Welcome to the Pre-application community meeting for the Balboa Reservoir Phase I Design. The material presented on the following pages is a preview of what will be available for in-person review at the Open House this Saturday, July 24th, from 10 AM-Noon in Unity Plaza.

This Open House is an opportunity for the community to review all elements of the proposed Phase I design including streets, open space and buildings. The work presented is consistent with the approved master plan documents including the Design Standards and Guidelines.

All of the design work presented in these boards is in-progress and we welcome questions and feedback from the community on the design of buildings and open space.

At the Open House, community members will have the opportunity to discuss the design with the Project Team and to post comments directly on the drawings.

Comments or questions may also be posted online at BalboaReservoir@gmail.com.

We look forward to seeing everyone this Saturday!
Balboa Reservoir will be a welcoming community organized around a large central park with connections to surrounding neighborhoods. Like the best San Francisco neighborhoods, this will be a diverse community serving 1,100 new households including 550 new affordable units, with a special focus on families with children and CCSF faculty and staff. It will also be a deeply sustainable place that prioritizes walking, biking, and the shared stewardship of resources.

In 2015, the Balboa Reservoir Community Advisory Committee (“BRCAC”) was established to provide community feedback on the development of a master plan for the project site. After a two-year outreach, visioning, and selection process, the City chose the development team of BRIDGE Housing and AvalonBay Communities.

In 2018, the project team initiated the master planning and community design process, providing the opportunity to discuss open space, streetscape, and architectural designs. The master plan was unanimously approved by the Planning Commission and Board of Supervisors in May 2020 and August 2020.

The new neighborhood is organized around four acres of new open space, including the approximately two-acre “Reservoir Park” providing a children’s play area, community gardens, multipurpose lawn areas, and other amenities. The approximately one-acre “SFPUC Retained Fee Open Space” will provide a flexible plaza, a play area, and pedestrian paseos. Additional community amenities include a publicly accessible community room overlooking Reservoir Park and a childcare center.

**Development Team for Phase 1**
- AvalonBay Communities
- BRIDGE Housing

**Design Team for Streets and Open Space**
- GLS Landscape / Architecture
- BKF Civil Engineering

**Architectural Design Team for Phase 1**
- Blocks C & D — PYATOK architecture + urban design
- Block E — Van Meter Williams Pollack architecture | urban design with Y.A. studio, Associate Architect
- Block F — David Baker Architects with Min Design, Associate Architect

Questions and comments may be forwarded to — BalboaReservoir@gmail.com
2 Neighborhood Context

The Balboa Reservoir provides mixed-income housing in close proximity to transit, shopping, schools and neighborhood services.

Design Principles from the Master Plan

- Integrate and relate buildings and open space
- Celebrate and reflect the unique setting and vistas
- Contribute to the surrounding community and network of neighborhood places
- Address sustainability and resiliency at every scale
- Develop a varied, yet cohesive neighborhood character
- Create active ground floors with welcoming entries, amenity spaces, stoops and terraces and high quality materials
Overview of Phase 1

Approved Master Plan

- 1100 New units
- 550 Affordable units (50% of total)
- 450 Market-Rate rental units
- 100 For-sale Townhomes

- Four acres of public open space
- 550 Residential parking spaces maximum, and additional public parking spaces to serve City College

Proposed Phase 1 Plan | Construction 2023 – 2025

Phase 1 Development proposes the development of Reservoir Park, all major new streets and the completion of 250 affordable housing units.

- North Street relocating Lee Avenue to Frida Kahlo Way
- Two-acre Central Park
- Extension of Lee Avenue with dedicated bike lane
- Pedestrian oriented streets
- Terrace connecting City College to Reservoir Park
- Pedestrian connection to Brighton Avenue and Whole Foods
- Future Open Space on SFPUC Right-of-Way

- Up to 100 new Townhome units
- Two-acre Central Park
- North Street connecting Lee Avenue to Frida Kahlo Way
- Site construction, staging and temporary parking

- 150 Educator units for CCSF & SFUSD
- 69 residential parking spaces
- 12 public/leasable parking spaces

- 124 Affordable family units, 0 residential parking spaces
- Up to 100 new Townhome units
- 250 Rental units
- 112 residential parking spaces
- 38 public parking spaces

- Site construction, staging and temporary parking

Phase I Development proposes the development of Reservoir Park, all major new streets and the completion of 250 affordable housing units.
4 Neighborhood Sustainability

Balboa Reservoir has been designated as an Environmental Leadership project (ELP) under California State Assembly Bill 900. Under this program, the Balboa Reservoir project will achieve net-zero greenhouse gas emissions in the construction and operation of the project. Specific sustainability measures include the following:

