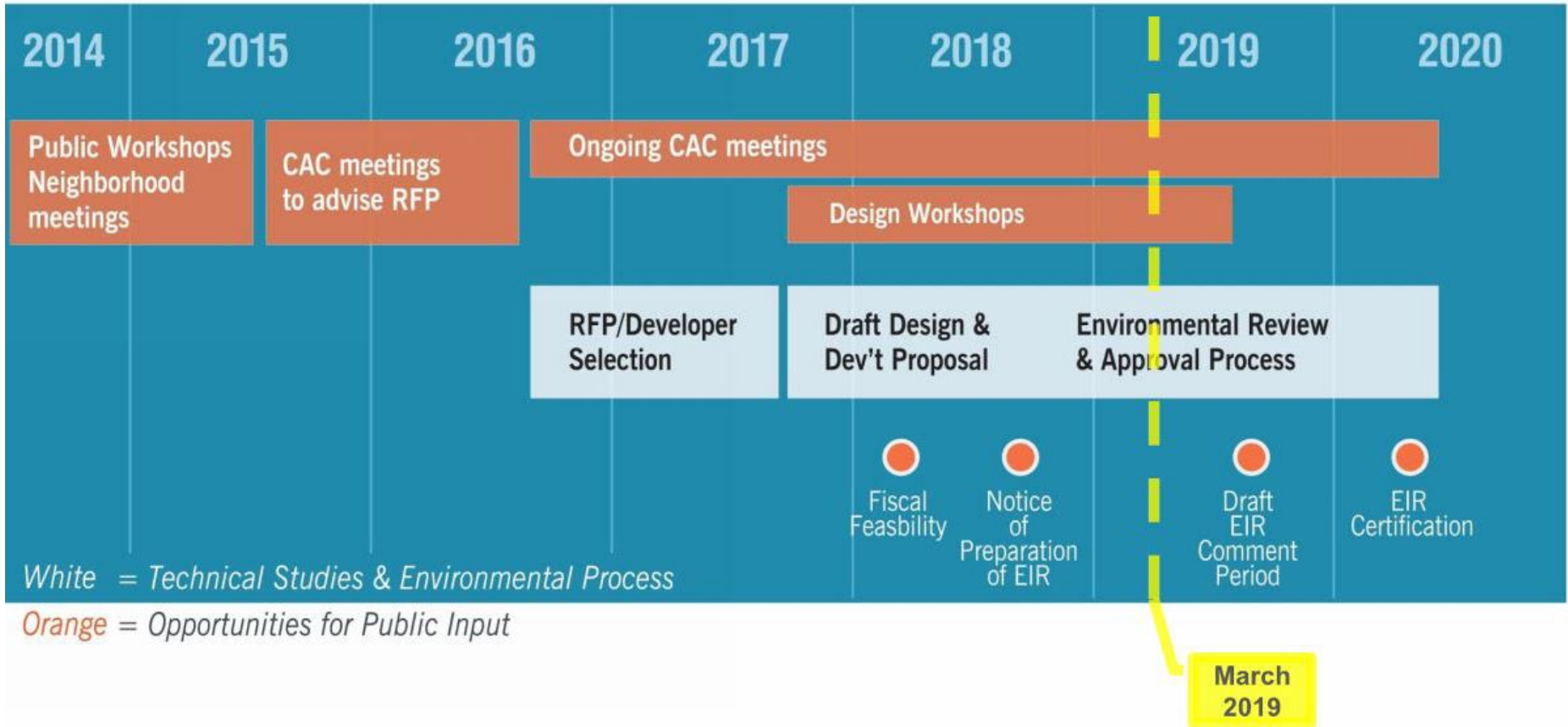


Balboa Reservoir Community Advisory Committee

Monday, March 11, 2019
6:00 pm

BALBOA RESERVOIR TIMELINE



2019 BRCAC MEETINGS DRAFT AGENDA TOPICS

Monday, March 11th (today):

- Project Milestone Schedule
- Update on Discussions between Reservoir Partners and City College
- Site Design Update

Monday, June 10th:

- Draft EIR Status and Schedule
- Site Design Update
- *Possibly* City College TDM study and Facilities Master Plan

Monday, September 9th: *Transportation focus*

- MTA update on Ocean Ave streetscape
- Developer TDM/traffic analysis
- Analysis and potential mitigations from the DEIR
- Project-specific transportation improvements

Monday, December 9th: TBD

Balboa Reservoir – 2019



AvalonBay Communities + BRIDGE Housing

Mission Housing | Habitat for Humanity | Pacific Union Development Corporation

12/5/18 Open House - Sustainability



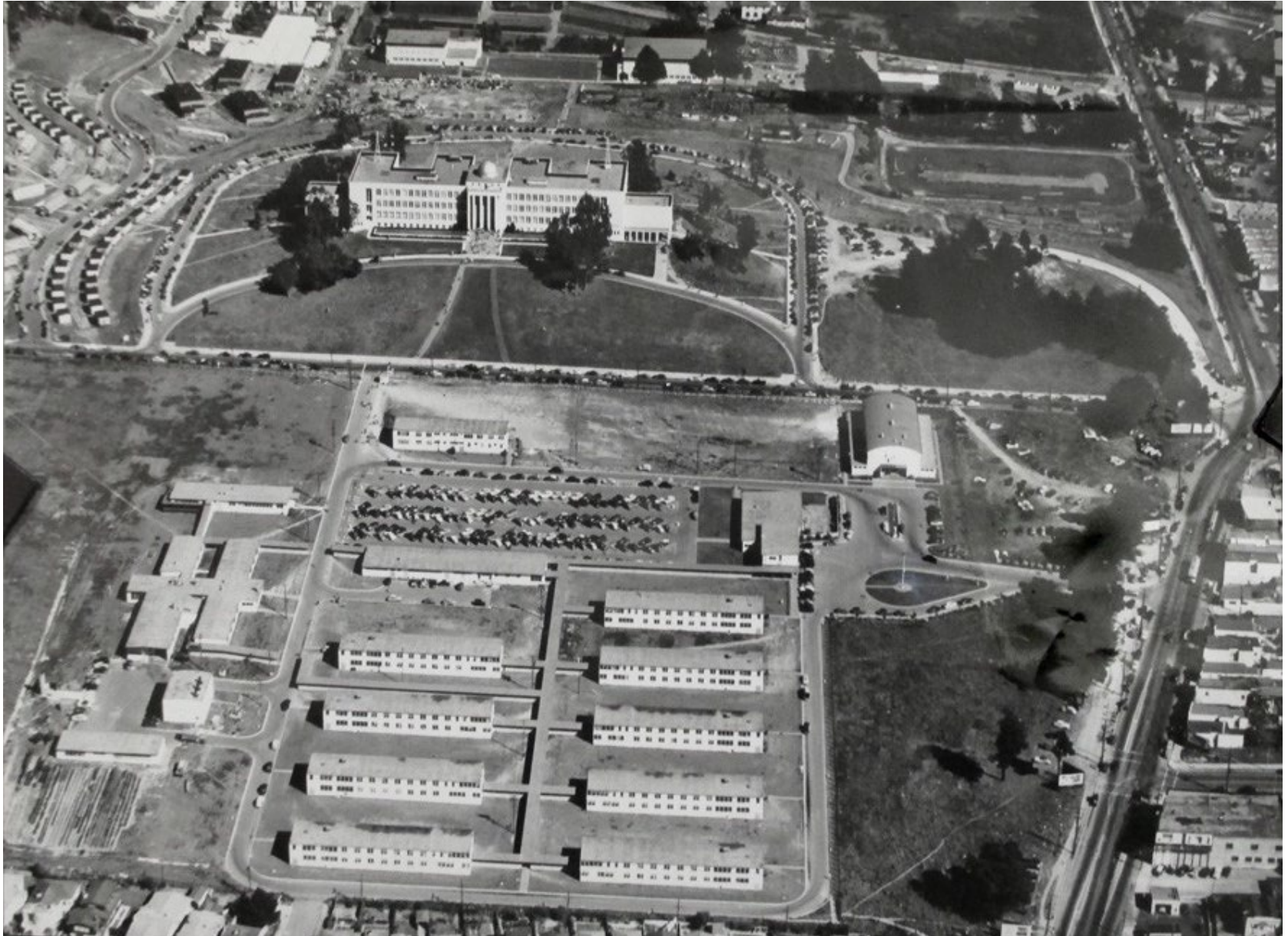
Community Feedback

- Provide wind sheltering at public open space
- Provide bike and pedestrian connections to surrounding neighborhoods
- Support for local food production in collaboration with Community and City College
- Native plantings to restore habitat corridors
- On street EV charging stations available to public
- Make sure rain gardens do not become trash collectors

Design Standards & Guidelines (DSG)

1. History of Site, Community Input, Planning Process
2. Vision, Goals and Design Framework
3. Sustainability
4. Land Use
5. Streets and Transportation
6. Open Space
7. Building Design

