Welcome

Where do you live, work, or go to school?
Introduction & Process

2018
MASTER PLAN DESIGN ENVIRONMENTAL REVIEW

2019
PROJECT APPROVALS - PLANNING COMMISSION AND BOARD OF SUPERVISEES

2020
INFRASTRUCTURE CONSTRUCTIONS - STREETS AND UTILITIES

2021
INFRASTRUCTURE DETAILED DESIGN AND BUILDING PERMITS

2022
PHASE 1 BUILDINGS - CONSTRUCTION START

2023
PHASE 1 BUILDINGS - CONSTRUCTION COMPLETE

2024
PHASE 2 BUILDINGS - CONSTRUCTION START

2025

2026

PROJECT TIMELINE

BRIDGE Housing
Form a joint venture entity

AvalonBay Communities

RESERVOIR COMMUNITY PARTNERS

Develop Site Infrastructure

Self Entitled Parcels To Developers

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

Develop Buildings

Website: www.balboareservoir.com
Contact: balboareservoir@gmail.com
Benefits to the Community of Proposed Balboa Reservoir Development Plan

- 550 proposed homes affordable to a range of low and moderate income families
  - Half of all homes will be affordable to low and moderate income households
  - Many of the new homes will be large enough for families
  - Some of the homes will be built for CCSF faculty, staff, and/or students

### Approximately 1,100 Units Total

<table>
<thead>
<tr>
<th></th>
<th>50% Market-Rate Units</th>
<th>50% Affordable Units</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Developer Subsidy</td>
<td>City Subsidy</td>
</tr>
<tr>
<td>Low Income Units</td>
<td>18%</td>
<td>“Additional” 17%</td>
</tr>
<tr>
<td>Moderate Income Units</td>
<td>16%</td>
<td>17%</td>
</tr>
<tr>
<td>For Sale Townhomes</td>
<td>Rental Apartments</td>
<td>Rental Apartments</td>
</tr>
<tr>
<td></td>
<td>55% AMI</td>
<td>120% AMI</td>
</tr>
<tr>
<td>Rental Apartments</td>
<td>Rental Apartments</td>
<td>Rental Apartments</td>
</tr>
<tr>
<td></td>
<td>55% AMI and 120% AMI</td>
<td>For Sale Units</td>
</tr>
<tr>
<td>For Sale Units</td>
<td>105% AMI</td>
<td></td>
</tr>
</tbody>
</table>

### Childcare and Community Spaces Available to all Community Members

- New childcare center offering up to 100 spaces at a range of incomes for children from the surrounding community and from families who move into the new family housing
- Additional community-use spaces on ground floors adjacent to public open spaces

### Neighborhood Park and Open Green Spaces

- A new centrally located proposed 2-acre park accessible for all community members
- Over 4 acres of publically accessible open spaces including recreation areas and pedestrian ways

### On-going Collaboration with City College of San Francisco

- Working jointly to help meet City College's goals for the new facilities
- All new buildings and community amenities designed to complement City College Performing Arts Education Center

### Transportation Improvements

- Funding to improve pedestrian and traffic connections to BART/MUNI and I-280 from Pacific/ocean
- Coordinating neighborhood transportation improvements with SFMTA and City agencies
- Proposal to build a new public garage for use by City College students, faculty, neighbors, and new residents

Who lives in Affordable housing?

<table>
<thead>
<tr>
<th>Annual Income</th>
<th>1 Person</th>
<th>2 People</th>
<th>3 People</th>
<th>4 People</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low-Income Households</td>
<td>$44,040</td>
<td>$50,750</td>
<td>$57,050</td>
<td>$63,400</td>
</tr>
<tr>
<td>Low-Income Households</td>
<td>$64,550</td>
<td>$73,800</td>
<td>$83,000</td>
<td>$92,250</td>
</tr>
<tr>
<td>Moderate-Income Households</td>
<td>$88,750</td>
<td>$101,500</td>
<td>$114,150</td>
<td>$126,950</td>
</tr>
<tr>
<td>Middle Income Households</td>
<td>$104,950</td>
<td>$119,925</td>
<td>$134,875</td>
<td>$149,675</td>
</tr>
</tbody>
</table>
APRIL OPEN HOUSE SUMMARY

Introduction & Process

1. POROUS EDGES TO THE RESERVOIR SITE: CREATE A NETWORK TO CONNECT SUNNYSIDE, CCSF, AND OCEAN AVE.
2. WANTED: DOG PARK
3. WANTED: CHILDREN’S PLAY AREA AND TERRACES
4. WANTED: FARMER’S MARKET
5. WANTED: COMMUNITY GARDEN
6. WANTED: HABITAT FOR FLORA AND FAUNA
7. WANTED: WIFI
8. THE LAWN IS CONTROVERSIAL: SOME WANT MULTI-USE LAWN. OTHERS WOULD PREFER WALKING PATHS AND GARDENS.
9. ENVIRONMENTAL COMFORT: STUDY SHADE/SUN AND WIND PATTERNS
Introduction & Process

STATION 1

SHADOW STUDY

MARCH 21 VERNAL EQUINOX
9:00 AM

MARCH 21 VERNAL EQUINOX
12:00 PM

MARCH 21 VERNAL EQUINOX
3:00 PM
WIND DIRECTION: MOST FREQUENT FROM WEST AND NORTHWEST

WIND INTENSITY: GREATEST IN SUMMER, LEAST IN FALL

DAILY WIND: GREATEST IN AFTERNOON, LEAST IN EARLY MORNING

STORM WIND: STRONG SOUTHERLY WIND

Introduction & Process

Balboa Reservoir Open Space Open House
June 23rd, 2018
Which existing open spaces are most used in the neighborhood?
What would you like to see in the Balboa Reservoir open space?
Can we create a network of open spaces connecting City College, Ocean Ave and the larger neighborhood?
Can we create a network of open space connecting City College, Ocean Ave and the larger neighborhood?
What would you like to see in the Balboa Reservoir open space?

LEGEND:
GREEN ROOF
SOLAR PANEL

BASE PLAN

CONCEPT PROGRAM DIAGRAM
What is the right shape for the central park?
How can the PUC greenway complement activity at Ocean Ave?

- Connection to Library
- Multi-use lawn
- Existing water line to remain
- Childcare playground
- Connection to Whole Foods
- Flexible event space / basketball
- Connection to Unity Plaza

Open Space

June 23rd, 2018

CONCEPT P.U.C. OPEN SPACE
NOTE:

GREY WATER SYSTEM
FLOWTHROUGH PLANTER/FOOD PRODUCTION
GREEN ROOF
SOLAR PANEL
PERMEABLE PAVING
PARK
FOOD PRODUCTION
RAIN GARDEN
PRIVATE OPEN SPACE

GREENERY - PERMEABLE PAVING
FLOW THROUGH PLANTER
GREEN ROOF
RAIN GARDEN

LEGEND:

BETTER ROOF ORDINANCE REQUIRED:
30% GREEN ROOF
15% SOLAR PANEL
How do we encourage all residents to walk, bike, and take transit?