Balboa Reservoir
Project Implementation

Ongoing Community Engagement
Implementing Our Collective Vision for Balboa Reservoir

City Review
(development agreement [DA], design guidelines, infrastructure plan)

Developer-Led Community Engagement
( DA Exhibit R)

Building Design

Park & Infrastructure Design

Community Meetings

Additional Developer Outreach
2021

City Review

- Phase 1 Application
  - review consistency of Phase 1 w/approval docs

- Design Review Applications
  - consistency of building and park designs with DSG

- Infrastructure “Basis of Design” review

Community Outreach

- Update public listserv
- Activate social media presence
- Commence quarterly project newsletter (email & web)
- Designate community outreach liaison
- Public design meetings to discuss/review Reservoir Park, affordable buildings & market rate buildings
2022

City Review

Street and infrastructure permits
Affordable and market rate building permits
Townhouse building permits
Noise Control Plan
Emissions Minimization Plan

Community Outreach

Public design meetings for townhouses
Park design update meeting
Pre-construction meeting
  *Introduce construction liaison*

Ongoing

*Quarterly newsletter*
*Provide public notice for scheduled after-hours construction*

Q3 construction start for streets & infrastructure
2023

City Review

Community Outreach

Annual construction meeting #1

Annual construction meeting #2

Park construction permits

• Quarterly newsletter
• Provide public notice for scheduled after-hours construction

Q1/2 construction start for Phase 1 buildings

Ongoing
Onsite construction inspections to confirm consistency with approvals
2024

City Review

Annual construction meeting #3
Annual construction meeting #4
Outreach for Open Space Advisory Committee (OSAC)

Tentative: Phase 2 Application review consistency of Phase 2 w/approval docs

Quarterly newsletter
Provide public notice for scheduled after-hours construction

Onsite construction inspections to confirm consistency with approvals

Q1 construction start for Reservoir Park
2025

City Review

- Final inspection & Certificate of Occupancy for streets and Reservoir Park
- Final inspection & Certificate of Occupancy for Phase 1 buildings
- Final inspection & Certificate of Occupancy for townhomes
- Phase 2 review

Community Outreach

- Annual Construction Meeting #5
- Annual Construction Meeting #6
- Open Space Advisory Committee (OSAC) formation meeting
- Annual OSAC meeting #1
- Phase 2 meetings

Open Space Advisory Committee (OSAC) formation meeting

Q2 completion of Phase 1 buildings & Reservoir Park

Ongoing

- Quarterly newsletter
- Provide public notice for scheduled after-hours construction

Ongoing

- Onsite construction inspections to confirm consistency with approvals
Community Outreach | Who?

- Maintain community contact list; provide all notices and meeting invitations to list
- Provide specific notice to:
  - The President of the Westwood Park Neighborhood Association or his or her designee
  - A resident of the OMI (Oceanview-Merced-Ingleside) neighborhood
  - The President of the Sunnyside Neighborhood Association or his or her designee
  - An employee, student, or Trustee of City College of San Francisco
  - An employee of Riordan High School
  - Others? Please share ideas!
Advertise meetings via listserv etc. and Planning Dept. communication channels (email, social media, website) 4 weeks prior to the meeting with a reminder 2 weeks prior.

OEWD and Planning staff to be present at all public meetings.

Create and post written meeting summaries in coordination w/OEWD and Planning staff.

Within 10 days after meetings, share meeting presentation and summary with Planning Department.

Within 14 days after meetings, Planning staff to post on Department’s webpage for the project. Post to RCP project website.
Open Space Advisory Committee (OSAC)

- Mandate: provide ongoing input on the use, maintenance, and/or operation of the new parks and open spaces
- Meet at least once annually; notice to be published online and provided to Planning Dept.
- Must include representation from the following:
  - The President of the Westwood Park Neighborhood Association or his or her designee
  - A resident of the OMI (Oceanview-Merced-Ingleside) neighborhood
  - The President of the Sunnyside Neighborhood Association or his or her designee
  - An employee, student, or Trustee of City College of San Francisco
  - A person who owns a business located on Ocean Avenue
  - The President of the Balboa Reservoir HOA (Affordable) or his or her designee
  - Balboa Reservoir (Townhouse)
  - An employee of Riordan High School
  - Two at-large seats, ideally neighbor/resident from Mercy/Avalon on Ocean Avenue
• Establish by-laws governing roles, rules, and procedures  
  *At first OSAC meeting (anticipated February 2025)*

• Establish procedures for ongoing community feedback between meetings. At minimum, provide a form or contact email on the project/HOA website.  
  *At first OSAC meeting (anticipated February 2025)*

• Advertise OSAC meetings through project listserv and other available outlets, including via Planning Department channels  
  *4 weeks prior to the meeting with a reminder 2 weeks prior*

• Post meeting presentation materials and meeting summary on RCP's project website/HOA website. Post on Planning Department project webpage.  
  *Within 10 days after OSAC meetings*
Construction Management | Outreach

- Designate dedicated, on-site community liaison; make contact info available
  
  *Prior to start of construction*

- Make readily available current info on construction plan and timeline; provide regular updates via email, the project website, and other identified forums
  
  *Prior to start of construction and ongoing*

- Provide a 24-hour number for afterhours questions/concerns

- Notify community prior to any after-hours work
  
  *RPC to make best efforts to notify at least 7 days prior*

- Host 2 public meetings per year during construction for community feedback on construction management. Post notice online and provide to the Planning Department.
  
  *To commence no later than 1 month prior to start of construction*

- Coordinate closely with City College to minimize construction impacts from both sites
  
  *Prior to start of construction and ongoing*
Specific Construction Measures

- Noise Control Plan
  *To be approved by Planning Department prior to start of construction*

- Air Quality; Site Mitigation Plan and Construction Dust Monitoring Plan
  *Already approved by Department of Public Health*

- Emissions Minimization Plan
  *To be approved by Planning Department prior to start of construction*

- Make all required Plans available for public review on project website and Planning Dept. project webpage
  *No later than 1 month prior to the start of construction*
Final BRCAC Meeting/Celebration!
Monday, June 14 at 6pm (zoom)

Agenda
Continue conversation on community engagement
Final CAC business
Celebrate!

Questions/Comments/Feedback?
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Thank you!