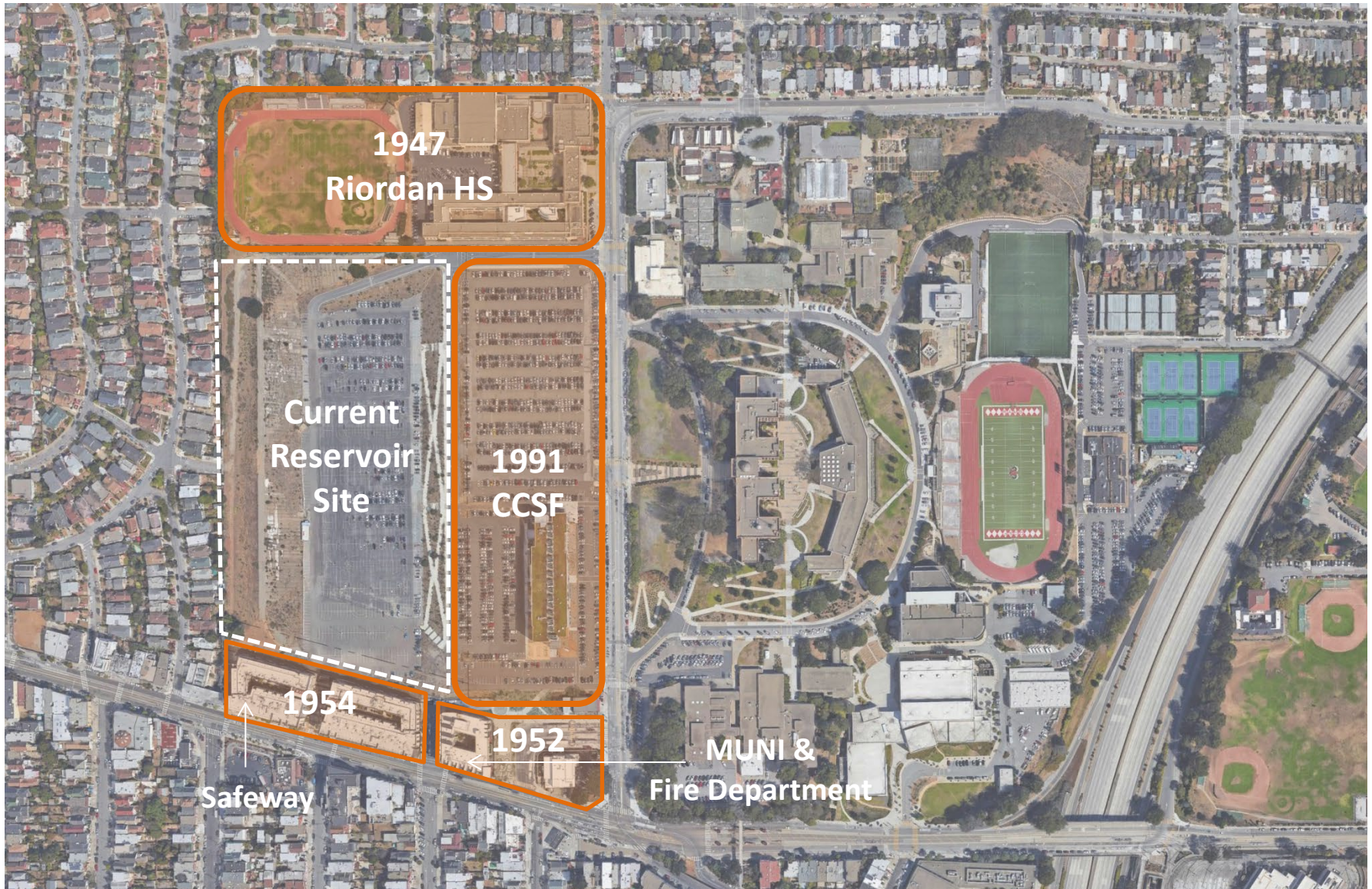
Reservoir Site c.1945



Reservoir Development



Reservoir Development



Project Goals



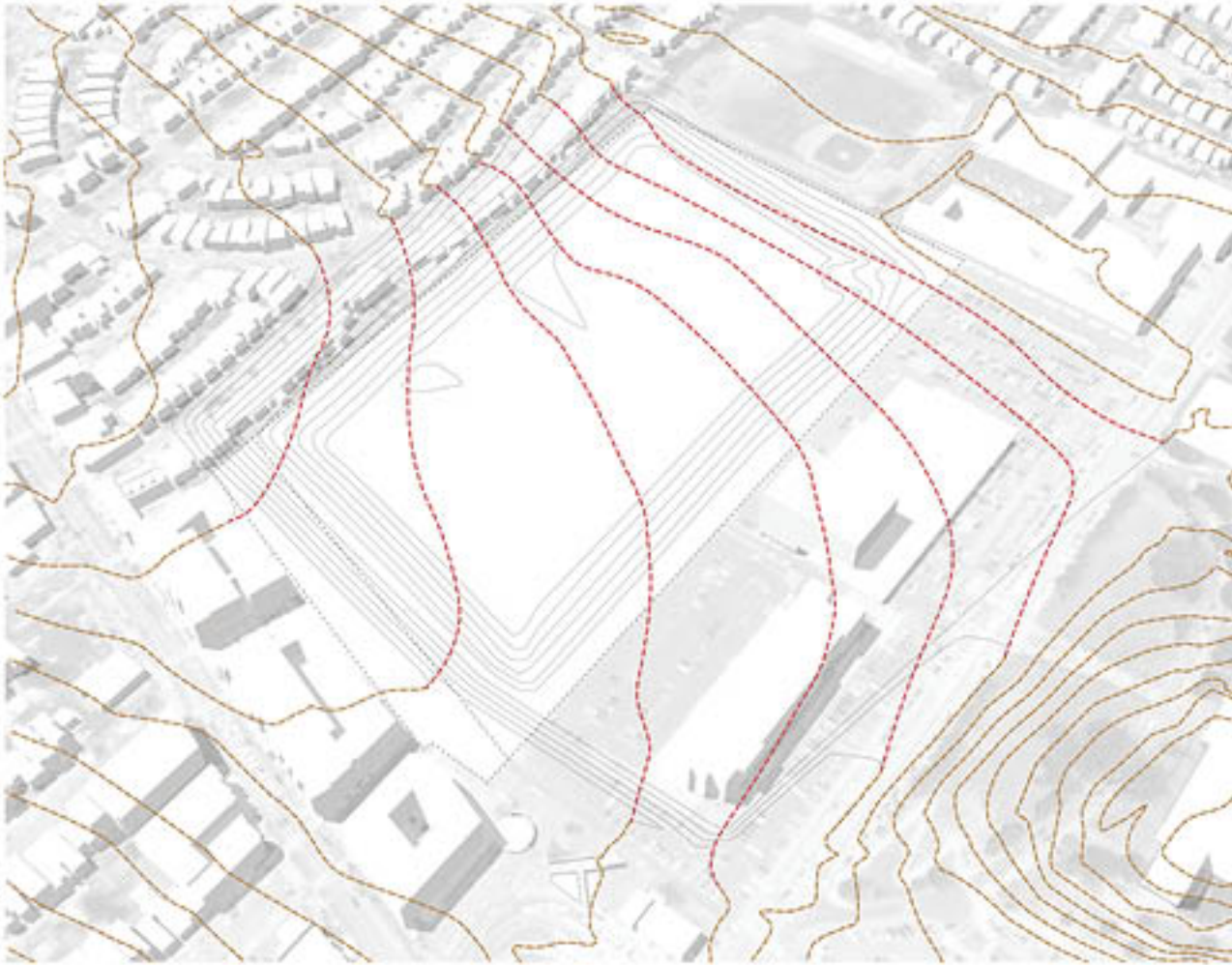
1. Provide housing for a diverse community
2. Connect to surrounding neighborhoods, and respect existing residential character
3. Create open space and gathering place for the entire neighborhood
4. Focus on walking, biking and transit
5. Create a strong neighborhood identity on the Reservoir site
6. Support City College growth

Design Framework



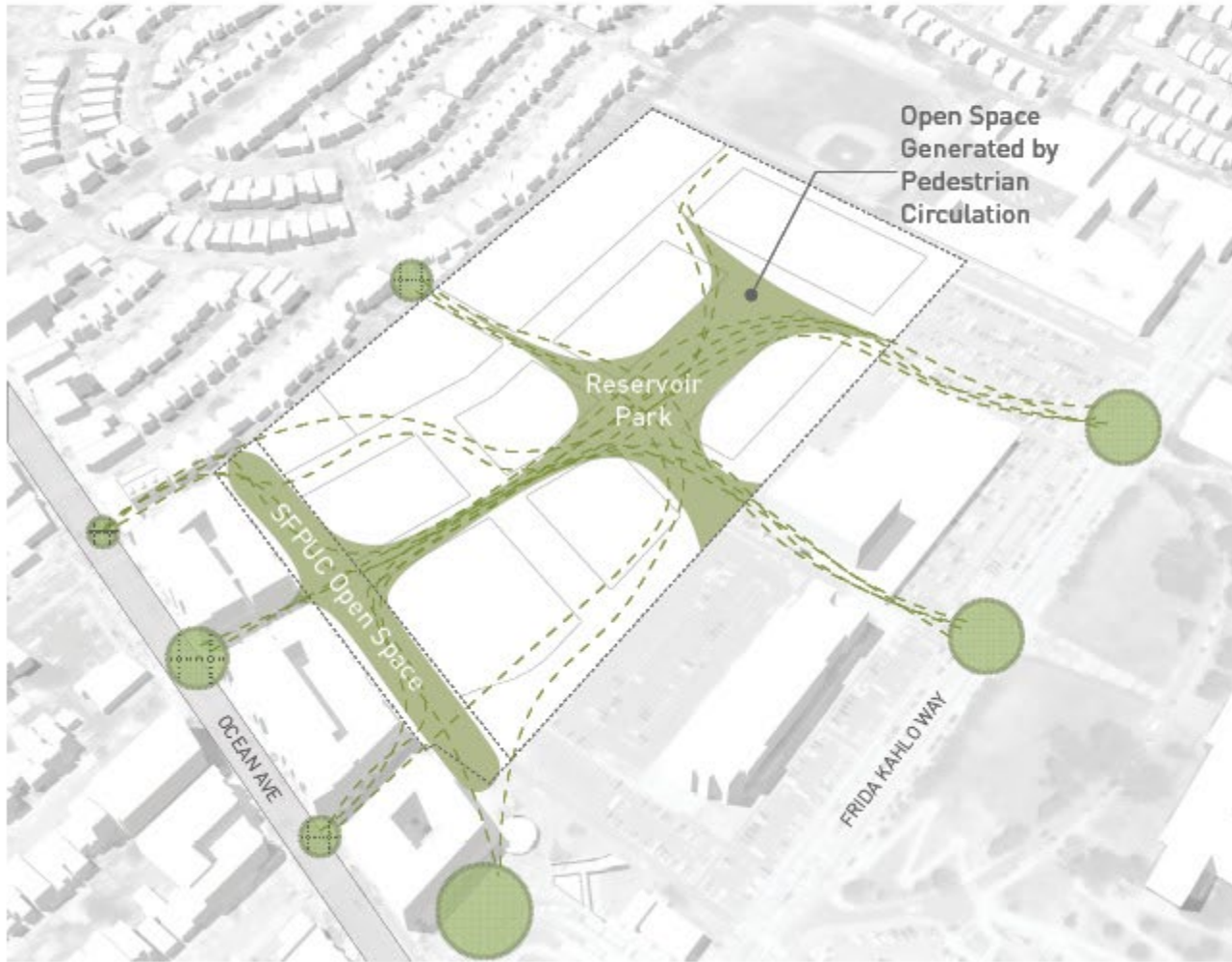
1. Restore natural slope
2. Open space at the heart of the neighborhood
3. Neighborhood streets
4. Pedestrian network
5. Buildings shape open space and street
6. Transitions to neighborhood
7. Sustainable neighborhood

