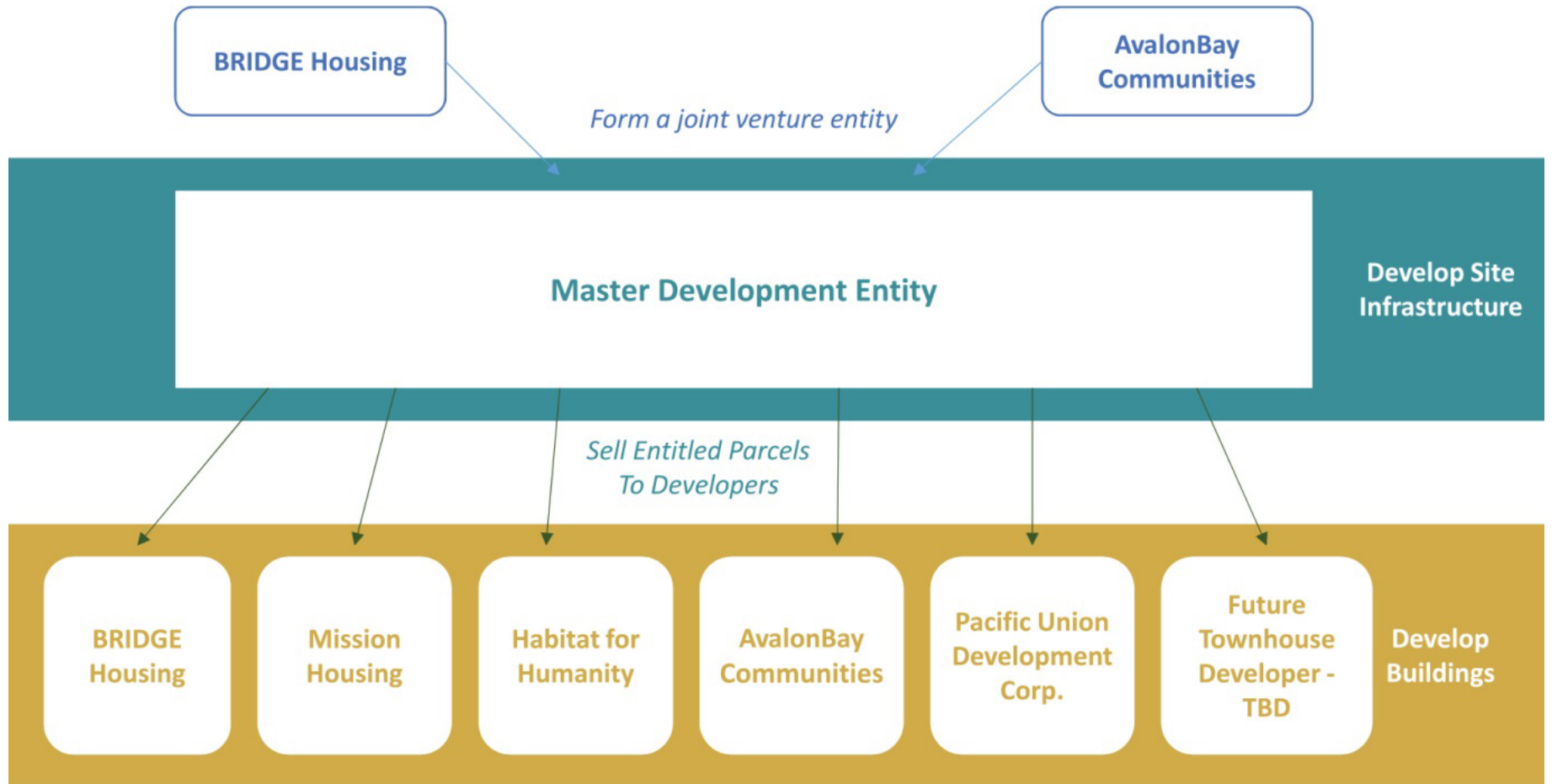




## AvalonBay Communities + BRIDGE Housing


Mission Housing | Habitat for Humanity | Pacific Union Development Corporation



### *Development Team Members*

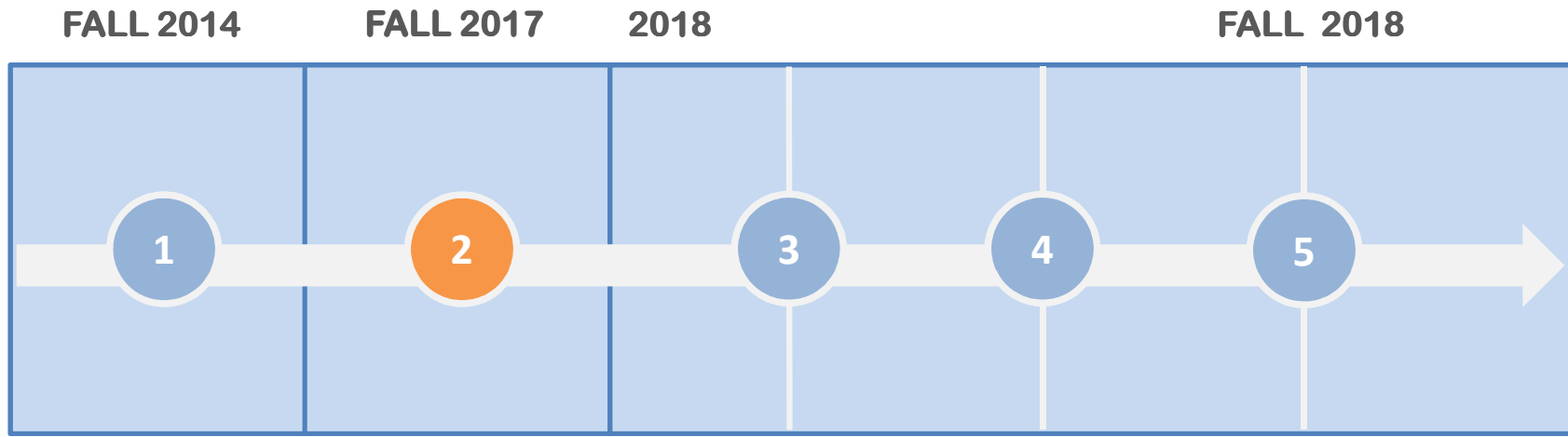


# CAC Workshop #2 Agenda

- 
