AvalonBay Communities + BRIDGE Housing

Mission Housing  |  Habitat for Humanity  |  Pacific Union Development Corporation
October 2 CAC Meeting

- Team Introductions
- Proposed Design Process and Timeline
- Examples from Other Projects
- What we have heard so far
- How to Engage
Master Development Entity

Develop Site Infrastructure

Develop Buildings

Development Team Members
Development Team- Commitment to the Neighborhood
October 2 CAC Meeting

- Team Introductions
- Proposed Design Process and Timeline
- Examples from Other Projects
- What we have heard so far
- How to Engage

AvalonBay Communities + BRIDGE Housing
Design Topics

- Circulation, Parking, and Transportation
- New Housing
- Parks and Public Realm
- Other Issues? (TBD)
Community Development Process Schedule

FALL 2017

- CAC, Small Group, & Stakeholder Meetings
- #1 Circulation Parking and Transportation
- #2 Public Realm
- #3 New Housing
- #4 Bringing It Together

FALL 2018

- Preferred Option

Concurrent activities

- Neighborhood Group Meetings
- Walking Tours
- Individual Conversations
- Site Activities
- Community Open Houses
- E-Mail / Website Feedback
October 2 CAC Meeting

- Team Introductions
- Proposed Design Process and Timeline
- Examples from Other Projects
- What we have heard so far
- How to Engage
RebuildPOTRERO Master Plan
PRELIMINARY CONCEPT
5/2/2009 Design Open House

Connecticut/Dakota

East/West

North/South

Rebuild POTRERO Design Evolution Through Community Input
Rebuild POTRERO
Design Evolution Through Community Input

INITIAL CONCEPT PROPOSAL
2007

• Community Input
• Design Analysis
• Expert Advice
• Site Analysis
• Hopes & Dreams

FINAL CONCEPT
October 2009
INVESTING IN COMMUNITY SPACE

A NEW 24TH STREET
October 2 CAC Meeting

- Team Introductions
- Proposed Design Process and Timeline
- Examples from Other Projects
- What we have heard so far
- How to Engage
October 2 CAC Meeting

- Team Introductions
- Proposed Design Process and Timeline
- Examples from Other Projects
- What we have heard so far
- How to Engage
How To Engage

- Neighborhood Group Meetings
- Walking Tours
- Site Activities
- Individual Conversations
- Community Open Houses
- Email & Website Feedback
  - balboareservoir@gmail.com
  - Additional resources TBD
AvalonBay Communities + BRIDGE Housing

Mission Housing | Habitat for Humanity | Pacific Union Development Corporation
Balboa Reservoir Project

Process & Next Steps
Recap: The Process to Date

- **Nov. 2014** – Balboa Reservoir announced as Public Lands for Housing site
- **Nov. 2014 – June 2015** – Initial community outreach
- **April 2015** – Balboa Reservoir CAC established
- **Aug. 2015 – Sept. 2016** – Development parameters established over the course of 16 CAC meetings
- **Nov. 2016 – March 2017** – Request for Qualifications (RFQ) process resulting in “short list” of potential developers
- **March 2017 – August 2017** – Request for Proposals (RFP) Process
  - June 2017 – Proposals submitted; public presentation, review, and comment period
  - August 2017 – Developer selection announced
Continuing Role of CAC & City

- The ordinance creating the CAC states that:
  - “The Board of Supervisor and Mayor intend the Advisory Committee to last until development entitlements have been issued…”
  - CAC’s purpose is to “provide a regular venue for interested community stakeholders and the general public to discuss any proposed development on the Site, and to ask questions of and give input to City officers and staff and to developers, once selected.”

- Planning Department, OEWD will continue to staff CAC

- City will engage with development team to:
  - Provide feedback on design
  - Negotiate public benefits
  - Perform environmental review
  - Negotiate and draft development agreement, purchase agreement, Planning Code amendments
Next Steps

- **Fall, 2017**
  - Formalize developer selection by executing Exclusive Negotiating Agreement
  - Initial feedback on development plan

- **2018**
  - Refine development plan, guided by Principles & Parameters
  - Perform fiscal feasibility analysis for Board of Supervisors (BOS) consideration
  - Commence environmental review
  - Negotiate business terms and project characteristics
Next Steps

- **2019**
  - Finalize development plan and supporting documents, including:
    - Planning Code amendments and design controls
    - Development agreement
    - Purchase agreement
  - Complete environmental review
  - Seek final approvals from the SFPUC Commission, Planning Commission, Board of Supervisors