Restore Natural Slope



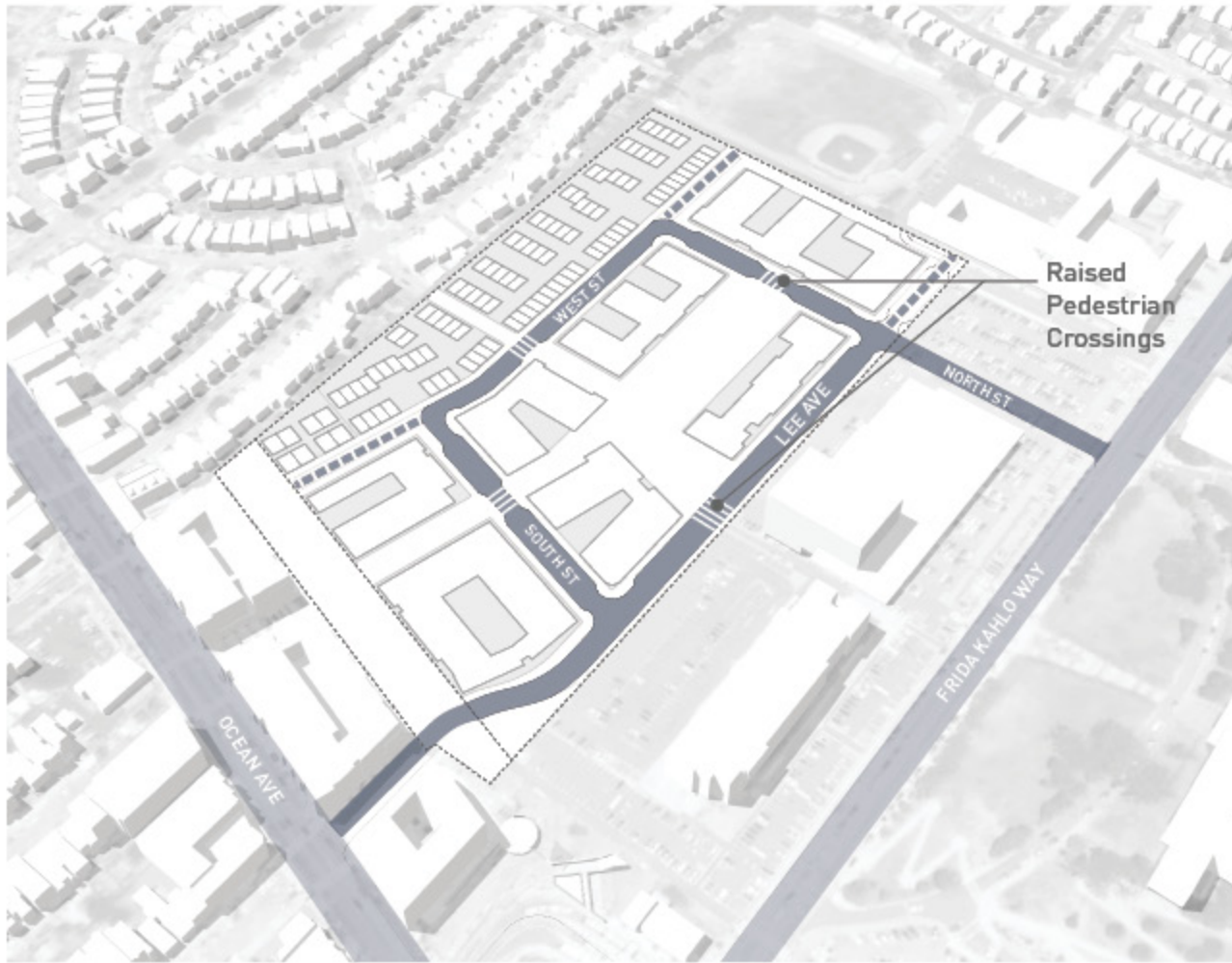
- Re-grade berm to re-connect with surrounding neighborhoods
- Balance grading on site to limit import or export of soil

Create Natural Gathering Place



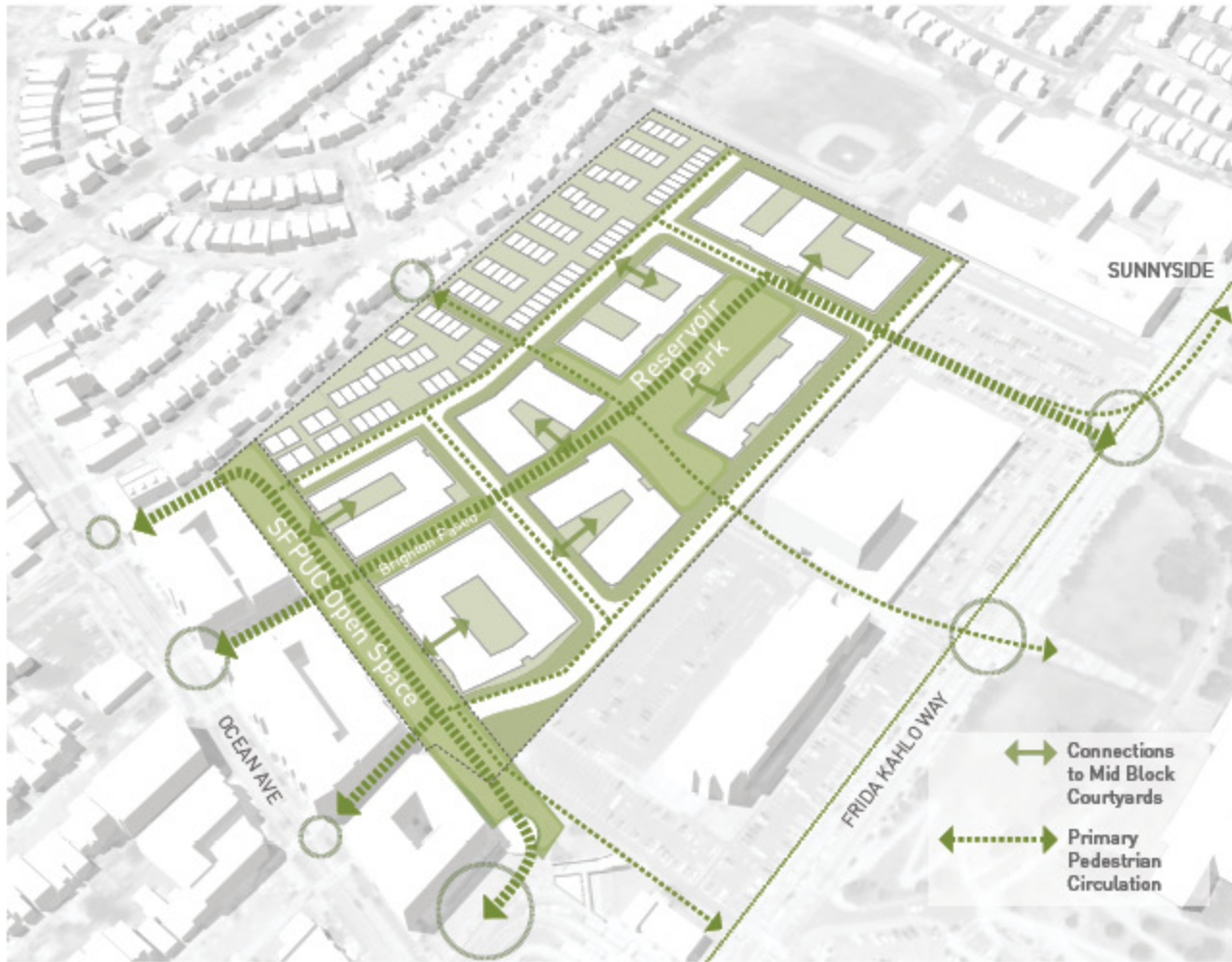
- Public open space at the heart of the new neighborhood
- Reservoir Park provides natural circulation route through the neighborhood
- Greenway on SFPUC land is a flexible zone for a variety of possible uses: food trucks, farmers markets, urban soccer, etc.

Neighborhood Streets



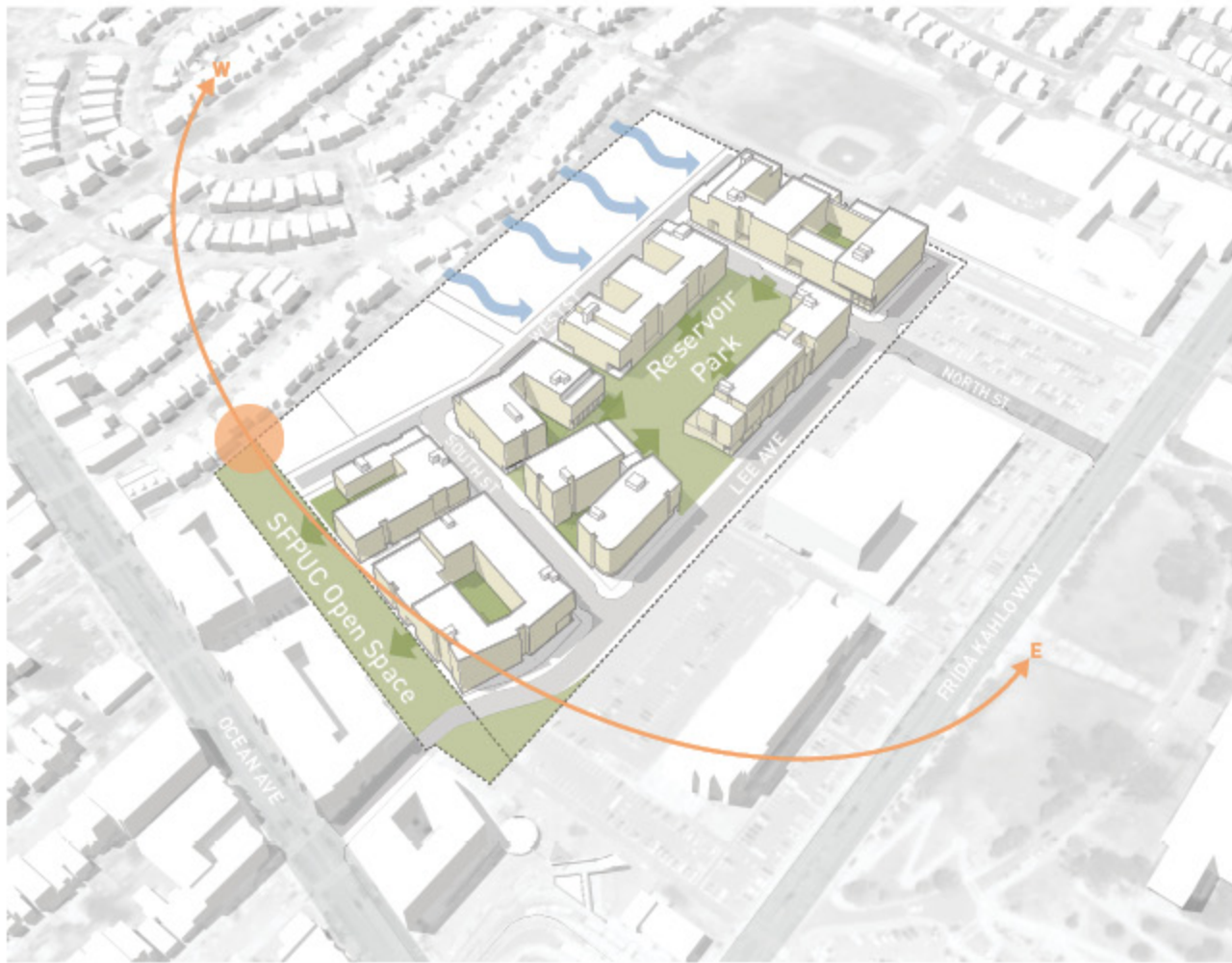
- A lean street network limits the impact of automobiles
- Raised crossings at pedestrian crossings improve safety and slow traffic
- On-street loading and limited parking is provided on all streets to accommodate passenger loading, and visitors

