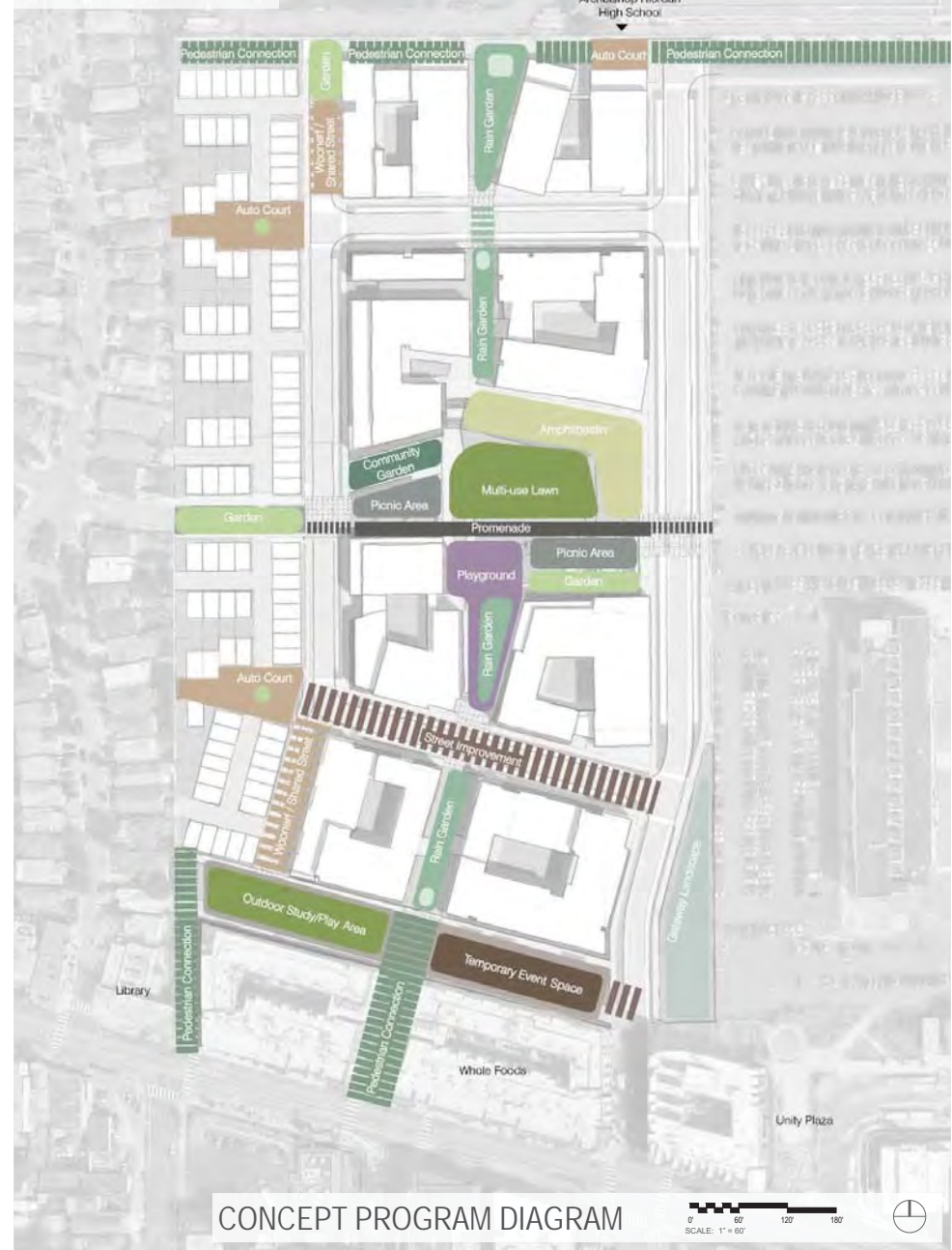


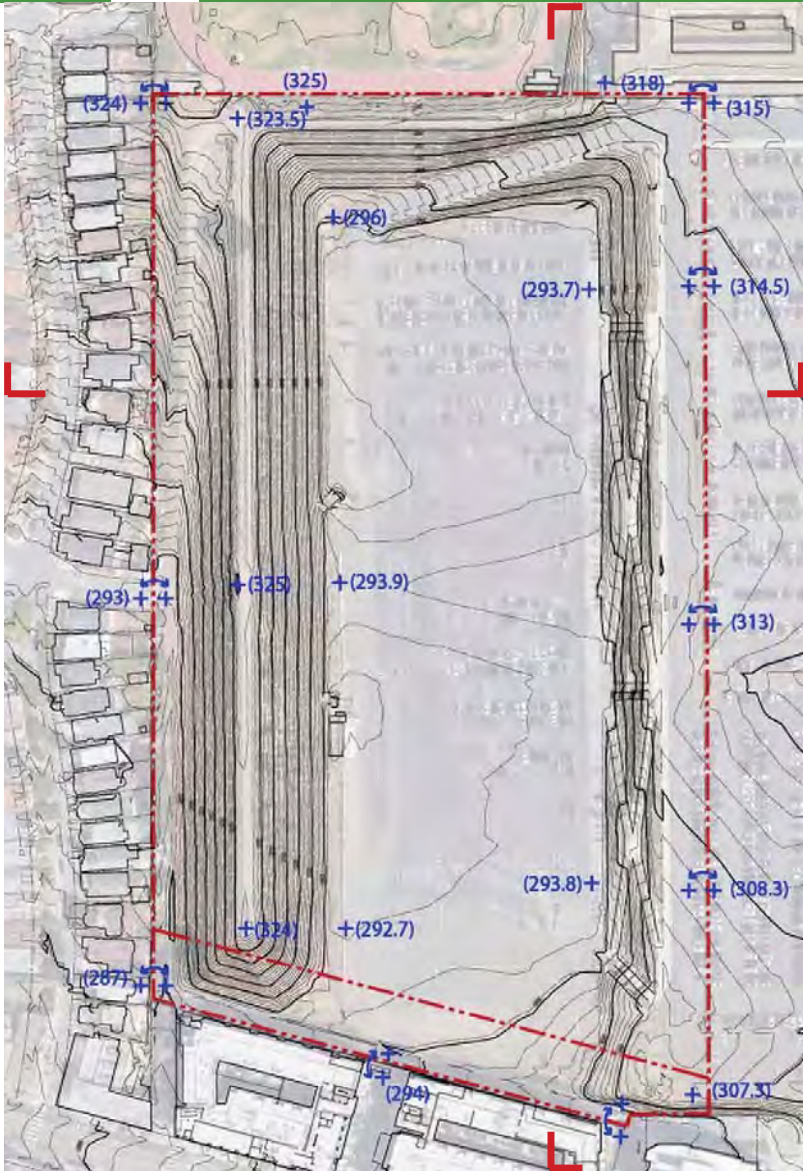
Private Open Space



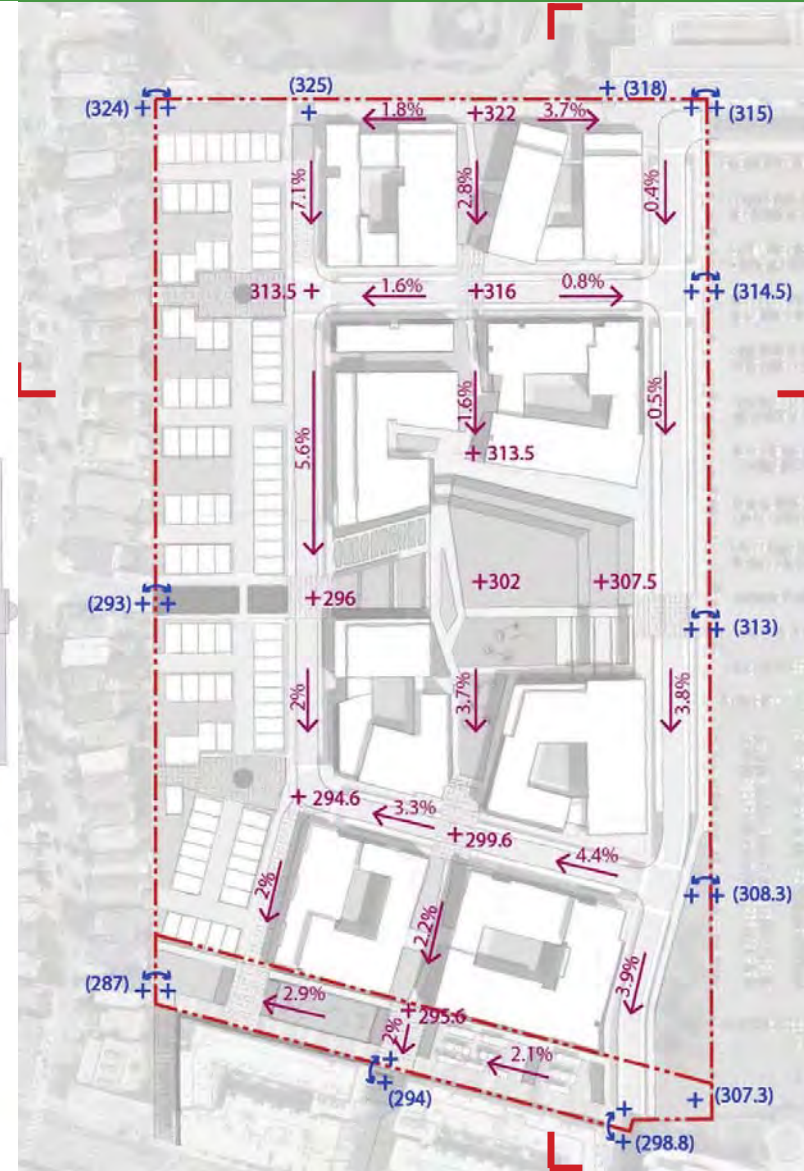
Woonerf / Shared Street

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





EXISTING NORTH-SOUTH SITE SECTION



PROPOSED NORTH-SOUTH SITE SECTION

