AN EXCITING ADDITION THE COMMUNITY

CONCEPT DRAWINGS - "THE COMMONS" PUBLIC REALM CONCEPT PLAN

LEGEND
- Public Open Space
- Public Circulation
- Semi-public Circulation
- Vehicular Circulation
- Easements
- Bicycle Routes
- Vehicular Entry Points

The diagram shows the location of major and minor public spaces and their relationships to the existing urban fabric. The main pedestrian, bicycle, vehicular circulation and main entries to the site are part of a network that seamlessly links Balboa Reservoir into the surrounding neighborhood.

Reservoir Square is a centrally located, 1.7-acre park and open space contiguous with Mount Davidson Walk. Active uses such as the Community Room, a Retail Venue, Bicycle Repair, and Child Care are located around and within this central open space. Along Mount Davidson Walk, the rainwater management system of bio-swales is a critical component of the overall landscape concept and will transport, filter, and store all of the rainwater on-site.

A number of other smaller-scale, more intimate outdoor spaces and pavilions are to be found within and adjacent to the central open space. Each residential building has its own landscaped courtyard.

Westwood Green is a shared use pedestrian/bicycle pathway more than a half-mile long that is integrated into the overall site circulation system providing opportunities for exercise and recreation as well as an efficient way to move about the site.
AN EXCITING ADDITION THE COMMUNITY

CONCEPT DRAWINGS - "THE COMMONS" PERSPECTIVE

LOOKING WEST TOWARD WESTWOOD PARK NEIGHBORHOOD, CLUB BUILDING IN CENTER OF VIEW
## Proposed Affordability and Unit Mix

### Affordability and Income Levels

<table>
<thead>
<tr>
<th>AMI</th>
<th>Type</th>
<th>Units</th>
<th>Ave Mo Rent/ Sales Price</th>
<th>Preference</th>
<th>Percent</th>
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<tbody>
<tr>
<td>50% AMI</td>
<td>Rental</td>
<td>123</td>
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<td>102</td>
<td>2,807</td>
<td>Educators (25%)</td>
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<td>487,598</td>
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<td>150% AMI</td>
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<td>1,661,000</td>
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**Total:** 680 units, 100.0% completeness

### Mayor's Office of Housing Income Limits

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<tr>
<th>Type</th>
<th>Studio</th>
<th>1 BD</th>
<th>2 BD</th>
<th>3 BD</th>
<th>4 BD</th>
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<tr>
<td>40,350</td>
<td>46,125</td>
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<tr>
<td>64,560</td>
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<td>92,240</td>
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<tr>
<td>96,840</td>
<td>110,700</td>
<td>124,500</td>
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<td>149,400</td>
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<tr>
<td>121,050</td>
<td>138,375</td>
<td>155,625</td>
<td>172,950</td>
<td>186,750</td>
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</table>
FAMILY FRIENDLY COMMUNITY

The open spaces provide for a direct connection to established neighborhood vehicular, pedestrian and bicycle circulation routes. Symbolic connections are made through establishing clear view corridors to Mt. Davidson and San Bruno Mountain as well as through organizing the housing on the site to relate to neighborhood growth patterns.

DIVERSITY OF HOUSING TYPES

This is achieved in part through changes in parapet and roof height, balconies and breaks in the facades to reduce the overall scale and provide visual interest.

SUSTAINABLE DEVELOPMENT

At the experiential core of Mt. Davidson Walk is a landscape amenity that functions as the site water management system. A series of bioswales capture the site’s storm water, and cascade naturally down stepping terraces towards Reservoir Square.

FLEXIBILITY OF DESIGN

NEIGHBORHOOD OUTREACH

We will listen to the community and then modify our proposal to reflect what we heard. We will have a staff liaison to City College on site, and a 24-hour hotline.

TRANSPORTATION DIVERSITY

A common thread throughout our commitment to the Balboa Vision will be a custom mobile application available 24/7 to residents and neighbors as well as City College facility and students preliminarily called Commons Connect. One touch on your mobile device will provide you instant information on available Balboa Area transportation options, strengthening the effectiveness of the Balboa Vision goals.

INTEGRATED AFFORDABLE HOUSING

Our proposal contemplates a 5-tier approach to reach a very wide range of incomes and make available units as both rentals and for-sale townhomes and condominiums. The area surrounding Balboa Reservoir is rich in diversity and our project aims to maintain and add to this character. By providing housing to a broad range of incomes, we hope to encourage an environment of mutual respect, inclusion and sense of neighborhood.
COMMUNITY ENGAGEMENT

OUR APPROACH:
A COMMITMENT TO HONEST, RESPECTFUL, AND CONTINUOUS ENGAGEMENT WITH ALL STAKEHOLDERS

COMMUNITY STAKEHOLDER ENGAGEMENT

LOCAL RESIDENTS & COMMUNITY ORGANIZATIONS
BUSINESSES
EDUCATORS
ADVOCACY GROUPS
ELECTED OFFICIALS

POTENTIAL WORKSHOP TOPICS

OPPORTUNITIES AND CONSTRAINTS PRESENTED BY THE SITE
POTENTIAL TRANSPORTATION DEMAND MANAGEMENT MEASURES
AFFORDABLE HOUSING
CIRCULATION AND OPEN SPACE
BUILDING PROTOTYPES
NEIGHBORHOOD SERVING AMENITIES
ENTITLEMENT PROCESS
THANK YOU