Pedestrian Network



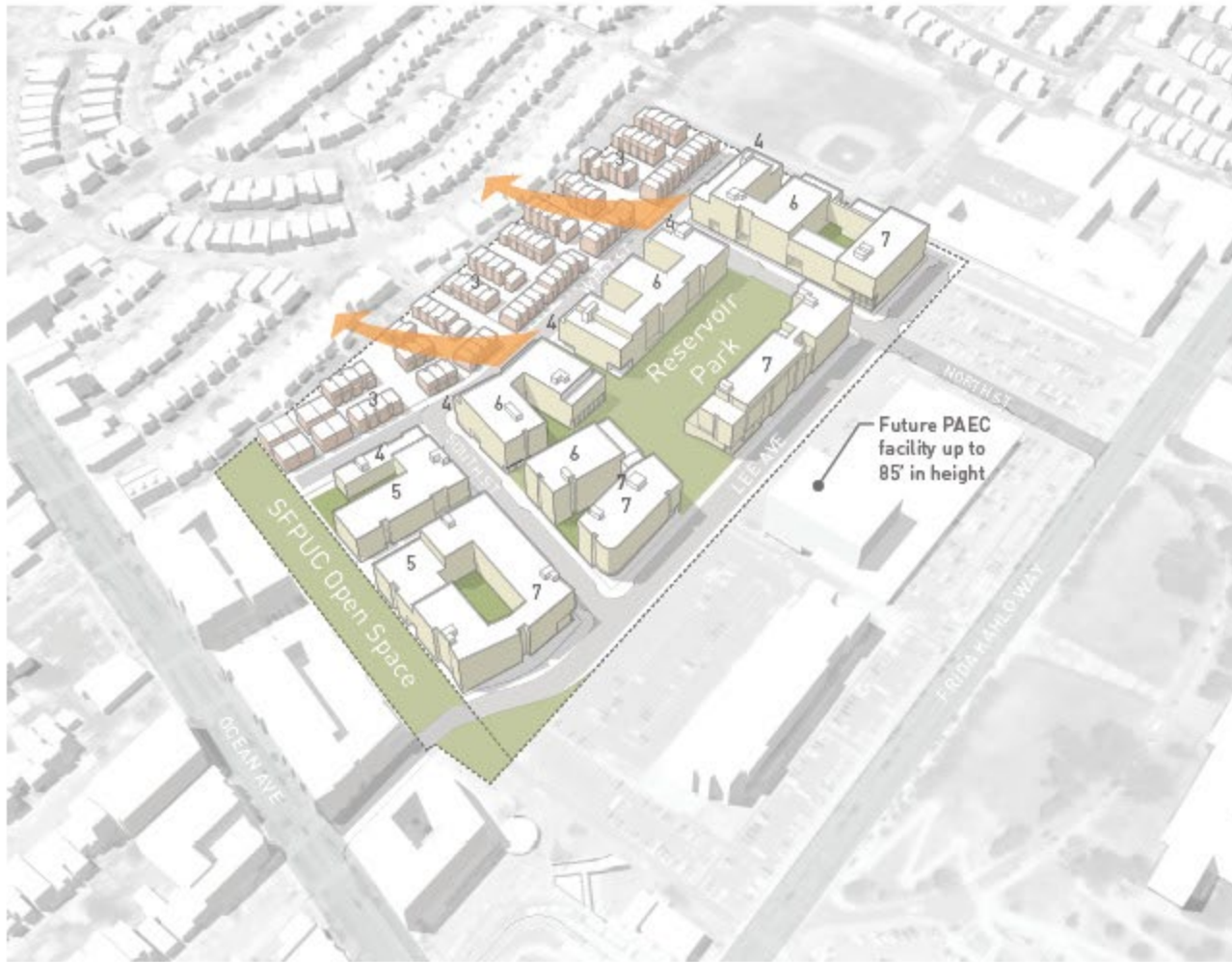
- Pedestrian paths link neighborhood together to create a continuous network
- Multiple connections to surrounding neighborhood including four connections to Ocean Avenue
- Raised crossings at roads to ensure pedestrians have priority

Sheltered & Welcoming Open Space



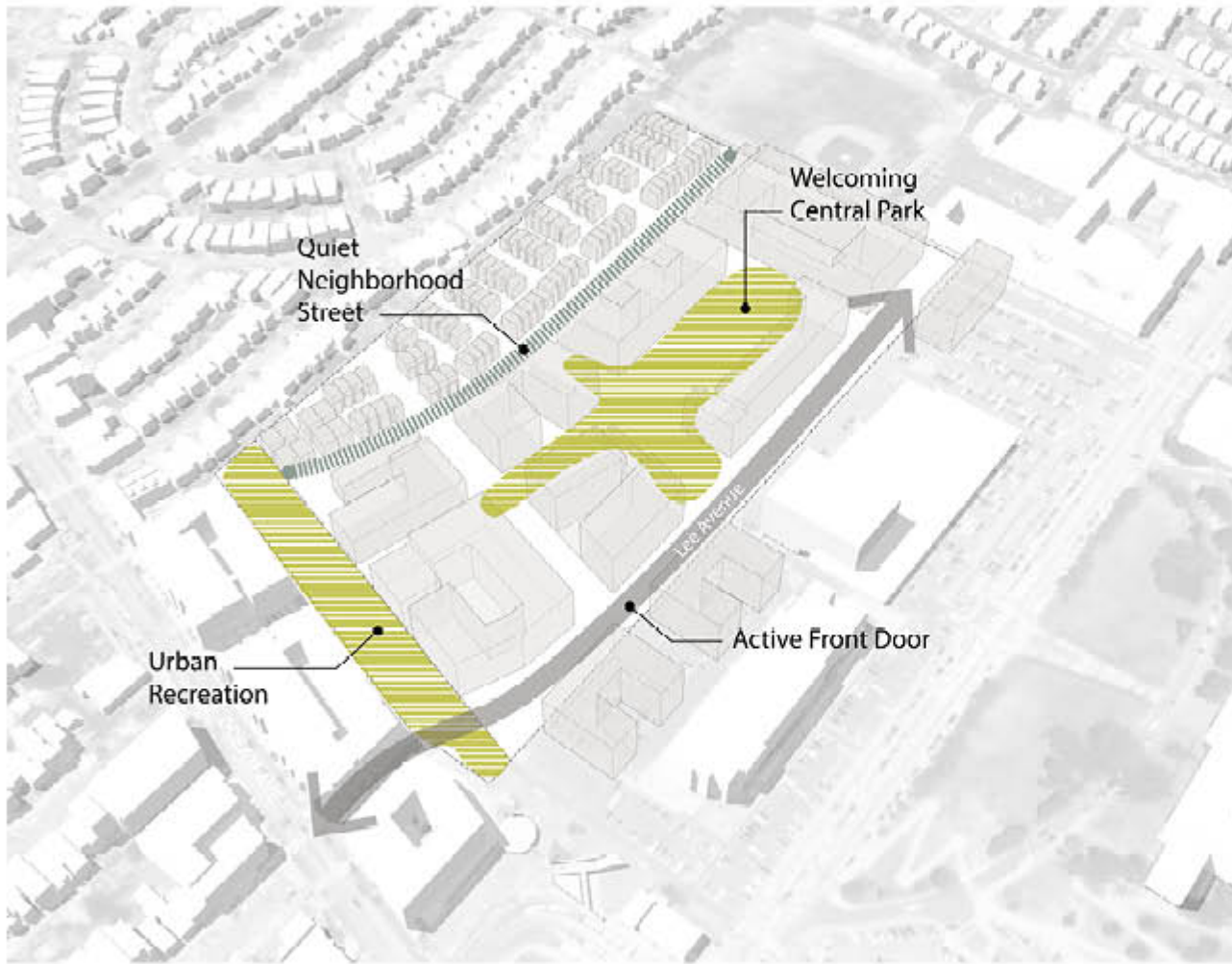
- North /South orientation of park allows maximum sunlight while also providing shelter from prevailing winds
- Buildings shape the public open space to create an active and welcoming sense of place
- Roof terraces overlook public green space allowing residents to enjoy views to the park, surrounding hills, and the ocean

Transition in Scale



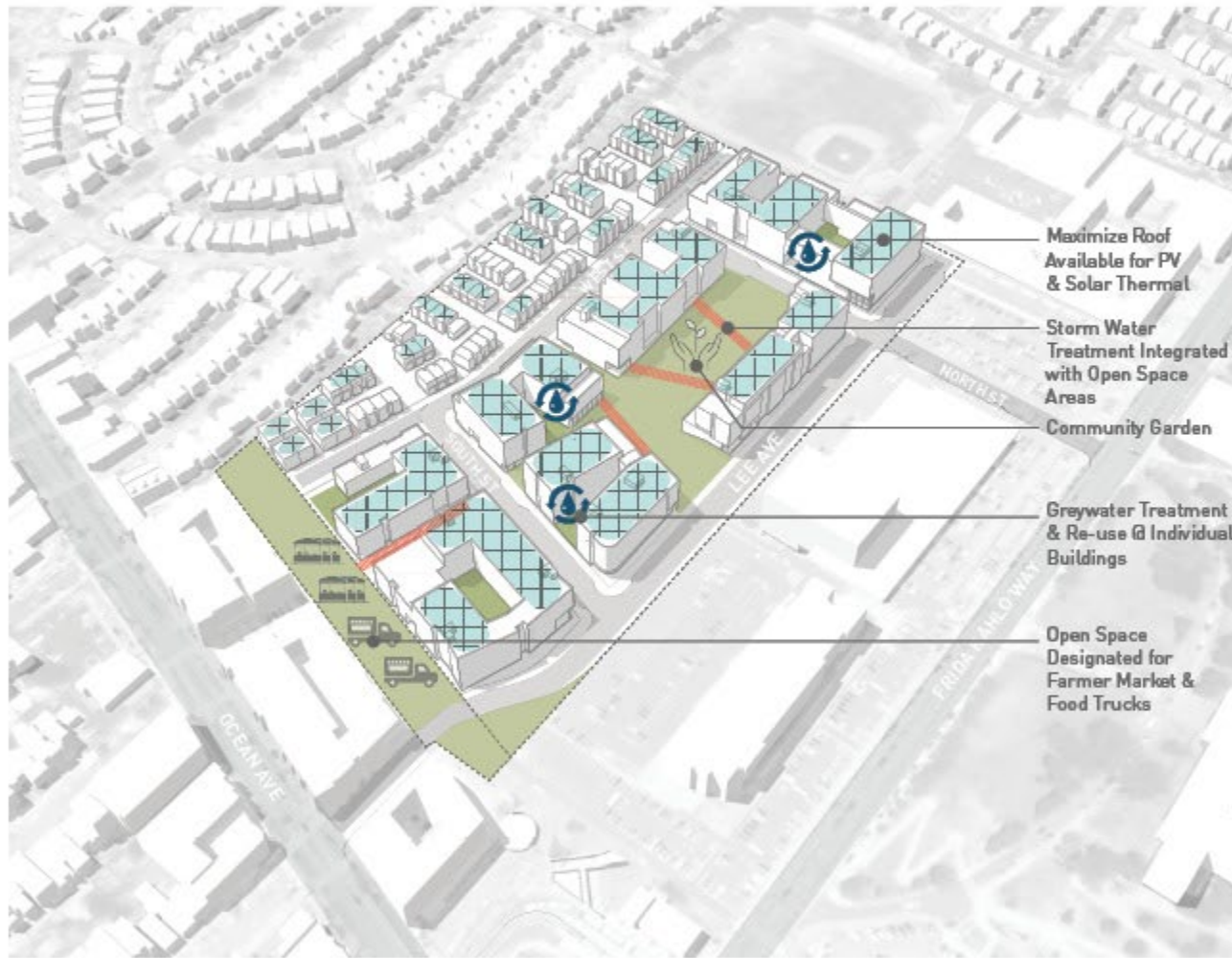
- The site provides a transition in scale City College to the single family homes to the west
- Taller buildings front on Lee Avenue, creating a strong shared frontage with City College & allows views to ocean
- Two and three story townhomes border Westwood Park, providing a transition in scale from single family homes to multi-family housing
- Buildings step down adjacent to Riordan HS

