



BALBOA RESERVOIR CONTEXT & NEXT STEPS

Current Objectives

- Lay groundwork for developer selection (development parameters)
- Allow enough time for thoughtful feedback, iteration on key issues

Suggested CAC Meeting Plan

- Today's Meeting
 - Housing, urban design, and public realm parameters: 3rd draft
- March Meeting
 - City College, additional public benefits, and sustainability parameters
- April Meeting
 - Focus on transportation
- May Meeting
 - Review and finalize complete set of parameters
- Concurrent Community Engagement
 - Stakeholder outreach
 - Dialog with City College Board of Trustees

Principles & Parameters **ARE** Intended to...

- Communicate core values for the project
- Identify concerns that the project must address
- Set baseline requirements, encourage developers to exceed them
- Define a maximum physical envelope for development
- Provide flexibility for future input, analysis, creativity
- Allow for further negotiation with developer, once selected

Principles & Parameters **ARE NOT** Intended to...

- Stringently determine all project elements
- Be part of formal environmental review process
- Determine the project's physical design

PROPOSED TIMELINE



Orange = Public Input Opportunity

RFP = Request for Proposals from developer/designer teams

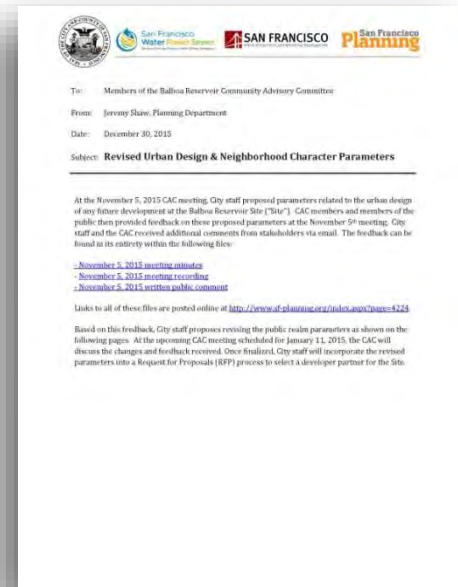
BACKGROUND, CONTEXT AND CONSENSUS



