AvalonBay Communities + BRIDGE Housing

Mission Housing | Habitat for Humanity | Pacific Union Development Corporation

October 2 CAC Meeting

o **Team Introductions**

o Proposed Design Process and Timeline

o Examples from Other Projects

o What we have heard so far

o How to Engage

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BRIDGE              AVALONBAY
HOUSING             COMMUNITIES
```

Master Development Entity

Develop Site Infrastructure

| BRIDGE Housing | Mission Housing | Habitat for Humanity | AvalonBay Communities | Pacific Union Development Corp. | Townhouse Developer TBD |

Develop Buildings

Development Team Members

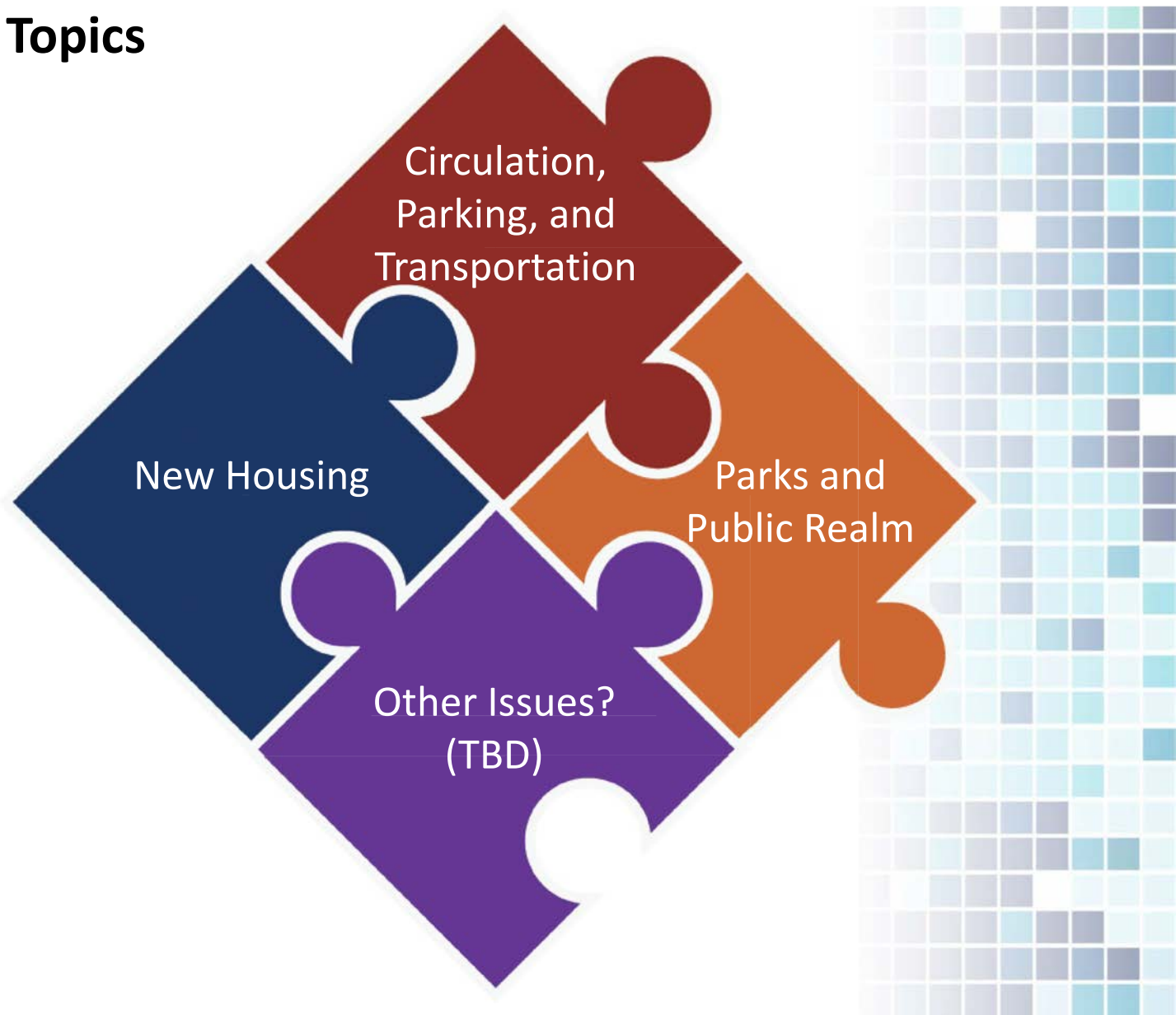**Development Team- Commitment to the Neighborhood**