Create Distinct Places



- Landscape and building work together to create cohesive places
- Taller buildings front on Lee Avenue, creating a strong front door on Lee Avenue
- Stoops and lower buildings create neighborhood street at West

Sustainable Neighborhood



- The landscape design allows storm water management to be integrated into the open space plan
- Roof tops designed to maximize the potential of photo voltaic and solar pre-heat systems
- Water consumption reduced by treating gray water on site for reuse

Illustrative Plan



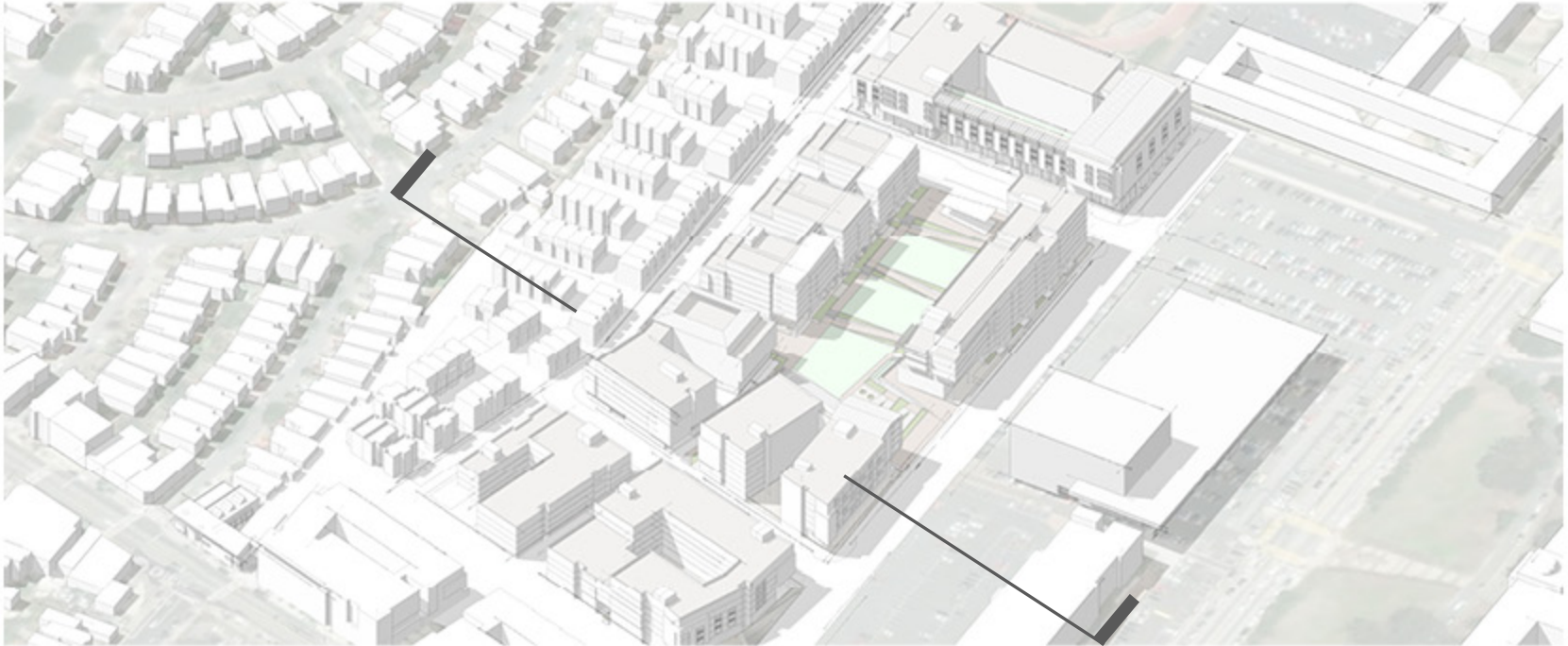
1. Two acre Central Park
2. One acre park at PUC parcel
3. Neighborhood streets integrated with landscape
4. Every multi-family building faces onto a public open space

Preliminary Design Framework for Buildings



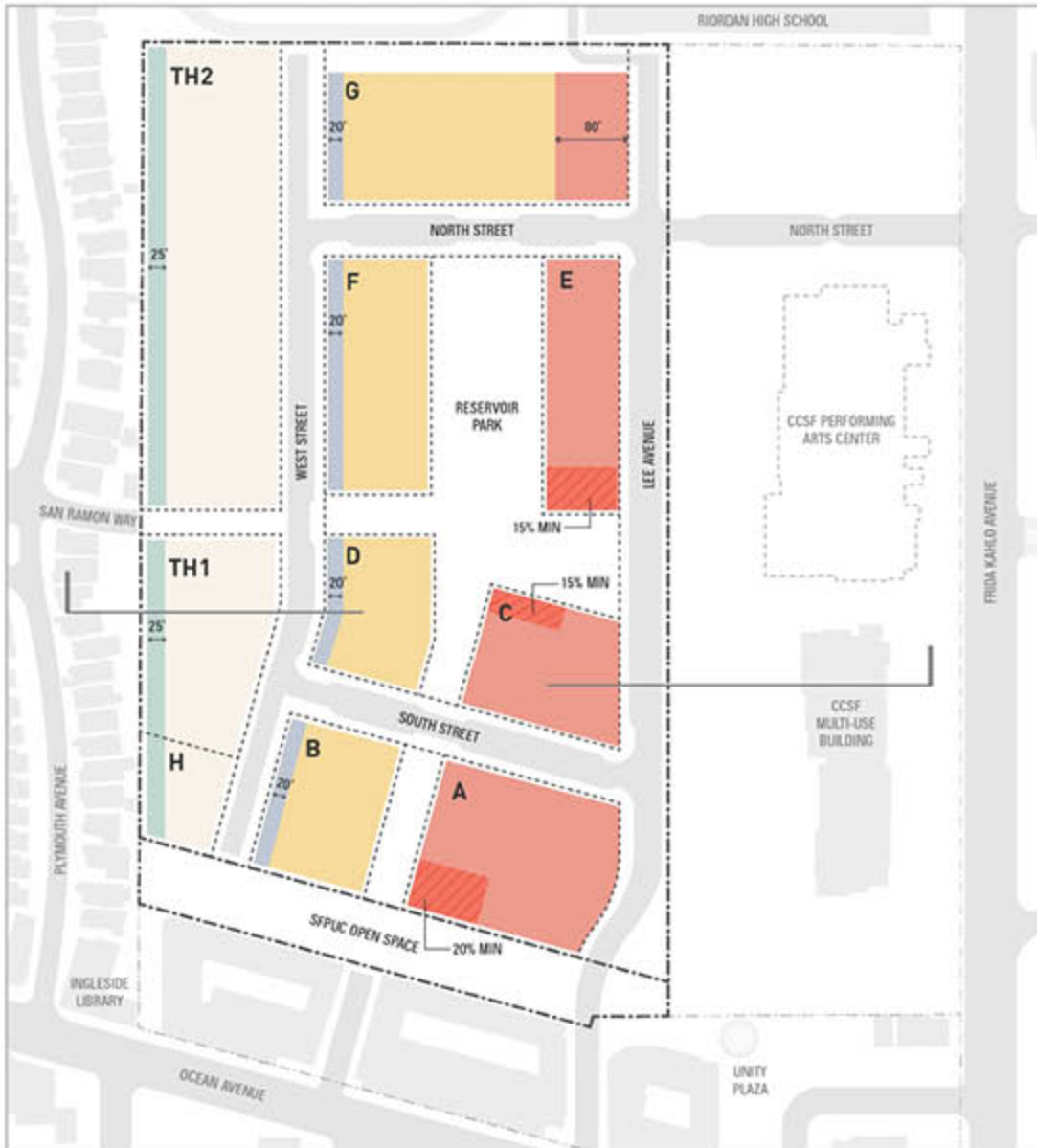
1. Buildings are good neighbors, they respond and connect to their surroundings.
2. Buildings shape and activate open space and streets, and are shaped by open space
3. Buildings work together to create a cohesive neighborhood

Transitions in Height and Scale



Height Controls

- The building height controls provide a stepped urban form, transitioning from 2-3 stories at the western property line to six and seven stories closest to City College
- Height controls provide stepped massing adjacent to Riordan High School