Neighborhood Input



CCSF Growth



CAC Meetings

UNDERSTANDING THE SITE



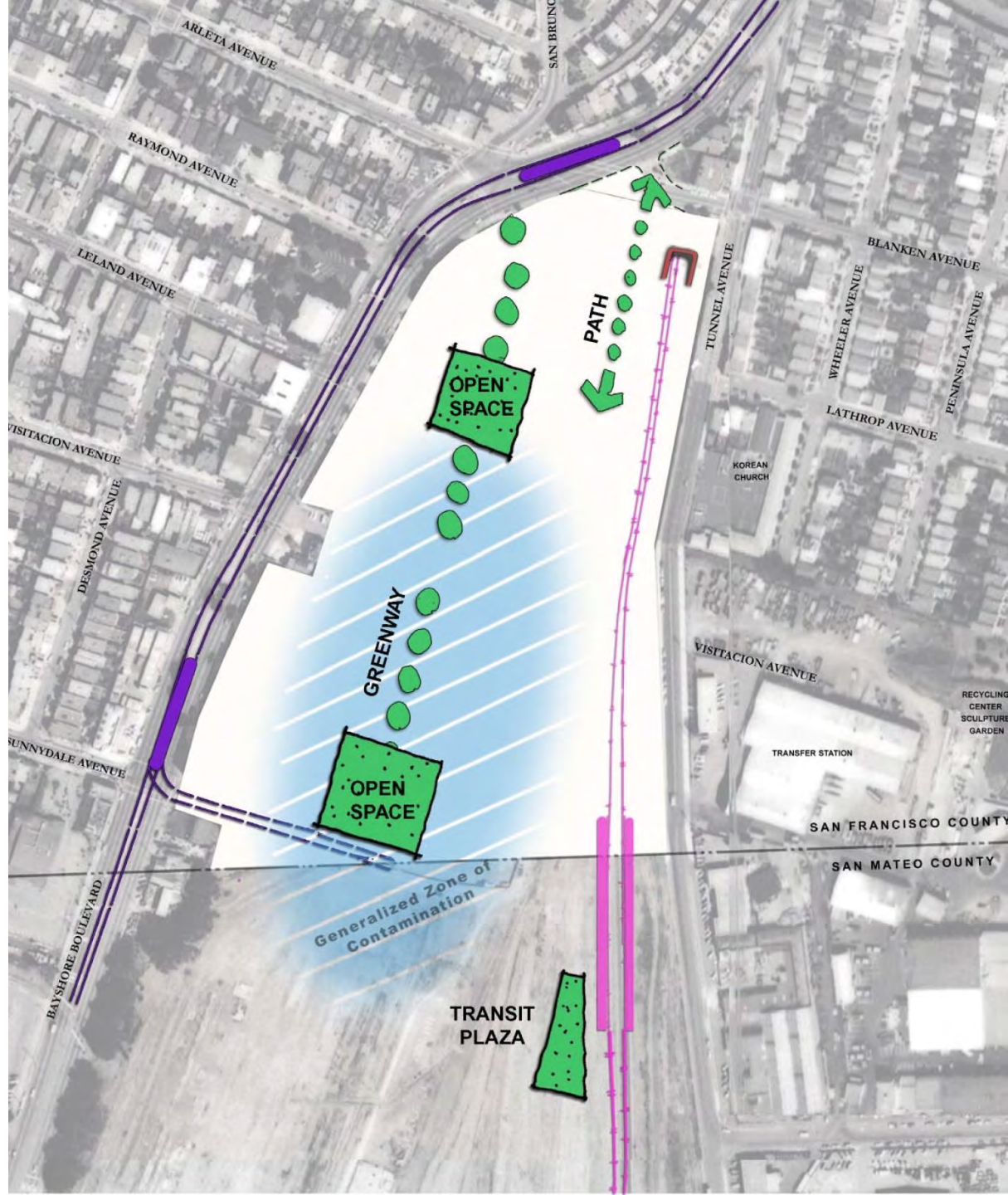


DESIGN WORKSHOPS

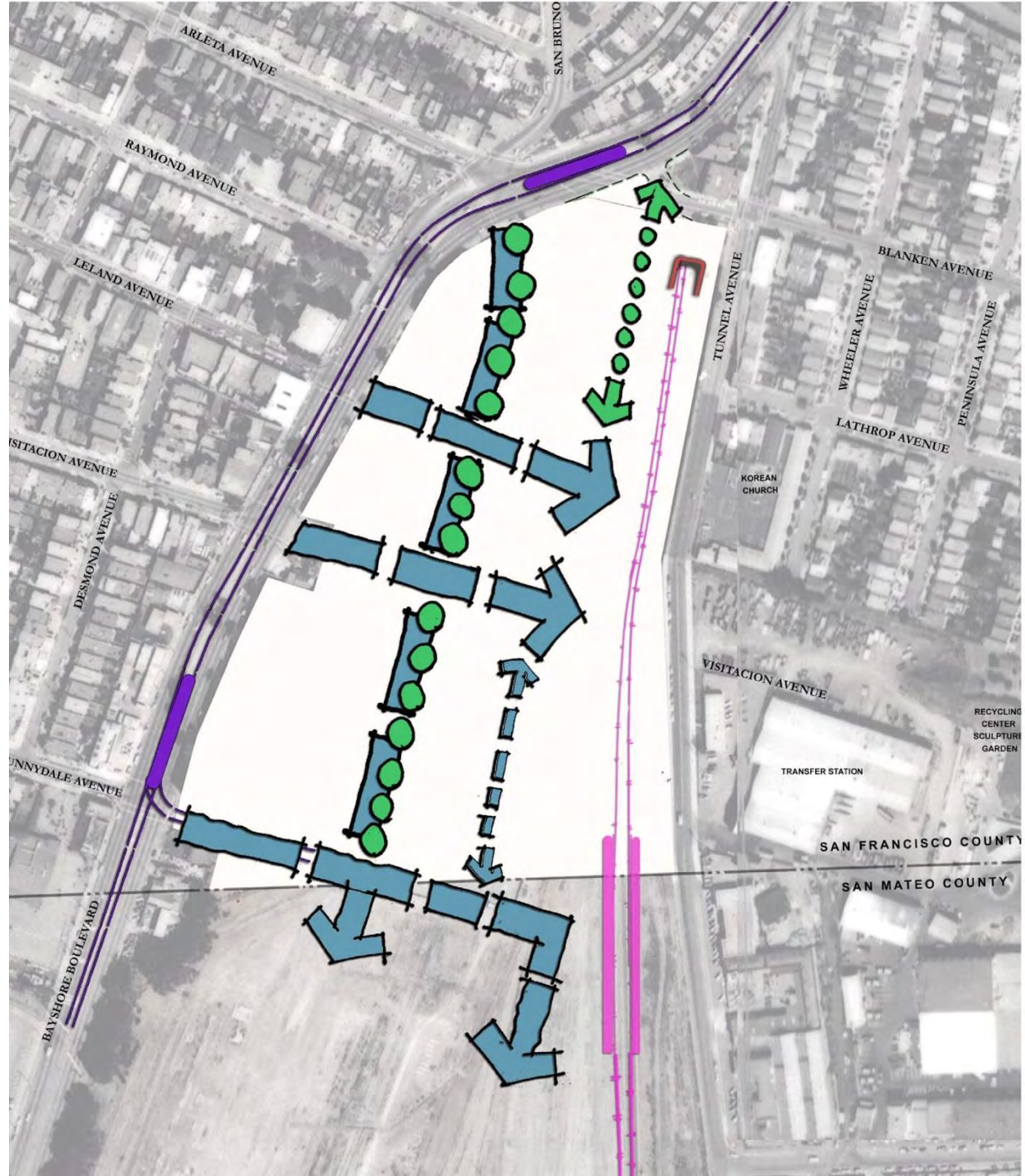
LAND USE CONCEPTS



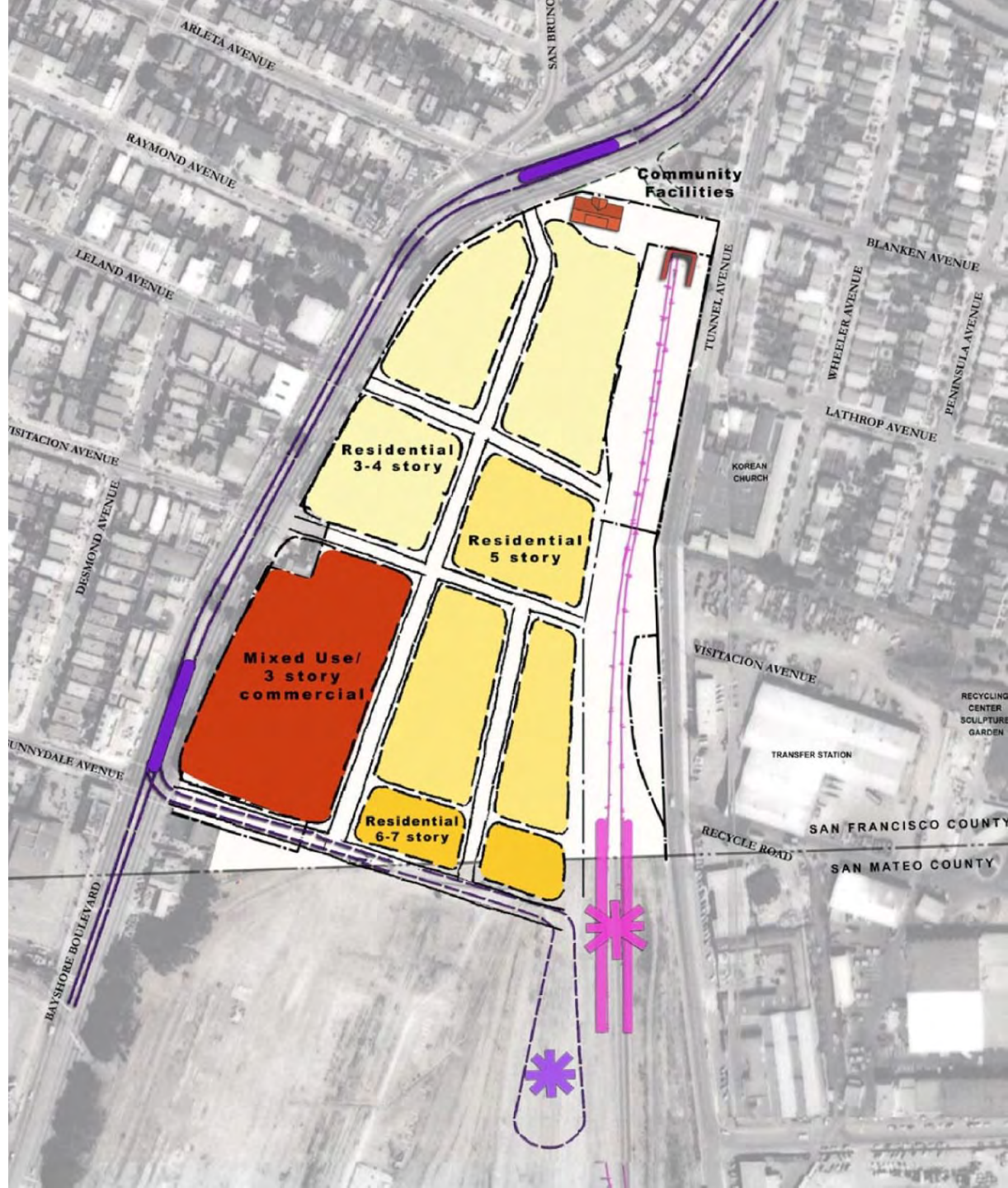
OPEN SPACE ARMATURE



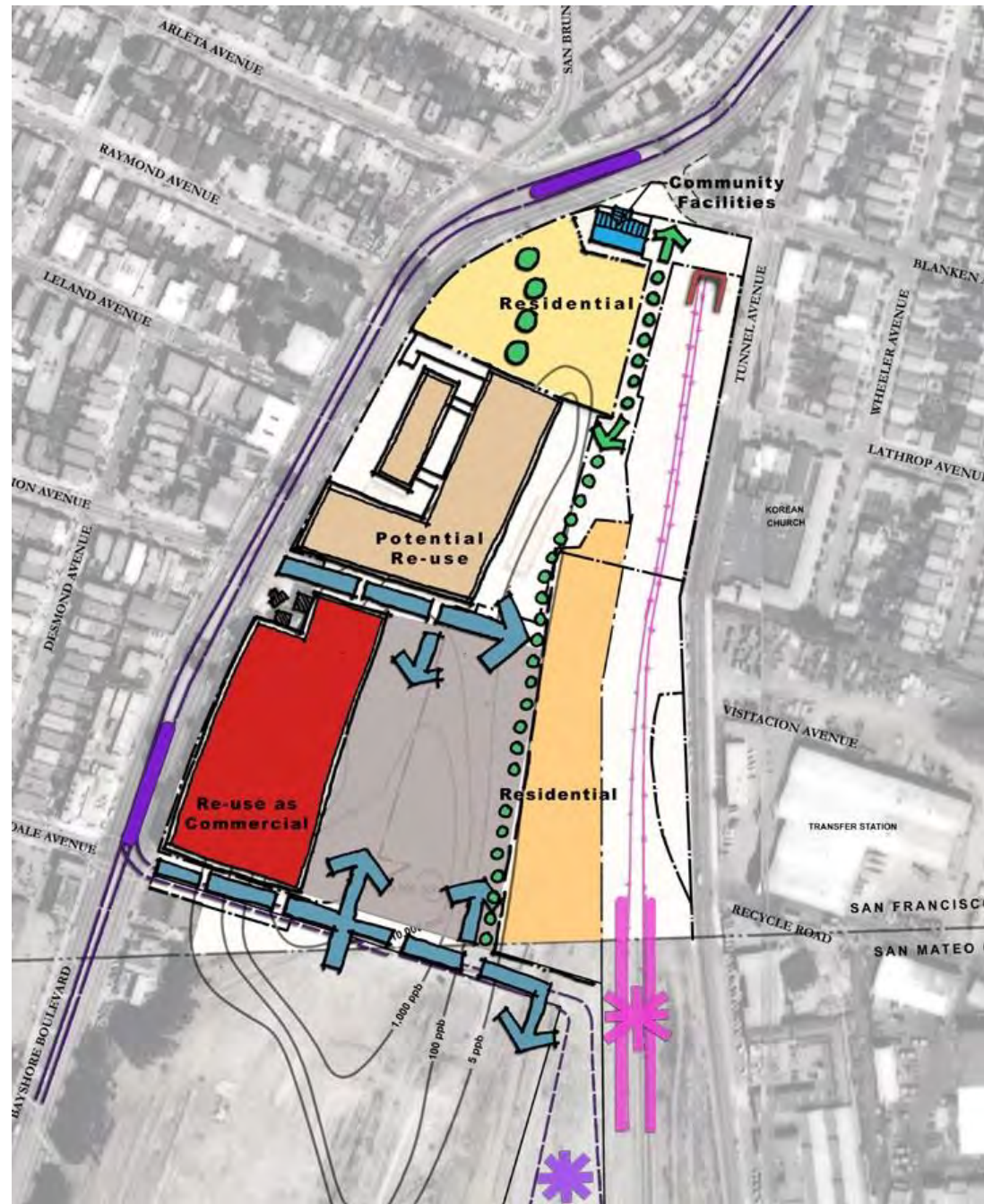
ACCESS & TRANSPORTATION NETWORKS



REFINED LAND USE CONCEPT



BRINGING IT ALL TOGETHER



BUILDING CONCEPTS AND CONTROLS (EXAMPLE)