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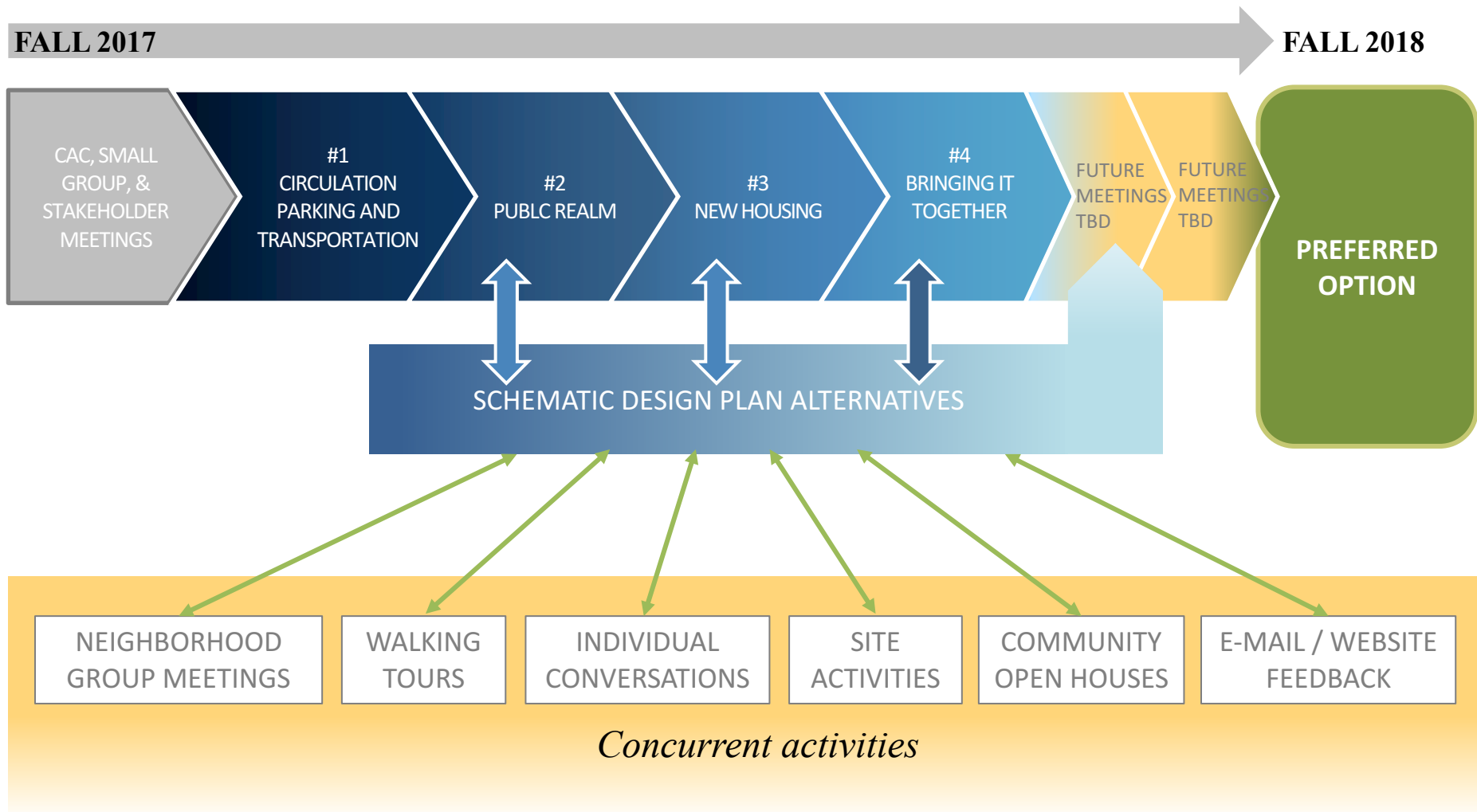o Examples from Other Projects

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Design Topics

Circulation, Parking, and Transportation

New Housing

Parks and Public Realm

Other Issues? (TBD)

Community Development Process Schedule

FALL 2017 ➜ **FALL 2018**

| CAC, SMALL GROUP, & STAKEHOLDER MEETINGS | #1 CIRCULATION PARKING AND TRANSPORTATION | #2 PUBLC REALM | #3 NEW HOUSING | #4 BRINGING IT TOGETHER | FUTURE MEETINGS TBD | FUTURE MEETINGS TBD | **PREFERRED OPTION** |

SCHEMATIC DESIGN PLAN ALTERNATIVES

| NEIGHBORHOOD GROUP MEETINGS | WALKING TOURS | INDIVIDUAL CONVERSATIONS | SITE ACTIVITIES | COMMUNITY OPEN HOUSES | E-MAIL / WEBSITE FEEDBACK |