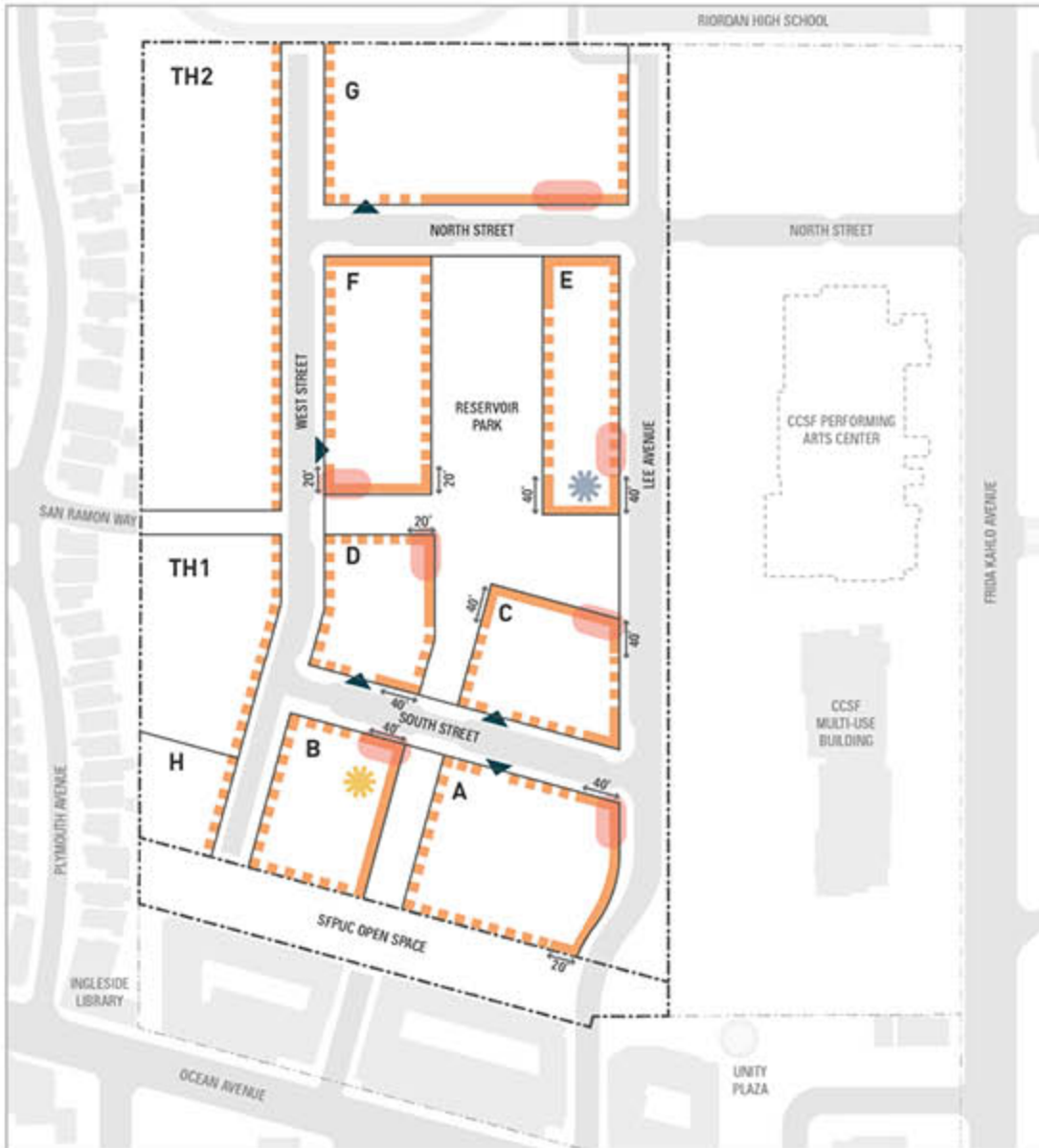
LEGEND

- 2 Stories, 25 Feet
- 3 Stories, 35 Feet
- 4 Stories, 48 Feet
- 6 Stories, 68 Feet
- 7 Stories, 78 Feet
- Required one-story step down; min 15-20% of total roof area; location flexible



Stepped Building Forms





Active Ground Floor

- To achieve a lively and engaging neighborhood, buildings provide active ground floor uses at streets and open spaces

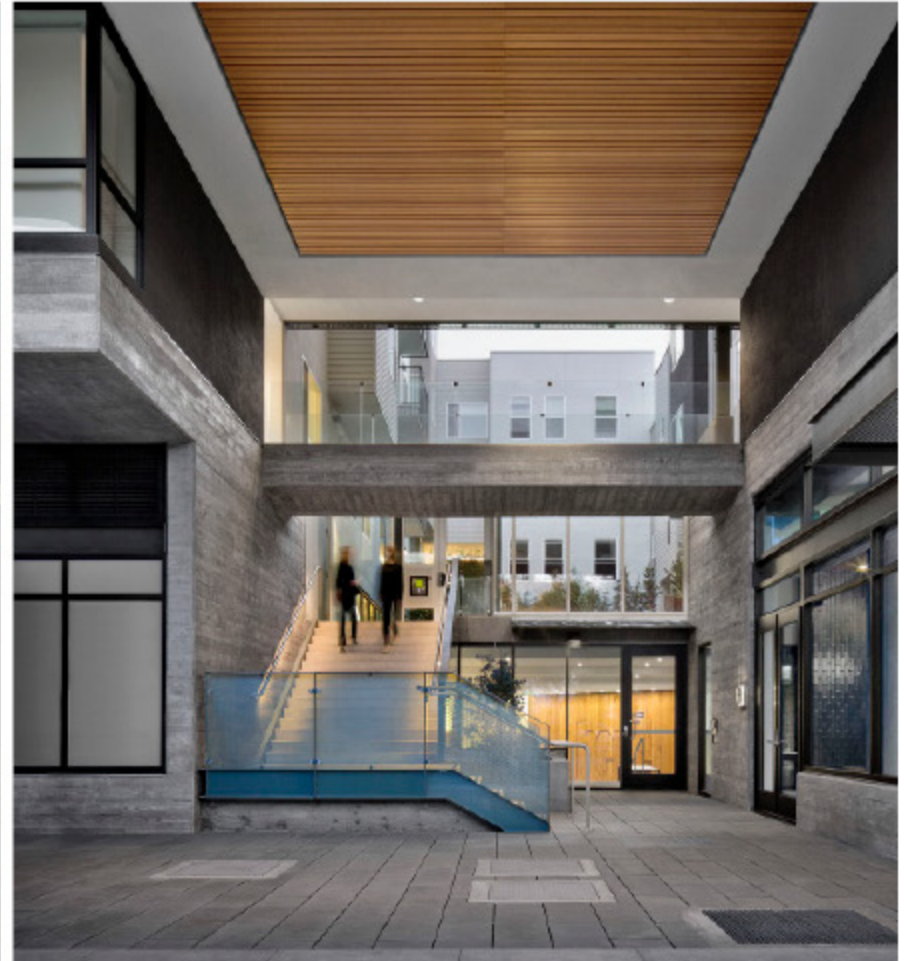
LEGEND

- Type A
- Type B
- Provisional Main Entrance Location
- Provisional Childcare Location
- Provisional Community Room Location
- Garage Entry

Shared Building Entries



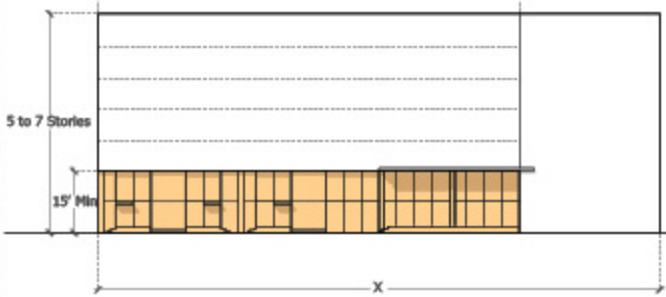
Transparency and Views into Block



Ground Floor Unit Entries

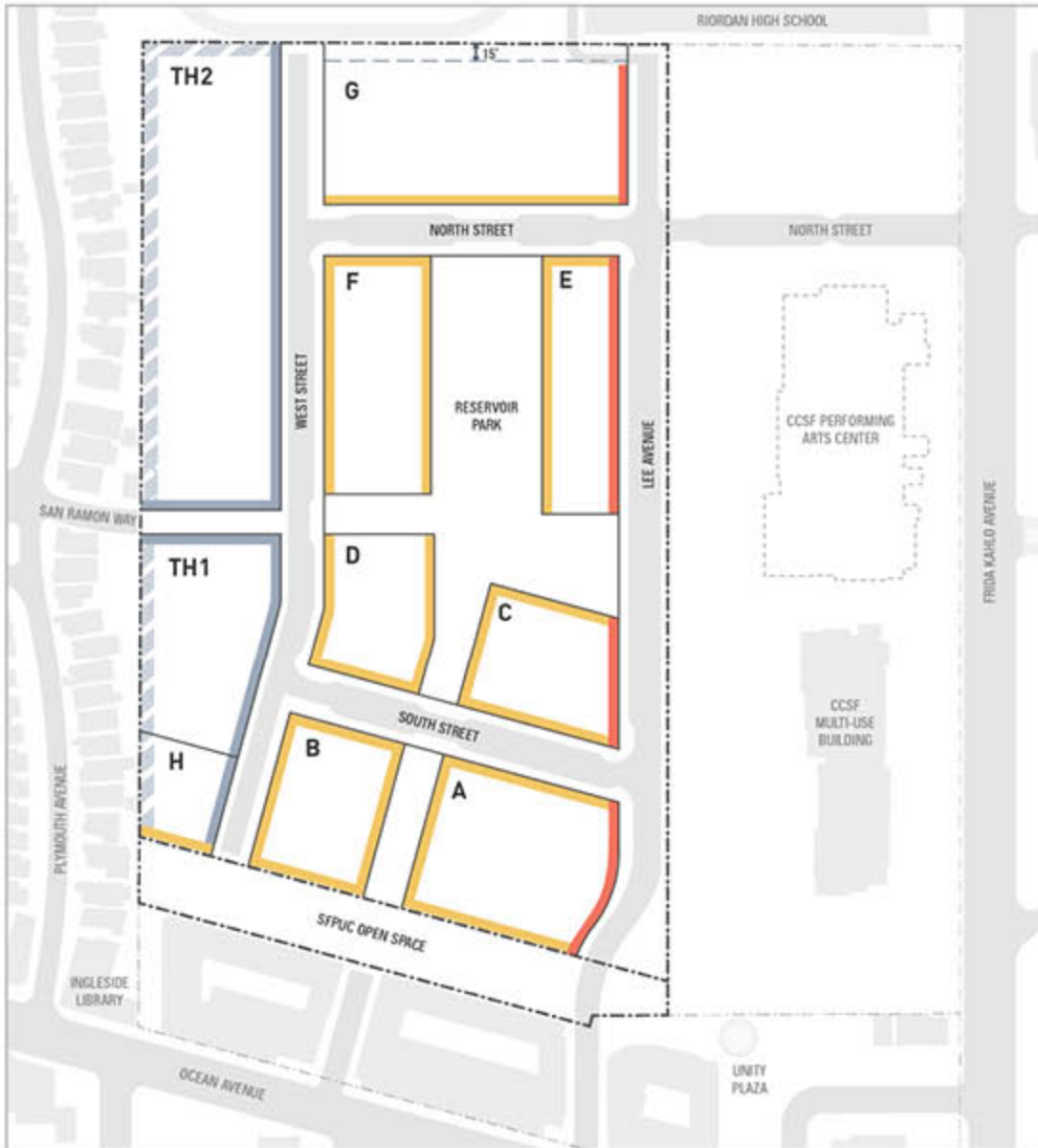


Private Outdoor Space at Street




Landscaped Setbacks

- Ground floor setbacks enhance the pedestrian zone and provide added privacy between ground floor units and the public way