- **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

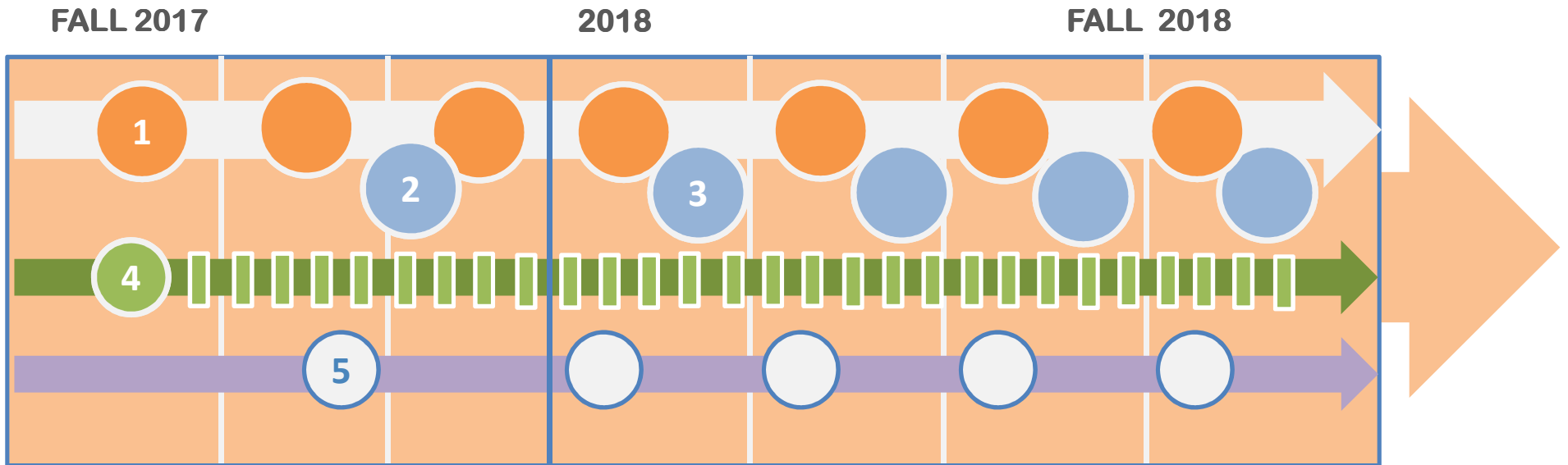
- Monthly CAC Meetings
- Other Activities

- 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



# 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<sup>nd</sup>
- 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?



