



Client: Balboa Reservoir Associates, LLC. - Avalon Bay Communities, Bridge Housing, Pacific Union, Mission Housing, Habitat for Humanity

Site Area: 740,520 S.F. / 17 acre

Density: 1,100 units - 74.7 DUA

Completion: TBD

Construction est.: TBD

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Developing a New, Welcoming Community

The Balboa Reservoir neighborhood will be a diverse and inclusive mixed-income community that brings together residents and neighbors around the new Reservoir Park. Landscape and architecture will work together to connect residents to the natural setting and to link the surrounding commercial, residential and institutional uses into a cohesive community. Balboa Reservoir will be a deeply sustainable place that prioritizes walking, biking, and the shared stewardship of resources. Most importantly, this community will be called “home” by up to 1,100 San Francisco households, at least half of whom will qualify for affordable/workforce housing, with a special focus on families with children and CCSF faculty and staff. The masterplan was designed in partnership with Pyatok and GLS.

Design Features

- 2 acre central green provides an inclusive public space
- Prioritization of walking, biking, and public transit through creation of a pedestrian priority zone
- Stepped buildings allow for shared views
- Successful phasing of buildings and open space ensure an attractive place to live
- “Gateway” spaces greet visitors and provide shared gathering places

Green Features

- Greenhouse gas neutral due to climate-responsive design, efficiency, on-site renewables, & green energy programs
- Standards and buildings to meet a LEED Gold minimum.
- Storm water collection in rain gardens
- Greywater reuse systems in residential buildings
- Photovoltaic panels for energy production
- Opportunities for residents and neighbors to collaborate in creating a sustainable neighborhood model