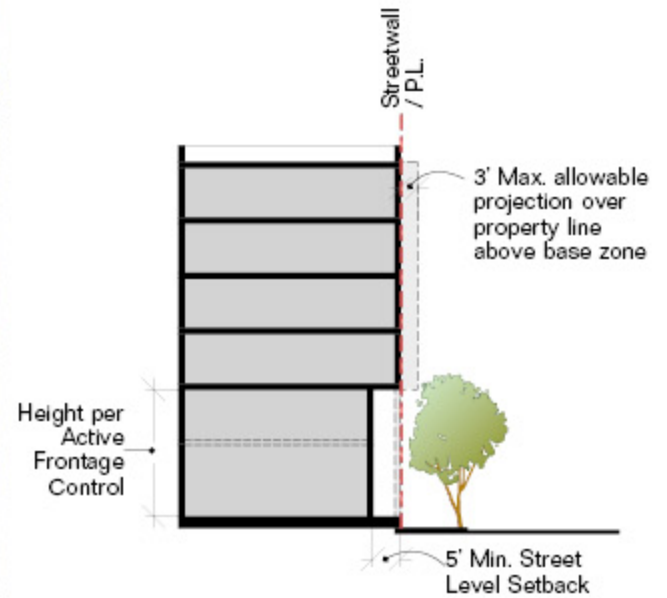


LEGEND

-  Type A, Lee Avenue, 5 Foot Setback at Street Level
-  Type B, Typical Streetwall, 5 Foot Setback
-  Type C, Townhouses, 3.5 Foot Setback
-  Reservoir Side / Rear Yard, Refer to 7.35
-  Reservoir Rear Yard Minimum Setback

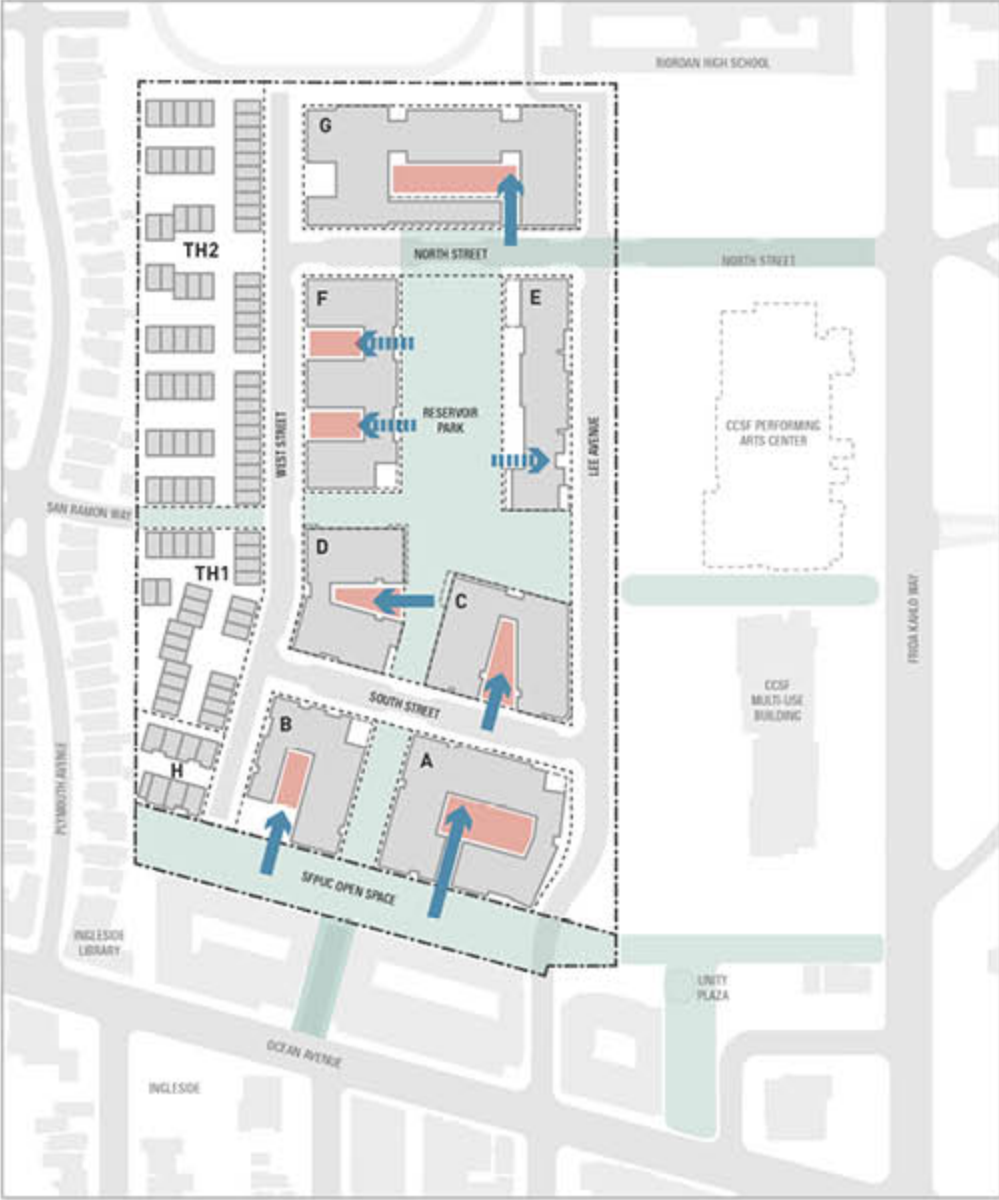


Landscaped Setbacks



Openings to Interior Courtyards

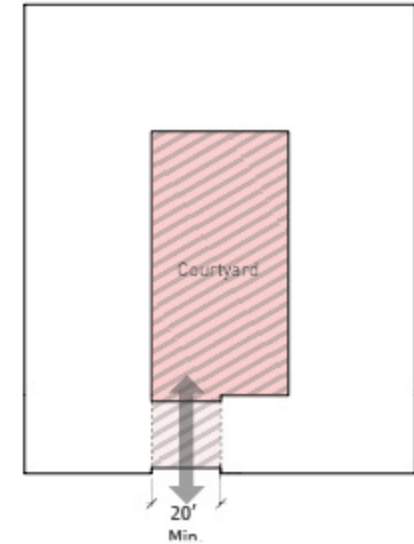
- Treat private courtyards as part of the larger network of open space and pedestrian ways
- Visual openings create breaks in buildings and views to courtyards