An aerial photograph of a city grid, likely San Francisco, with a central corridor highlighted in green. The corridor runs diagonally from the top left towards the bottom right, flanked by buildings and trees. The text is overlaid on this image.

# 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.

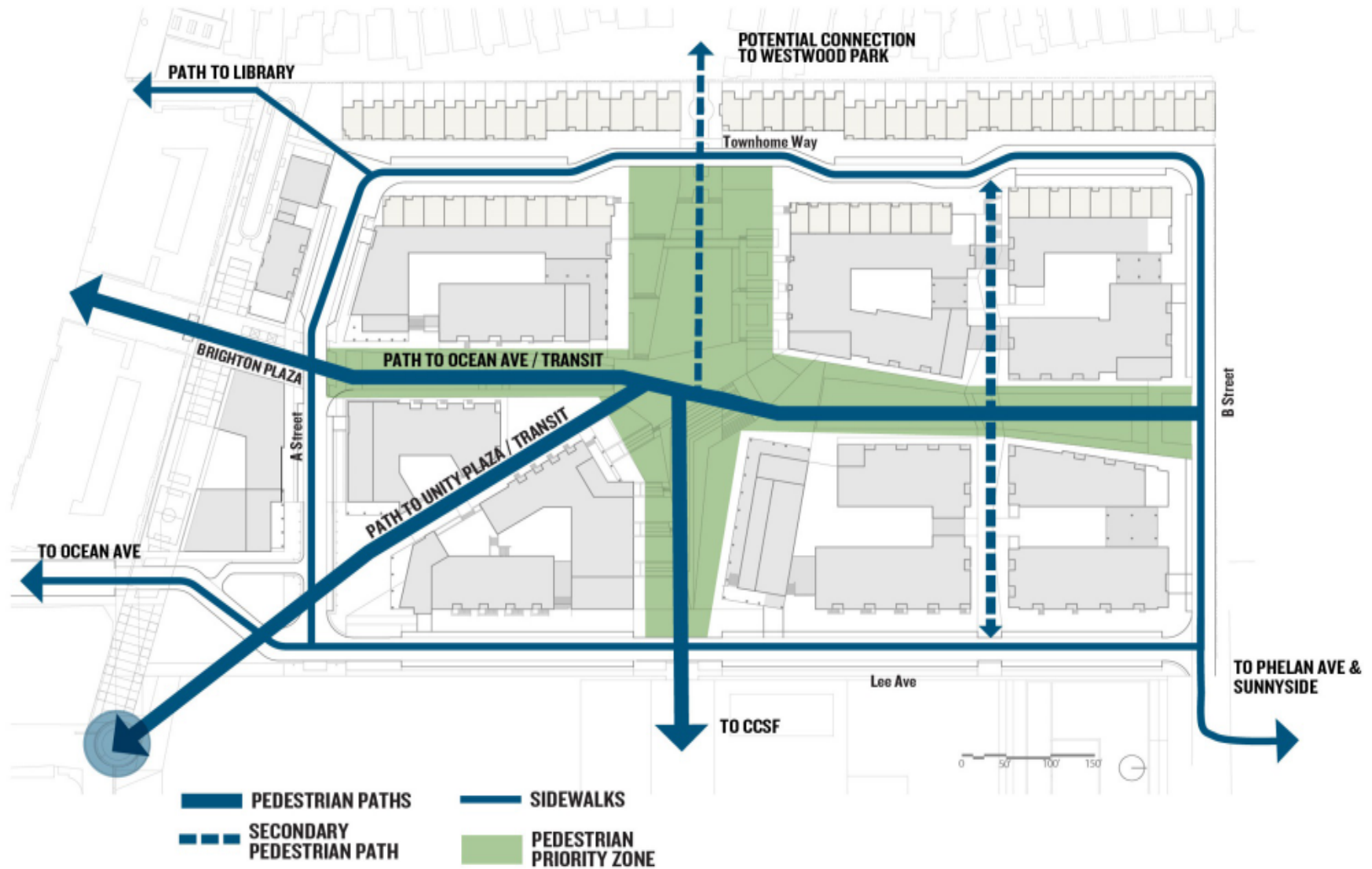
**PRINCIPLE #4:** **Encourage the use of sustainable modes of transportation** (walking, biking, transit ridership, car sharing, and carpooling) through coordinated programming and communications.