Concurrent activities

AvalonBay Communities | **BRIDGE Housing** | **Mission Housing** | Habitat for Humanity | Pacific Union Development Corporation

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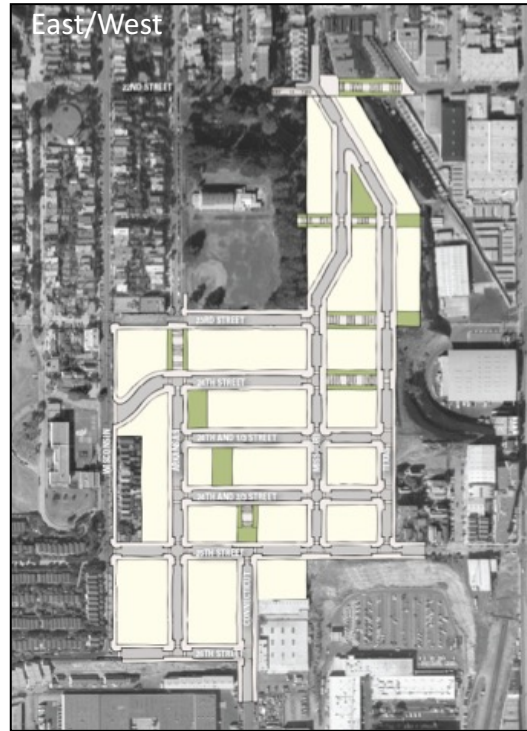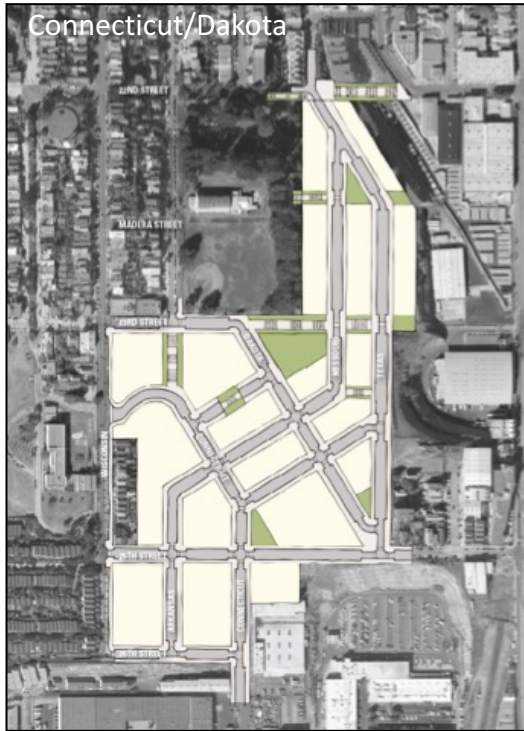
LOBBY

FITNESS CTR

YOGURTLAND

LEASING

WHOLE FOODS MARKET

WEST BLOCK

EAST BLOCK

RebuildPOTRERO Master Plan

Design Evolution Through Community Input | 2007-2015

BRIDGE Housing
VAN METER WILLIAMS POLLACK

PRELIMINARY CONCEPT

5/2/2009 Design Open House

Connecticut/Dakota

East/West

North/South

BRIDGE Housing
VAN METER WILLIAMS POLLACK

LEGEND

- Community Authorized Building
- Market Rate Mid-rise/Podium Building
- Affordable HA Townhouse Building