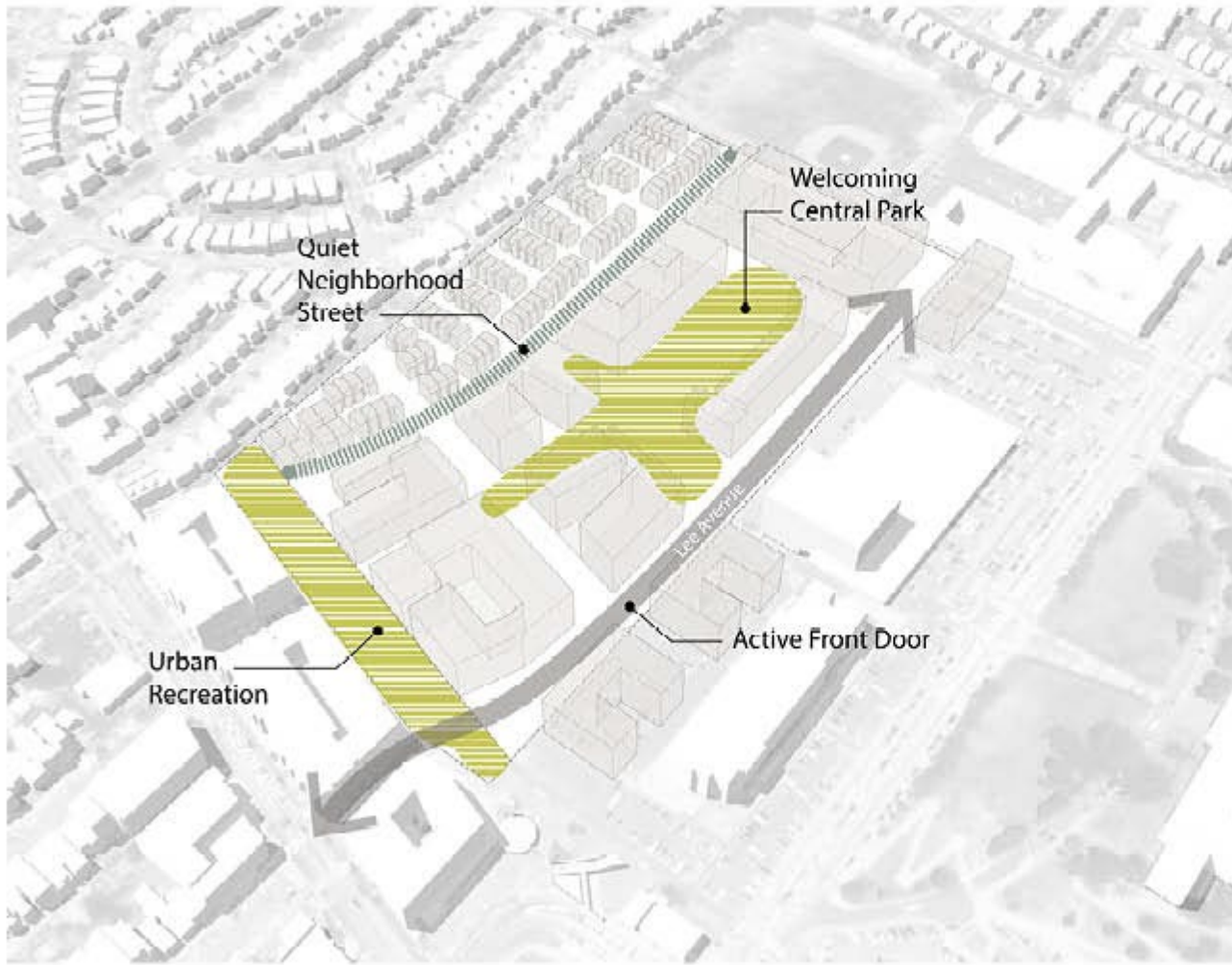
LEGEND

-  Courtyard
-  Courtyard Groundfloor Access

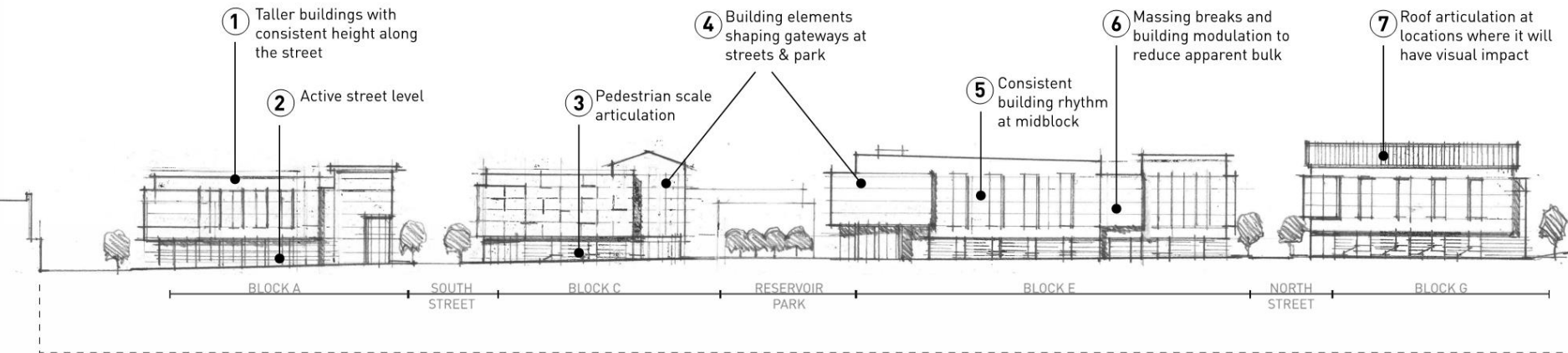
Opening to Interior Courtyards



Distinct Places within the Larger Neighborhood

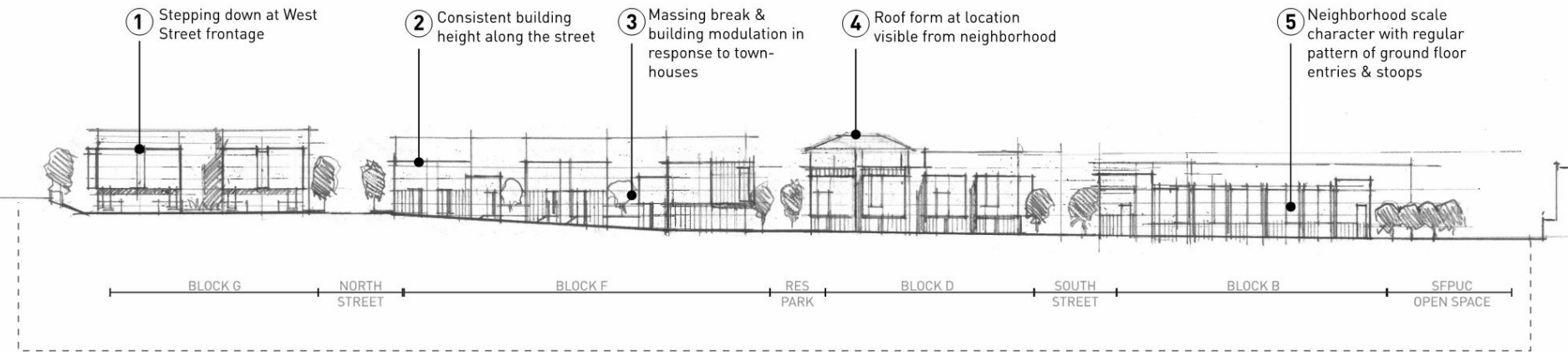


- Landscape and building work together to create cohesive places
- Lee Avenue is the Front Door of the site
- Stoops and lower buildings create neighborhood character at West Street
- Shared terraces and other elements emphasize central park as a public space for the entire neighborhood



Lee Avenue – Taller buildings create a front door for the neighborhood

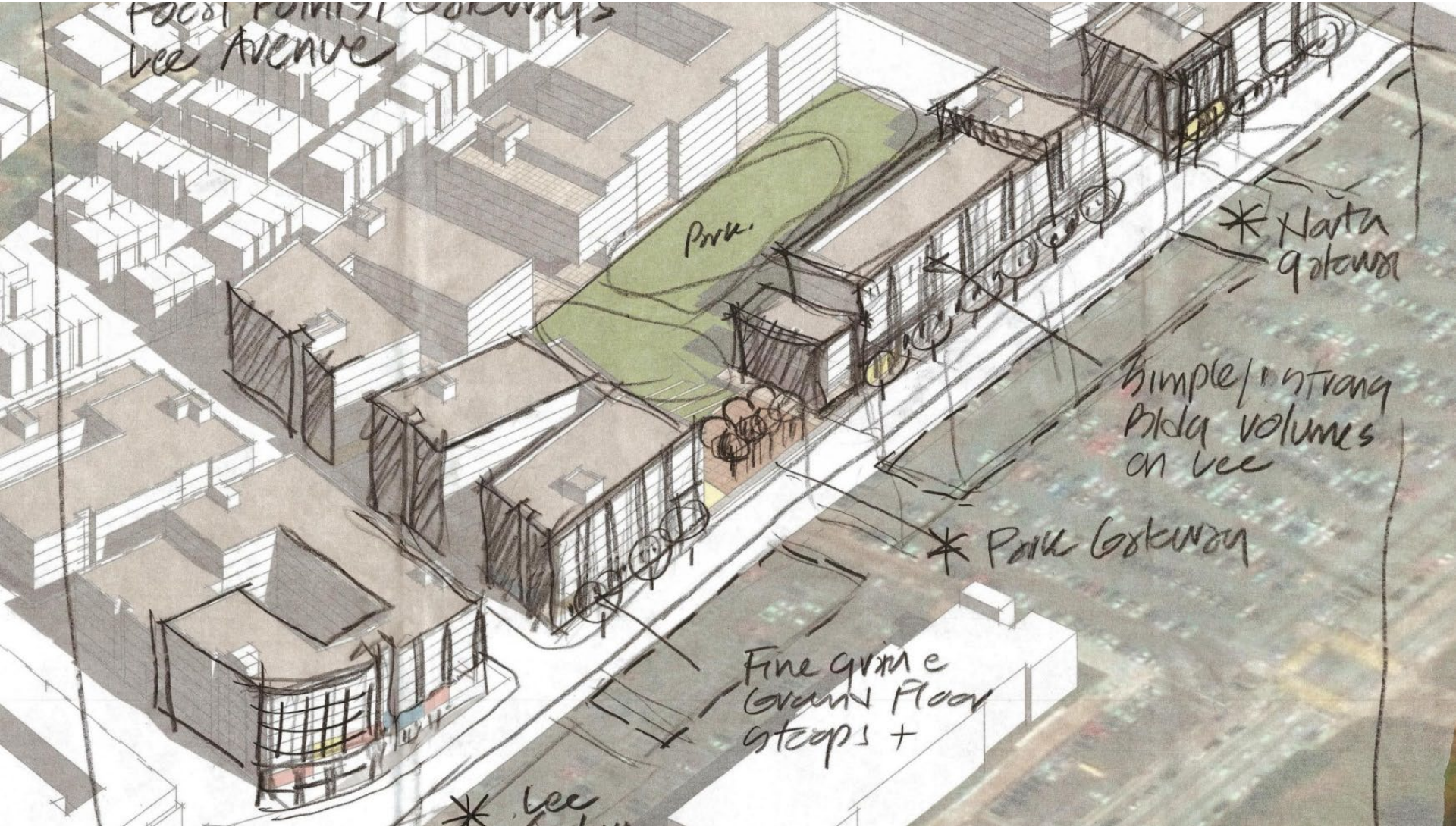
Street Character - Lee Avenue



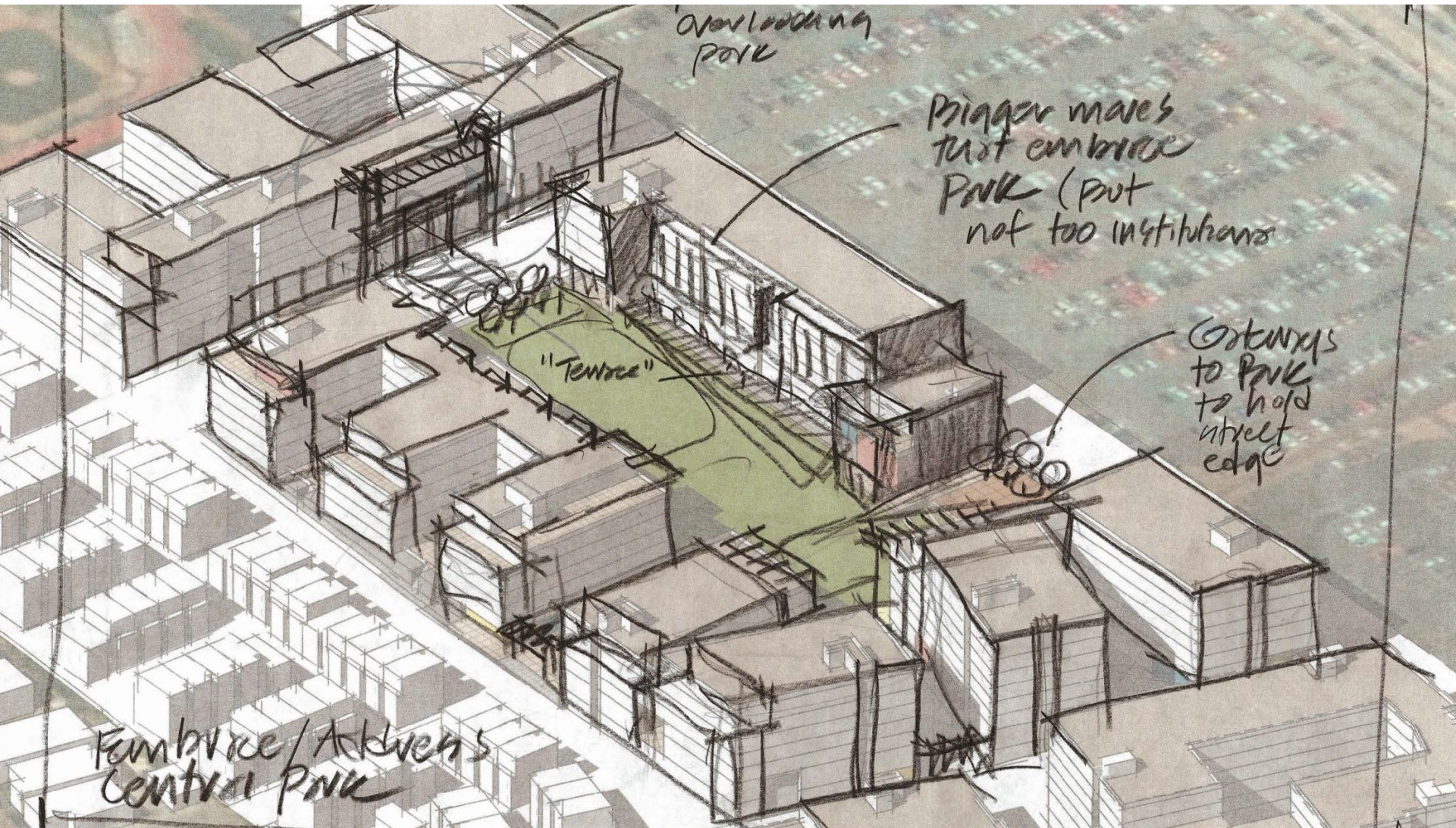
West Street – Lower scale buildings with front stoops frame neighborhood street

Street Character - West Street

Lee Avenue – Front Door to Neighborhood



Welcoming Central Park



Roof Articulation to Create Identity



QUESTIONS & COMMENTS



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Website: balboareservoir.com