# 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



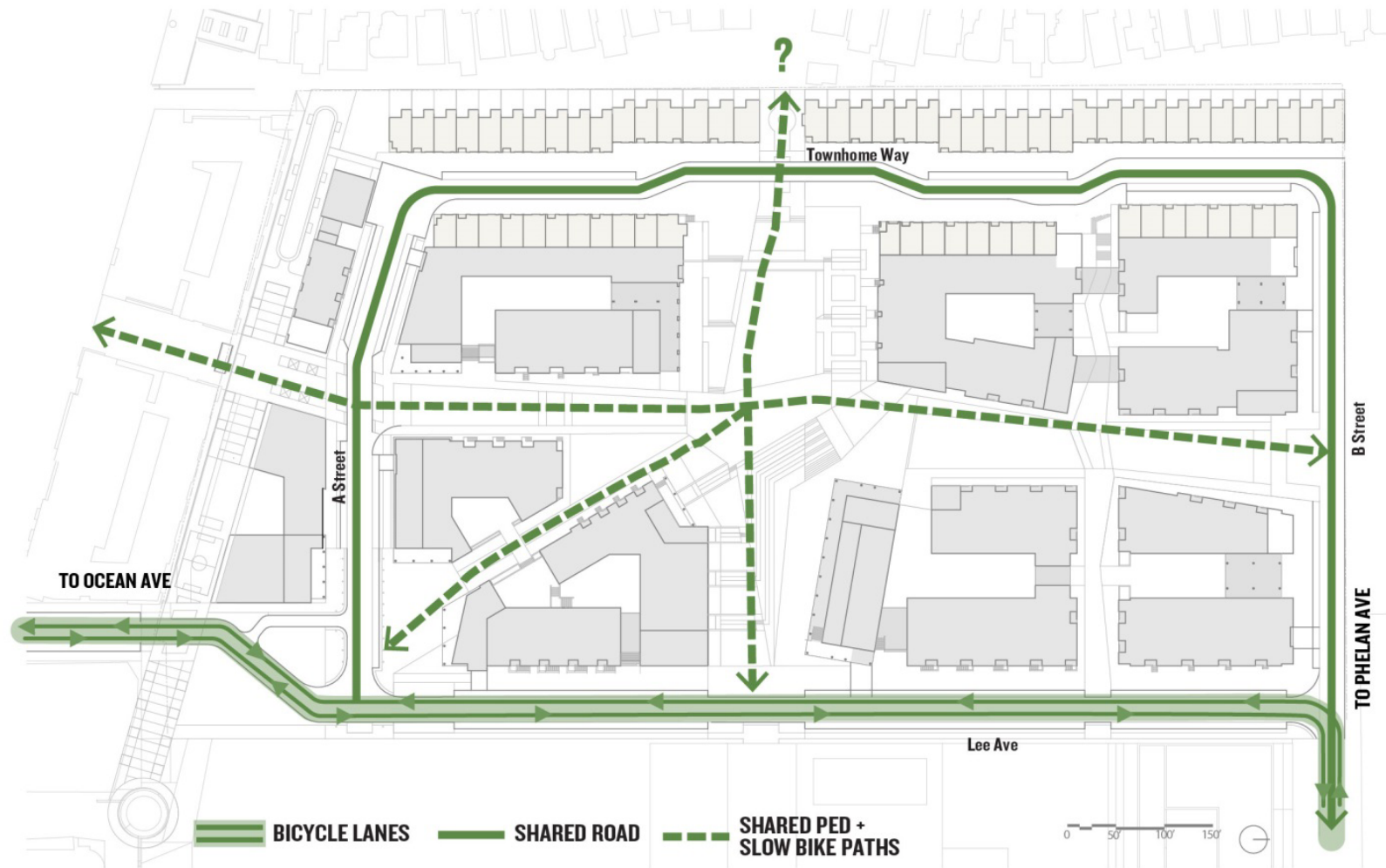
# Pedestrian Realm



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



# Bicycle Circulation

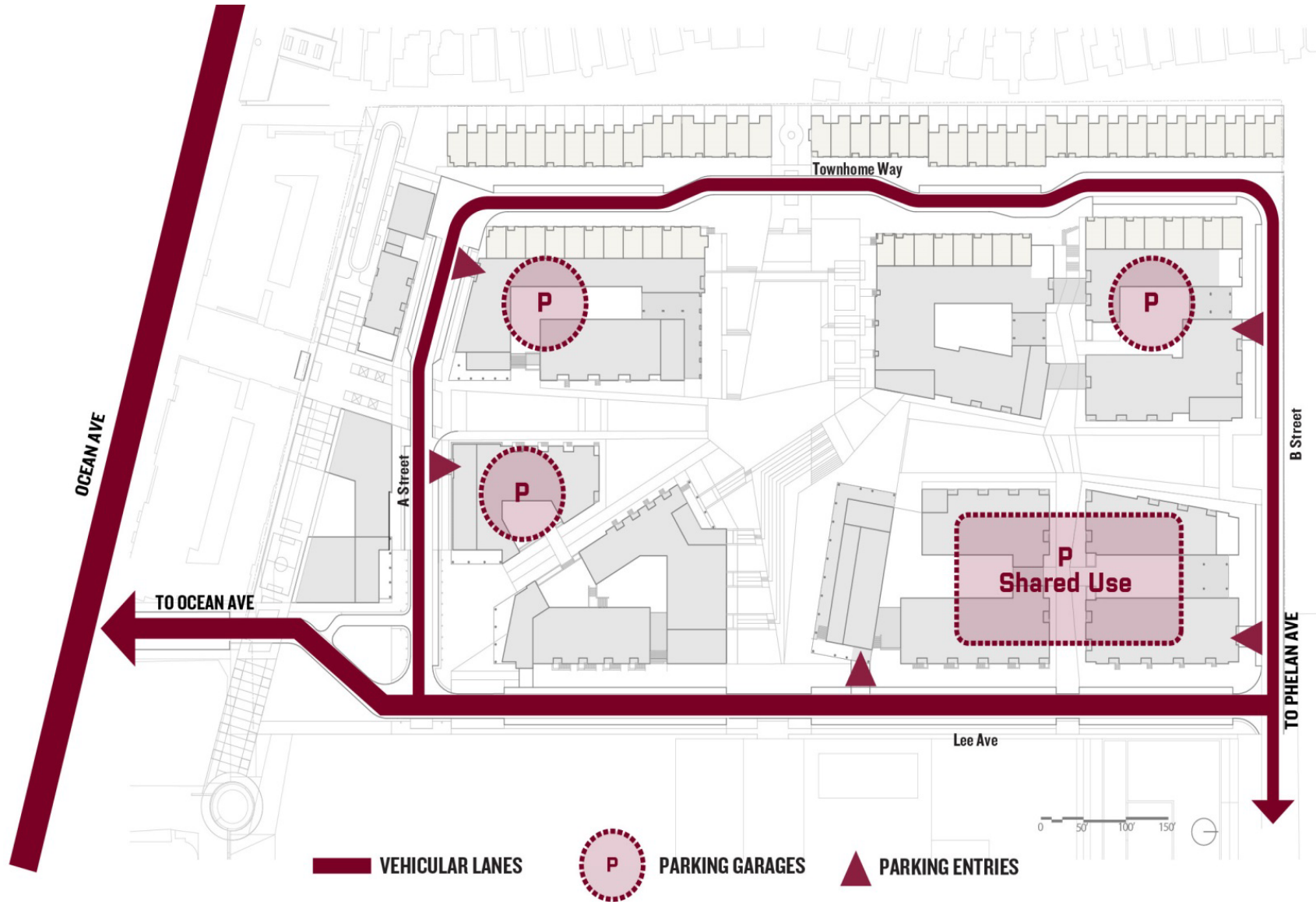


# Bicycle Circulation



## 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

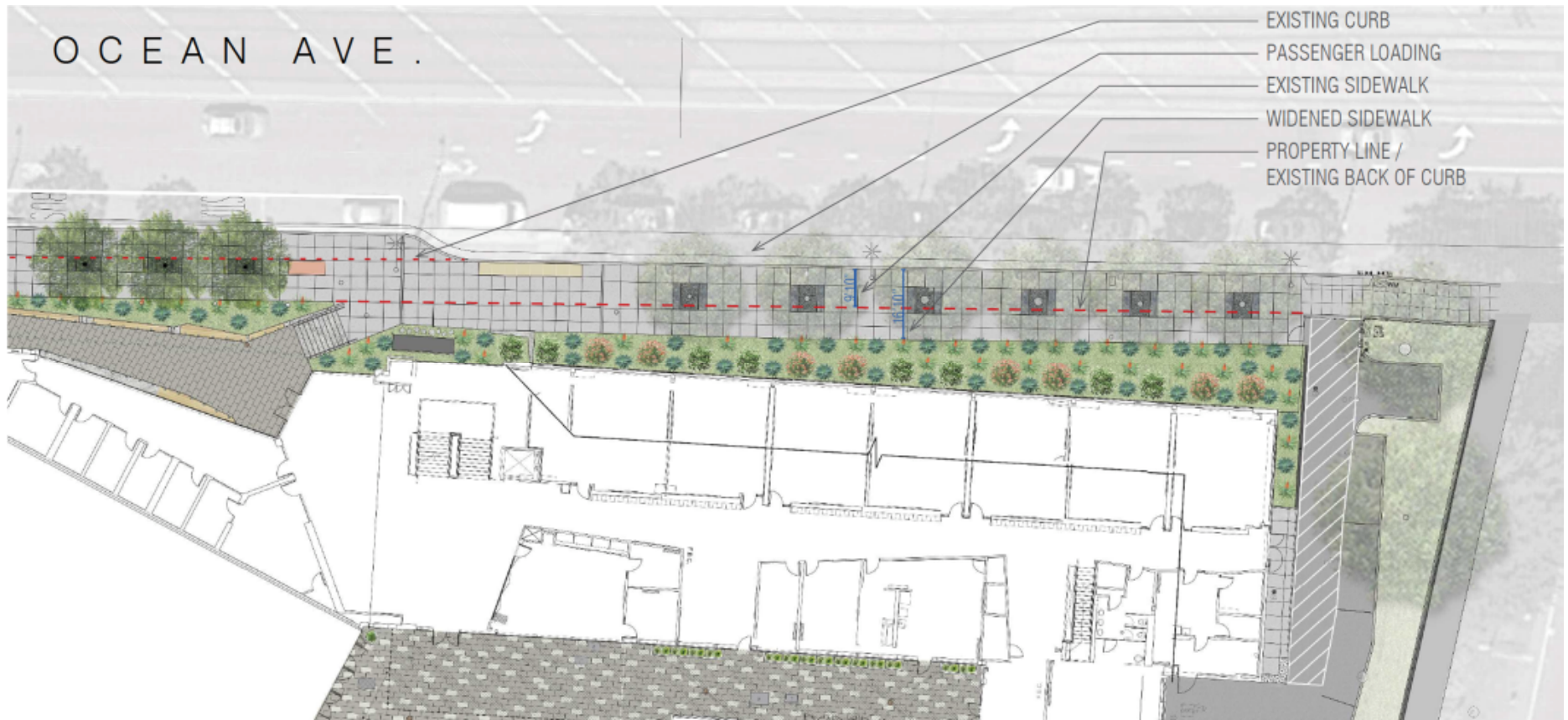
- Ocean Ave Improvements, from Geneva to San Jose, have been submitted as part of 5-year Capital Improvement Plan (FY 2019-2023)
- Community stakeholders will have opportunity to weigh in on CIP in early 2018
- Implementation depends on community coming together to support a design

# 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**



An aerial photograph of a city grid, likely San Francisco, with a highlighted green path for pedestrian and bike circulation. The path runs diagonally from the top center towards the bottom left, passing through several city blocks. The path is flanked by green trees and is highlighted in a bright green color. The surrounding city blocks are shown in a light gray, semi-transparent style.

