AvalonBay Communities + BRIDGE Housing

Mission Housing | Habitat for Humanity | Pacific Union Development Corporation
Development Team Members

BRIDGE Housing

Mission Housing

Habitat for Humanity

AvalonBay Communities

Pacific Union Development Corp.

Future Townhouse Developer - TBD

AvalonBay Communities

BRIDGE Housing

Mission Housing

Habitat for Humanity

AvalonBay Communities

Pacific Union Development Corp.

Form a joint venture entity

Develop Site Infrastructure

Sell Entitled Parcels To Developers

Develop Buildings
CAC Workshop #2 Agenda

• Recap of Discussion from 11/13/17 CAC meeting
  • Circulation – Pedestrian, Bicycle & Vehicular
  • Off Site Improvements
  • Parking – For new Residential and for City College
• Next Steps
Master Planning Timeline

COMMUNITY ENGAGEMENT
- Monthly CAC Meetings
- Other Activities

1. CAC Development of Parameters
   - RFP Development
2. Developer Selection
   - Begin Masterplan / Community Engagement Design Process
3. Initiate / Receive Technical Feedback
4. Develop and Refine Masterplan
5. Draft Masterplan Based on Technical and Community Feedback

Balboa Reservoir CAC Presentation | 12/11/17
Community Engagement

1. Monthly CAC Workshops
2. Walking Tour of Site (Dec 2)
3. Open House (Late January)
4. Meetings with Neighborhood Groups and Stakeholders
5. Ongoing Collaboration with City College
CAC Workshop Schedule
Through February 2018

1. Introductions (Oct 2)
2. Public Open Spaces (Nov 13)
   * Walking Tour (Dec 2)
3. Transportation, Circulation & Parking (Tonight)
4. Housing & Neighborhood Character (Jan 22)
   * Open House (Late January)
5. Sustainable Design (Feb 12)
CAC Workshop Schedule
March through August 2018

6. Public Open Space, Programming & Design
7. On-Site Transportation, Walking, Biking & Autos
8. Housing & Neighborhood Character
9. Off-Site Transportation (Coordinate with MTA)
10. Sustainability / Eco District Model
Updates On Community Process

November – December 2017

- Meetings with neighbors from Sunnyside and Westwood Park, Ocean Avenue Merchants, elected officials
- Additional meetings with other neighbors in the next month
- Walking tour on Saturday December 2\textsuperscript{nd}
- Recent meetings with City College
- Working on location for Open House workshop in late January
Photos from 12/2/17 Walking Tour
Overview of 11/13/17 CAC Discussion

Open Space

• Central location of open space has general support
• Good connections to Ocean Avenue
• Open space needs to feel truly public and have plenty of green space
• Need more info about programming and design of open space
• Surrounding buildings must enhance open space
• Clarify what uses are allowed on PUC easement
Overview of 11/13/17 CAC Discussion

Other Questions & Comments

• Height of buildings?
• Location of garages and vehicle access to garages?
• Retail space on site?
• Lee Avenue will be congested, needs careful design
• Emergency vehicle access?
QUESTIONS & COMMENTS
about meeting structure, timeline and CAC Workshop #1 recap
Transportation and Connections
CAC Transportation Principles

PRINCIPLE #1: Manage parking availability for onsite residents while managing parking to meet City College enrollment goals and coordinating with City parking policies for the surrounding neighborhoods.

PRINCIPLE #2: Create incentives for and improve the experience of utilizing transportation choices between the Balboa Reservoir site, transit, and adjacent neighborhoods.

PRINCIPLE #3: Design site access and circulation to minimize the development’s congestion impacts, especially on adjacent areas, while also maximizing pedestrian and bicyclist safety.

PRINCIPLE #4: Encourage the use of sustainable modes of transportation (walking, biking, transit ridership, car sharing, and carpooling) through coordinated programming and communications.
Our Transportation Goals

1. Make Walking / Biking / Transit the obvious choice for new residents
2. Help address auto congestion in the area
3. Protect street parking in existing neighborhoods for existing residents
4. Find a solution that satisfies CCSF’s parking needs
Pedestrian Circulation
Pedestrian Realm

1. Pedestrian Priority Zone and connections to neighborhoods, Ocean Avenue businesses, transit, and City College
Bicycle Circulation
Bicycle Circulation

2. Bike Lanes on Lee and shared circulation on perimeter
Vehicular Circulation
Vehicular Circulation

3. Vehicular circulation at the perimeter and connections to Phelan and Ocean Avenue
Public Realm
Transportation and Connections
Updates from MTA on Ocean Ave Improvements

- Ocean Ave Improvements, from Geneva to San Jose, have been submitted as part of 5-year Capital Improvement Plan (FY 2019-2023)
- Community stakeholders will have opportunity to weigh in on CIP in early 2018
- Implementation depends on community coming together to support a design
Ocean and Geneva Corridor Study 2015
Transportation and Connections
Proposed Improvements: Lick Wilmerding Streetscape

GLS and Pacific Union’s plan for the Lick Wilmerding streetscape at Ocean Avenue
QUESTIONS & COMMENTS
about Pedestrian & Bike Circulation and Off-Site Improvements
Parking Methodology

Goal is to make our methodology clear and get feedback from you

• Coordinate closely with City College to understand parking needs and identify potential strategies

• Collect new data on current parking use, at multiple times of day, and multiple parts of the semester

• Encourage the use of transit by new residents, and determine whether some portion of CCSF needs can be met by encouraging transit for students/faculty/staff
Parking Methodology

Goal is to make our methodology clear and get feedback from you

• Based on the data collected, determine the proper strategy and a detailed plan

• Continue testing this plan as we process permits, and as we build out Phase I, to ensure that our solution still meets changing demand

• Once constructed, manage the shared garage for long term benefit of City College and residents
Parking – Current Condition

First Week of the Semester
Parking – Current Condition

Monday, December 4 at 10:30am
Parking Concept – **Current Condition**
Parking Concept – **Proposed Share Use Parking**
Parking Concept – **Shared Use Daytime**
Parking Concept – Shared Use Evening
Parking Concept – **Phase 1**
Parking Concept – Phase 2 complete garage
Our Transportation Goals

1. Make Walking / Biking / Transit the obvious choice for new residents
2. Help address auto congestion in the area
3. Preserve street parking in existing neighborhoods for existing residents
4. Find a solution that satisfies CCSF’s parking needs
Our Questions To You

1. Are the goals as we expressed aligned with your goals and principles?

2. Do you understand our parking methodology?

3. How can we improve our approach?
Next Steps & How To Engage

1. Neighborhood Group Meetings
2. Walking Tours
3. Site Activities
4. Community Open Houses
5. Email & Website Feedback
   - balboareservoir@gmail.com
   - Additional resources TBD
End of Slides