EXISTING EAST-WEST SITE SECTION
EXISTING GRADING PLAN & SECTION



PROPOSED EAST-WEST SITE SECTION
PROPOSED GRADING PLAN & SECTION

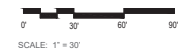


What is the right shape for the central park?



- LAWN TERRACE
- COMMUNITY GARDEN
- MULTI-USE LAWN
- PLAYGROUND
- PICNIC AREA

CONCEPT CENTRAL PARK PLAN



SCALE: 1" = 30'



How can the PUC greenway complement activity at Ocean Ave?

CONNECTION TO LIBRARY

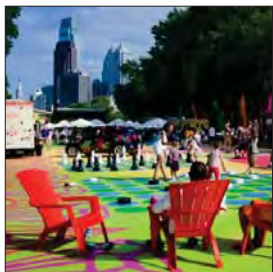
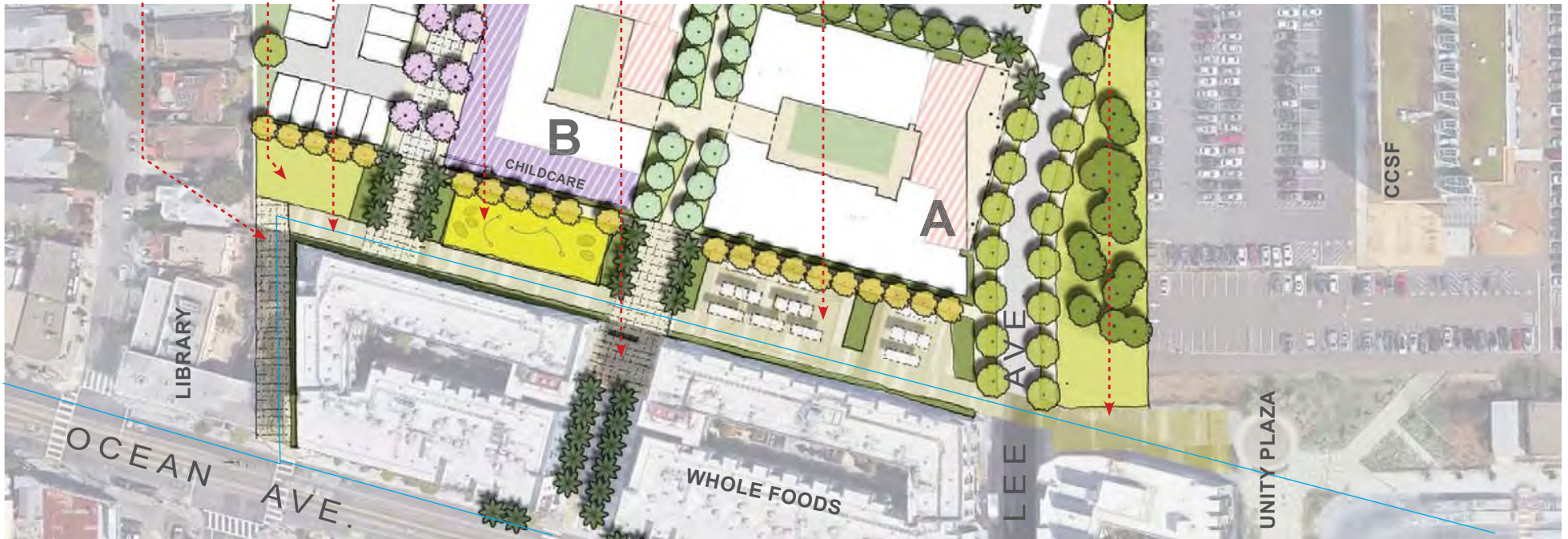
MULTI-USE EXISTING LAWN WATER LINE TO REMAIN