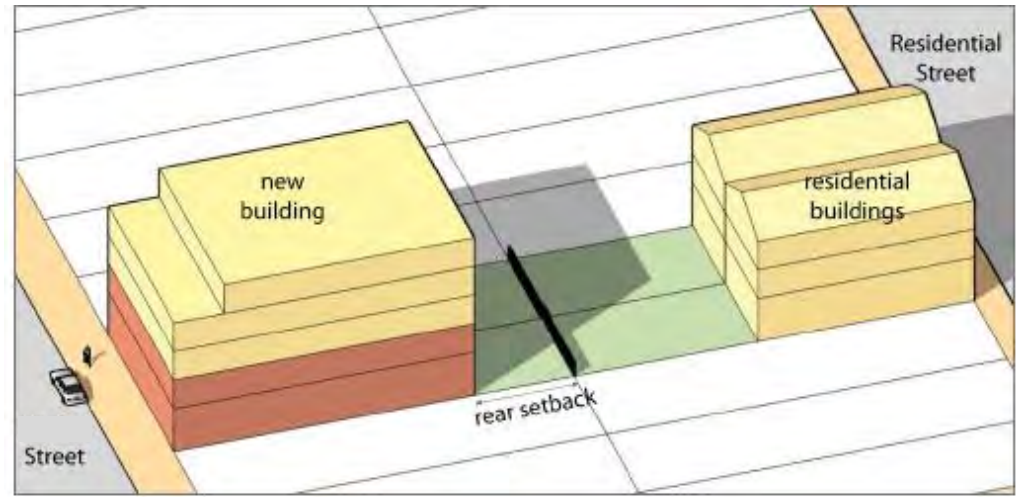
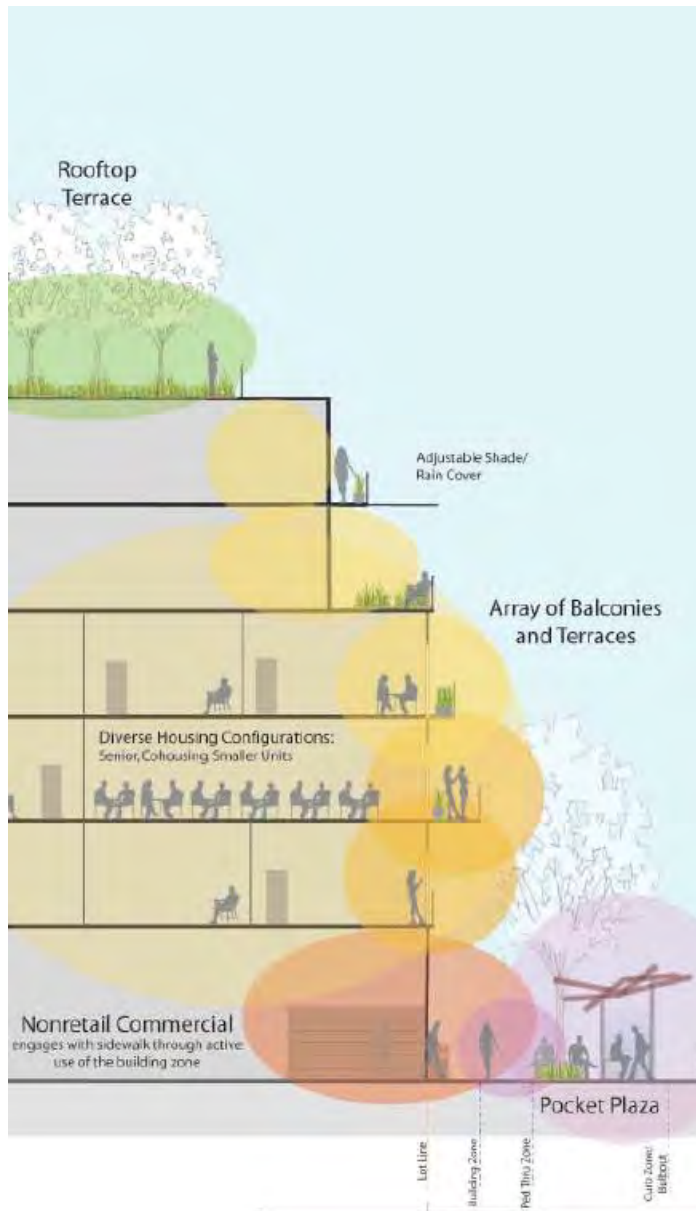
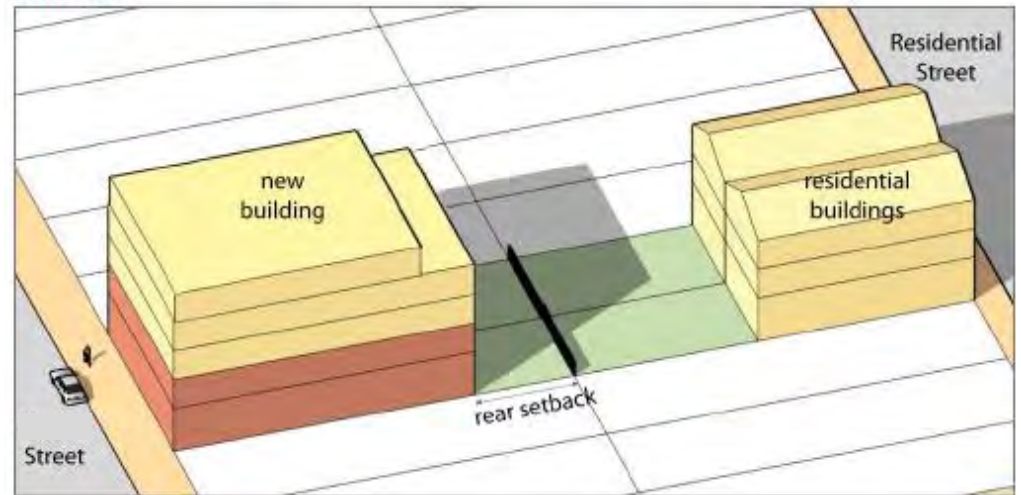
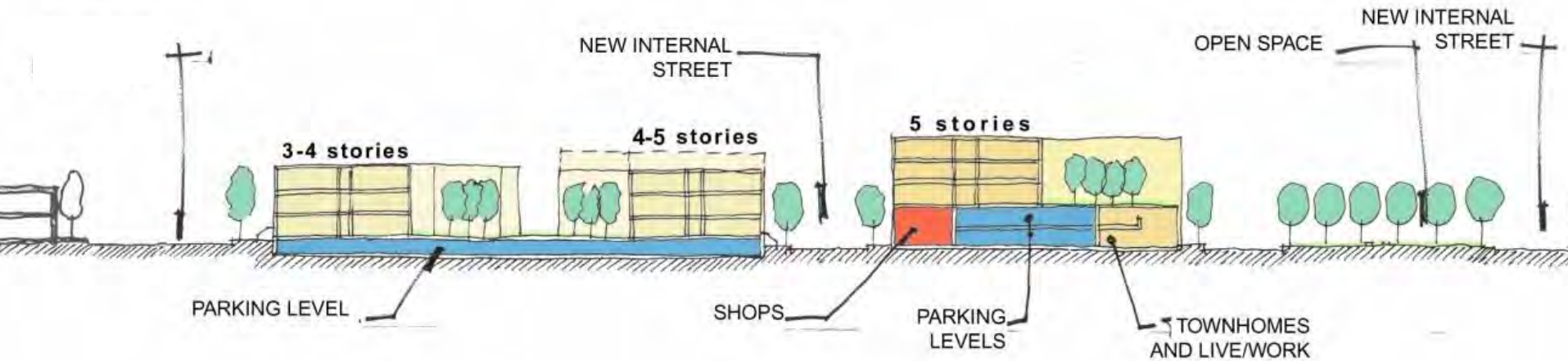
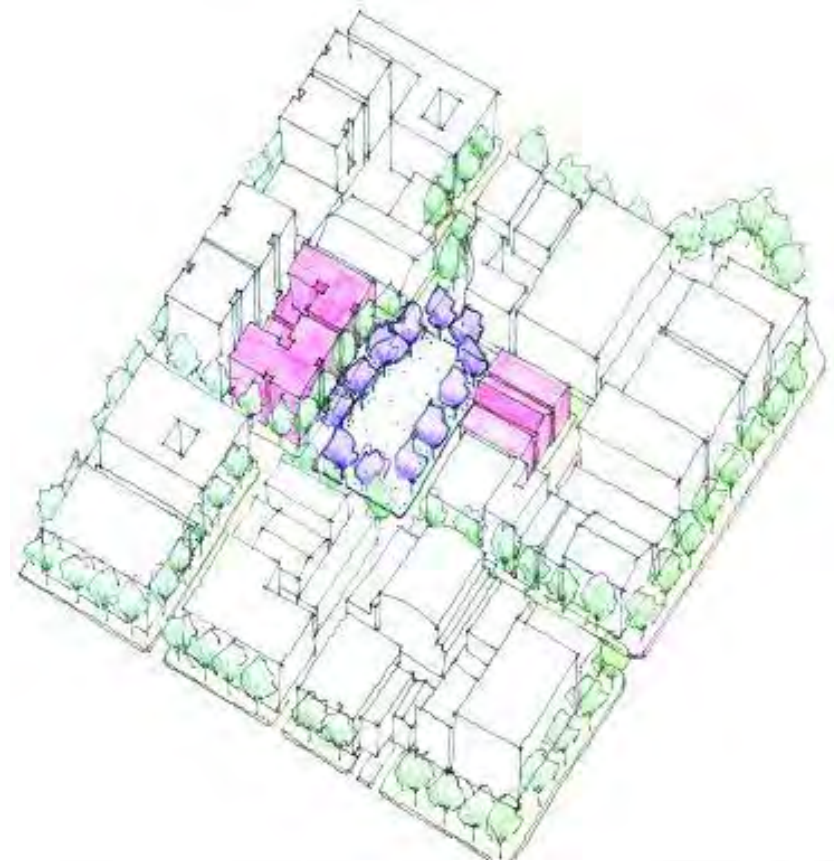