# 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



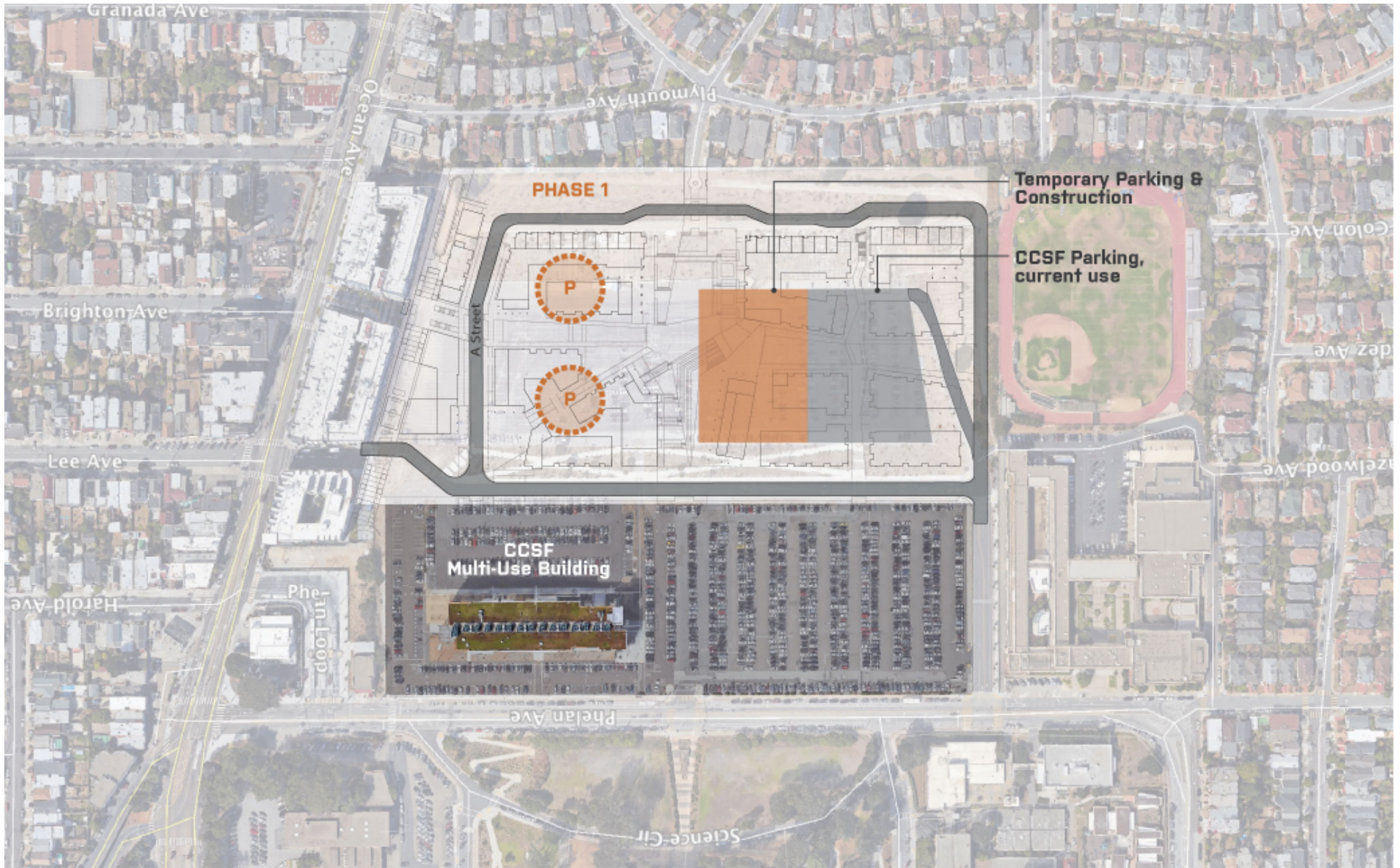


# Parking Concept – Shared Use Evening





# 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](mailto:balboareservoir@gmail.com)
- Additional resources TBD



End of Slides