- HA School Housing
- Market Rate Low-rise Building

BUILD SITE

FINAL CONCEPT
October 2009
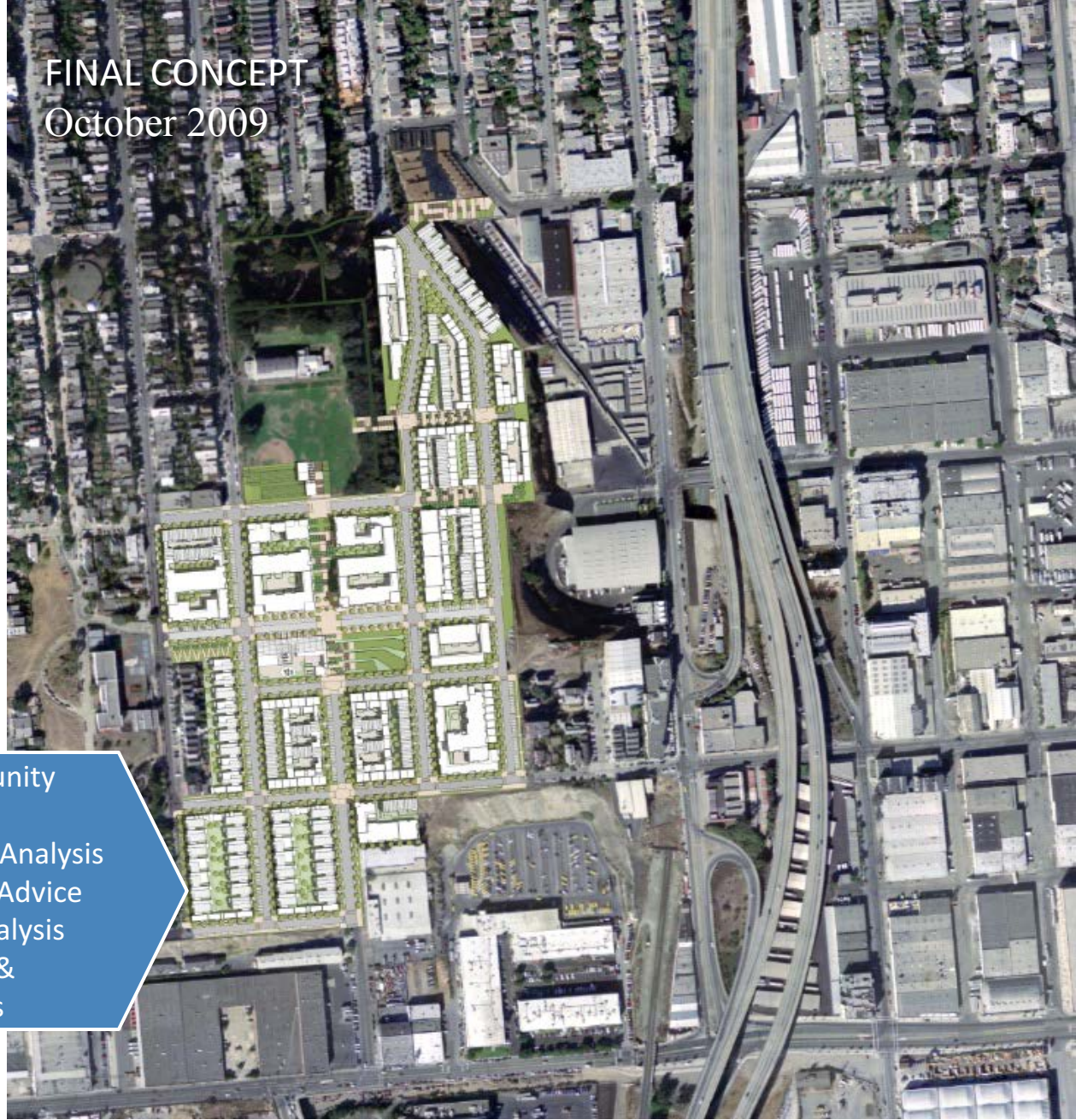
INITIAL CONCEPT PROPOSAL
2007

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

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

BRIDGE Housing
VAN METER WILLIAMS POLLACK

INVESTING IN COMMUNITY SPACE

A NEW 24TH STREET

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How To Engage

o Neighborhood Group Meetings

o Walking Tours

o Site Activities

o Individual Conversations

o Community Open Houses

o Email & Website Feedback

  – balboareservoir@gmail.com

  – Additional resources TBD

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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