- Participation in San Francisco Sustainable Neighborhood Framework
- All buildings to achieve LEED Gold or better
- All buildings to be 100% electric
- Roof top photovoltaic systems to provide on-site renewable energy
- EV charging with capacity for up to 100% of parking spaces
- Purchase of greenhouse gas credits to offset emissions
- Neighborhood design emphasizing walking and biking
- Family friendly amenities including public open space, community room and childcare
- Non-toxic building materials
- High-quality ventilation and filtration systems
- Open space and plantings designed to support biodiversity
- Community gardens to promote healthy food systems
- Grey water reuse for irrigation
- Waste reduction and maximum recycling
- Design for climate resiliency at all buildings
- Transit Demand Management Program including on-site coordinator to support transit use

Public Open Space Network

- Public open space at the heart of the neighborhood
- Pedestrian network links open space to Ocean Avenue, City College and surrounding neighborhoods

Transition-in-Scale

- Buildings step down from east to west
- Transition in scale from City College to Westwood Park
- Increase sunlight at open space while providing shelter from wind
Bird’s Eye Views

Phase 1 Buildings frame the new two-acre Reservoir Park (buildings shown in white to emphasize Park).

City College

Bird’s Eye View of Reservoir Park

Plan view showing afternoon shadows at 3 pm on the equinox.
Balboa Reservoir Phase 1 Community Meeting | July 24, 2021

6 Bird’s Eye View

Phase 1 Buildings frame the new two-acre Reservoir Park (buildings shown in white to emphasize Park)

Bird’s Eye View of Reservoir Park
Key Input from Community Members

1. The two-acre park should flow seamlessly between program areas and maximize functionality throughout.

2. Provide a variety of gathering spaces, seating, and opportunities for respite in the open space.

3. Integrate education on watershed conservation and green infrastructure in the design.

4. Integrate of the community garden fence so it does not interrupt the flow of the open space.

5. Pathways should be wide enough to allow for proper social distancing.

6. The orchard idea is great, but not confident that avocados can grow properly here. Expand orchard plant list for review.

7. Incorporate performance spaces, either at the Pavilion or by integrating amphitheater seating.
Reservoir Park | Concept—Functions, History, Program

**Function**

- **Program**
- **Slope and Topography**
- **Pedestrian Circulation**
- **Stormwater**

**Function Legend**
- Residential Units
- Residential Common Areas
- Pedestrian Path
- Stair
- Informal Natural Play Route
- Spot Elevation
- Ramp and Percentage Slope
- Finished Floor Elevation
- Entry
- Flow-through Planter
- Open Space
- Rain Garden
- Bioretention at Bulb-out
- Permeable Surface

**History**

1910 Sutro Forest
1915 Ingleside Coursing Park
1922 Vegetable Cultivation
1957 Balboa Reservoir Inlet Pipe

**Program**

- Nature Retreat
- Multiuse Lawn and Play Area
- Community Garden
- Stormwater Management
Reservoir Park | The Great Lawn

Community Terrace and entry to Block C

Community Terrace and Lee Gateway Entry

San Ramon Paseo Looking East toward Park

Multiuse Lawn and Playground Looking North

Phase 1 Buildings shown in black and white to allow emphasis on open space.
What kind of play opportunities should be emphasized in the playground?
Community Garden and Orchard

**POTENTIAL EDIBLE PLANTS**
- Tomatoes
- Mixed Heirloom Cherries
- Greens
- Kale
- Collards
- Chard
- Lettuce Heads and Mixes
- Micro Greens
- Spinach
- Roots
- Radishes
- Green Onion
- Beets
- Mint
- Cilantro
- Parsley
- Basil
- Bay Leaves
- Edges and Planters
- Lemons
- Limes
- Strawberries
- Micro Flowers
- Carrots
- Leeks
- Potatoes
- Vegetables
- Peas
- Peppers, Sweet
- Squash
- Garlic
- Pole and Bush Beans
- Herbs
- Rosemary
- Thyme
- Peppermint

**FRUIT TREES**
- Fig
- Apple
- Meyer Lemon
- Loquat
- Pear
- Plum
- Avocado
- Mulberry

**HABITAT PLANTING**
- Ceanothus
- Arctostaphylos Manzanita St. Helena
- Phacelia californica
- Eriogonum fasciculatum
- Mimulus aurantiacus
- Solidago virgaurea
- Muhlenbergia rigens
- Rhamnus Eve Case
- Achillea millefolium
- Salvia Spathacea

Community Table at Community Garden

Community Garden Looking South

Four-Foot Tall Transparent Net Fence with Wood Cap

Wisteria Fence
Blocks C & D Overview

- 250 Rental Units
- 112 Residential Parking Spaces
- 38 Public Parking Spaces
- 250 Bike Parking Spaces
- 3500 sq.ft. Fitness Center
Each Block will provide a wide variety of unit types serving households of all sizes.
16 Blocks C & D