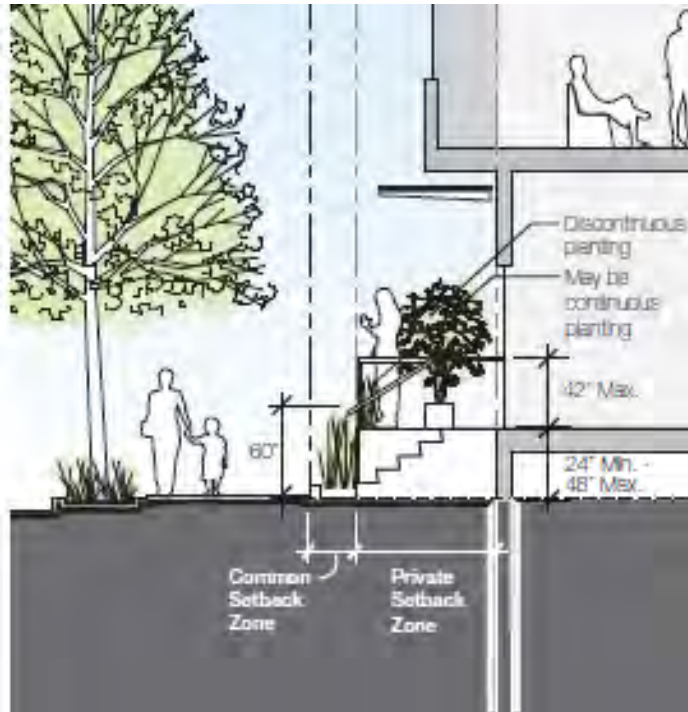


FIGURE 2A POTENTIAL FOR 55' BUILDING ADJACENT TO RESIDENTIAL PARCEL



DESIGNING IN CONTEXT



PARK DESIGN





Internet & TV

Children's Play Area

WOODWELL STREET
PLAYS
PERFORMING BOYS
BENCHES
STEPS
CRUSTAL
OUTDOOR CLASSROOM AMPHITHEATRE
PLAZA WITH SEATWALL
THEATRE CHANGING BUILT OUT



THANK YOU!

SIGN UP FOR FUTURE UPDATES:
sf-planning.org/brcac

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