BALBOA RESERVOIR
CONTEXT & NEXT STEPS
Current Objectives

- Lay groundwork for developer selection (development parameters)
- Allow enough time for thoughtful feedback, iteration on key issues
Suggested CAC Meeting Plan

- Today’s Meeting
  - Housing, urban design, and public realm parameters: 3rd draft

- March Meeting
  - City College, additional public benefits, and sustainability parameters

- April Meeting
  - Focus on transportation

- May Meeting
  - Review and finalize complete set of parameters

- Concurrent Community Engagement
  - Stakeholder outreach
  - Dialog with City College Board of Trustees
Principles & Parameters **ARE Intended to**…

- Communicate core values for the project
- Identify concerns that the project must address
- Set baseline requirements, encourage developers to exceed them
- Define a maximum physical envelope for development
- Provide flexibility for future input, analysis, creativity
- Allow for further negotiation with developer, once selected
Principles & Parameters ARE NOT Intended to…

- Stringently determine all project elements
- Be part of formal environmental review process
- Determine the project’s physical design
## PROPOSED TIMELINE

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<tbody>
<tr>
<td>Public Workshops</td>
<td>Neighborhood meetings</td>
<td>RFP/Select Developer</td>
<td>Draft Design &amp; Dev’t Proposal</td>
<td>Environmental Review &amp; Public Comment</td>
<td>Final Environmental</td>
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<td>CAC meetings to advise RFP</td>
<td>CAC meetings Community design workshops</td>
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Orange = Public Input Opportunity

**RFP = Request for Proposals from developer/designer teams**
BACKGROUND, CONTEXT AND CONSENSUS

Neighborhood Input

CCSF Growth

CAC Meetings

Public Land for Housing – Balboa Reservoir CAC
February 8, 2016
UNDERSTANDING THE SITE
LAND USE
CONCEPTS

NORTH RESIDENTIAL

COMMERCIAL

SOUTH RESIDENTIAL

Generalized Zone of Contamination

Community Facilities
ACCESS & TRANSPORTATION NETWORKS
REFINED LAND USE CONCEPT
BRINGING IT ALL TOGETHER
DESIGNING IN CONTEXT
PARK DESIGN
THANK YOU!

SIGN UP FOR FUTURE UPDATES:
sf-planning.org/brcac

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