Roof Lounge and Terrace Overlooking Park

Stoop at Townhouse

Outdoor Entry at South Street

01 Vertical Metal Siding, Corrugated
Spec: Metal Sales - T2630 Series

02 Stucco, Smooth Finish
Spec: Prodema - Rustik Cladding Panels, 6 in wide x 8 ft long

03 Wood Cladding
Spec: Stucco, Smooth Finish
04 Solar Panels
Mounted along roof slope

05 Glass Railing

06 Perforated Metal Railing
Spec: Metal Sales - T2630 Series, Perforated

07 Vinyl Window, Dark Bronze
Spec: VPI - Endurance Series

08 Aluminum Storefront, Anodized Bronze Finish
17 Block E

**BLOCK E OVERVIEW**
- 124 Affordable Family Units
- No on-site Vehicle Parking
- 124 Bike Parking Spaces
- Community Room and Outdoor Terrace available to the larger neighborhood
- Teen Lounge
- On-site residential services

**LEGEND**
- Entrances
- Lobby
- Community Room
- Outdoor Terrace
- Mgmt Offices
- Laundry
- Bike Room
- Bike Lounge
- Teen Lounge
- Residential Lounge

Key to renderings

Inspirational images for the building

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First Floor Plan SCALE: 1/16” = 1'-0”

Third Floor Plan SCALE: 1/16” = 1'-0”
1. Responding to the immediate context
2. Establishing a distinct building base
3. Responding to pedestrian connections
4. Breaking down the building volume
5. Highlighting the community spaces
6. Shaping the facade with added detail

MATERIAL SELECTION

1A - COPPER-TONED METAL PANEL
1B - TEXTURED METAL PANEL
1C - PERFORATED SUN SHADE
2A - FIBER CEMENT PANEL, IVORY
2B - FIBER CEMENT PANEL, LIGHT GRAY
2C - PERFORATED SUN SHADE
3A - PLASTER BLUE
3B - PLASTER GRAY
3C - PLASTER TAN
4A - WOOD SIDING AT UNIT ENTRIES
4B - WOOD FINISH IN COMMUNITY RM & SERVICES/COLDING
5A - ANODIZED METAL CANTE BESIDE
5B - ANODIZED METAL BLACK IN INTERIOR
5C - ANODIZED METAL DIE ALUMINUM
6A - SAND FORMED CONCRETE
6B - SOLAR PANELS

DESIGN DEVELOPMENT DIAGRAM - STREET SIDE

- Blocks:
  - Block E

- Design Focus:
  - Breaking down the scale
  - Establishing the base
  - Responding to pedestrian presence
  - Highlighting the community spaces
  - Shaping the facade with added detail

- Materials:
  - Copper-toned metal panels
  - Textured metal panels
  - Perforated sun shades
  - Fiber cement panels
  - Plaster
  - Wood siding
  - Anodized metal
  - Sand formed concrete
  - Solar panels
Block E

1. Responding to the immediate context
2. Establishing a distinct building base
3. Breaking down the building volume
4. Shaping the facade with added detail
5. Connecting to the other community spaces
6. Increasing the park-side visual connection

**Material Selection**

1A - Copper-toned metal panel
1B - Tile/Aluminum panel
1C - Perforated sun shade
2A - Perforated panel, white
2B - Fiber cement panel, light gray
2C - Fiber cement panel, gray
3A - Plaster blue
3B - Plaster gray
3C - Plaster tan
4A - Wood siding at unit entries
4B - Wood finish in community area & service ceiling
4C - Anodized metal sun shade
5A - Sun shade
5B - Solar panel
5C - Grit/Aluminum
6A - Board-formed concrete
6B - Solid panel

**View Opportunities**

D: View of Reservoir Park Facade
E: View of Patios along the Orchard
F: View of Teen Lounge next to Park Pavilion
Sustainability

- Shading devices integrated with the design
- All-Electric Building with Solar Power
- Stormwater management integrated with landscape

Interior Views

- Residential Lobby Space
- Bike Lounge
- Interiors of a typical unit
- Residential Lounge
EDUCATOR HOUSING

- 150 Homes for Teachers and Staff
- 69 Resident Parking Spaces
- 12 Public/Leasable Parking Spaces
- 9,000 sf of Resident Amenities

Let the sun in. Block the Wind.

Step down at the lawn and West.

Enliven: Crinkle West walls and roofs. Activate the ground floor.
AMENITIES

COMMON ROOM OPENS TO COURTYARD

ROOFTOP COMMON ROOM

WORKSHOP SPACE

PRACTICE ROOM / ZOOM ROOM

GYM

APARTMENTS

SOLAR PANELS

RAIN GARDEN

STUDIO APARTMENT

2-BEDROOM APARTMENT

3-BEDROOM APARTMENT
MATERIALS

- Dark, Shimmering Brick
- Standing Seam Metal Siding
- Horizontal Siding
- Corten Steel Screens
- Storefront & Textured Concrete
View at Northwest Corner

View at Building Entry