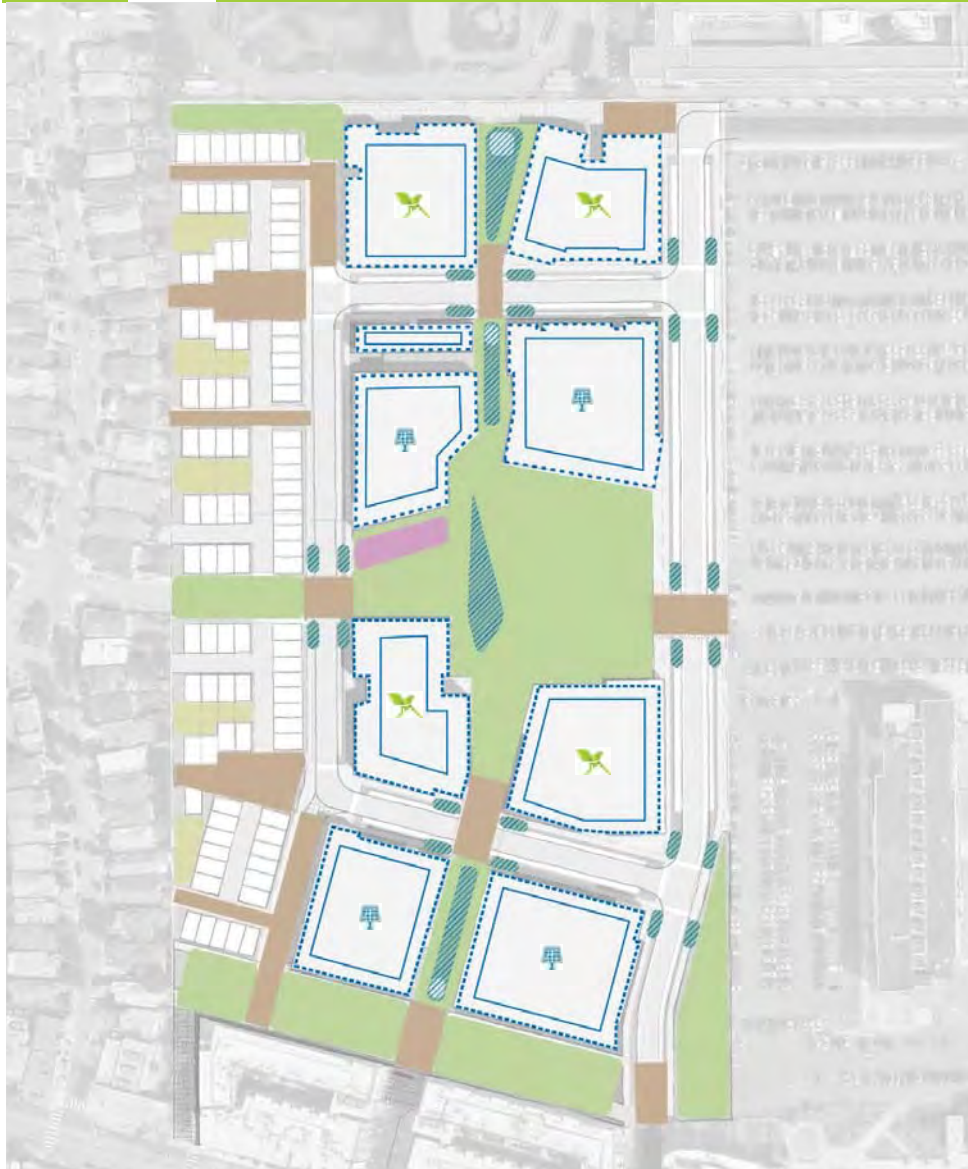
CHILDCARE PLAYGROUND

CONNECTION TO WHOLE FOODS

FLEXIBLE EVENT SPACE / BASKETBALL

CONNECTION TO UNITY PLAZA



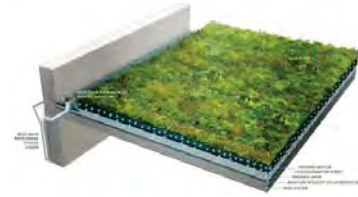


NOTE:

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

LEGEND:

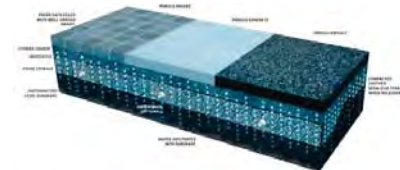
- GREY WATER SYSTEM/
FLOWTHROUGH PLANTER/
FOOD PRODUCTION
- GREEN ROOF
- SOLAR PANEL
- PERMEABLE PAVING
- PARK
- FOOD PRODUCTION
- RAIN GARDEN
- PRIVATE OPEN SPACE



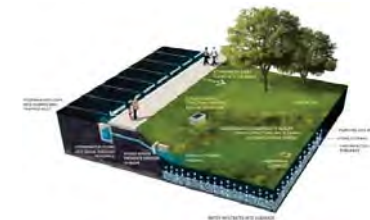
GREEN ROOF



FLOW THROUGH PLANTER



PERMEABLE PAVING



RAIN GARDEN



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

