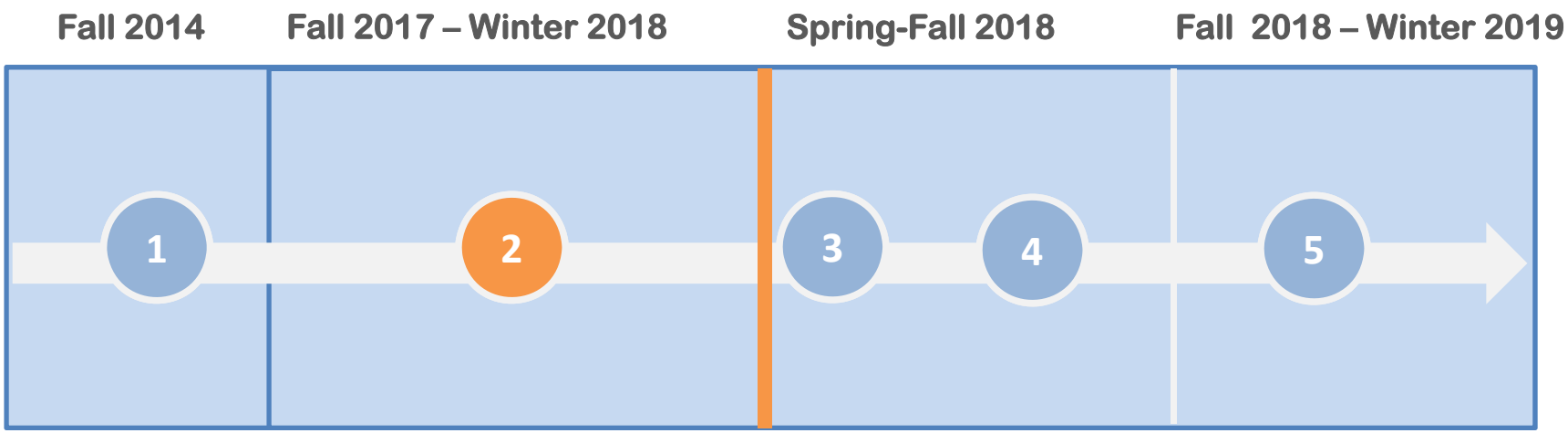
AvalonBay Communities + BRIDGE Housing

Mission Housing | Habitat for Humanity | Pacific Union Development Corporation

Tonight's Agenda

- Recap of discussion from last CAC meeting
- Updates on meetings with Stakeholders
- Overview of our preliminary "Base Plan"
- Environmental Evaluation Application
- Next Steps –Phase II of Community Workshops

Master Planning Timeline



COMMUNITY ENGAGEMENT

1
- CAC Development of Parameters
- RFP Development

2
- Phase I – Initiate Masterplan & Community Engagement Process

3
- Initiate Technical Review & Feedback

4
- Phase II – Continue Development of Masterplan

5
- Submit Draft Masterplan to City based on Technical and Community Feedback

Community Engagement Schedule

Phase I: October - April 2018

1. **CAC: Introductions** (Oct 2)
2. **CAC: Public Open Spaces** (Nov 13)
3. **Walking Tour** (Dec 2)
4. **CAC: Transportation, Circulation & Parking** (Dec 11)
5. **CAC: Housing Types and Distribution** (January 22)
6. **CAC: Preview of Fiscal Feasibility Legislative Package** (Feb 12)
7. **CAC: Master Plan Updates** (Tonight)

Community Engagement Schedule

Phase II: April - December 2018

8. **Open House: Community Planning** (April 20/21)
9. **Community Van Tour of Affordable Housing in San Francisco** (May)
10. **Community Walk from the Reservoir to BART** (May)
11. **Open House: Open Space Possibilities at the Reservoir** (June)
12. **CAC: Architecture, Building Locations, Massing & Design Precedents** (July)
13. **Community Park Day** (September)
14. **Open House: Sustainability** (October)
15. **CAC: On- an Off-Site Transportation: Walking, Biking, Transit, Autos & Parking** (November)
16. **Reservoir Community Holiday Celebration** (December)

Phase II of Community Engagement

Community Feedback from 02/12/18 CAC

- Fiscal analysis needs to consider impact on City College
- Public funds should not be used towards garage, should go towards housing instead
- City College students rely on existing parking
- City College needs a plan to help students and staff to get to campus without driving
- Clarify how parking garage impacts overall parking ratio for development

Community Feedback from 02/12/18 CAC

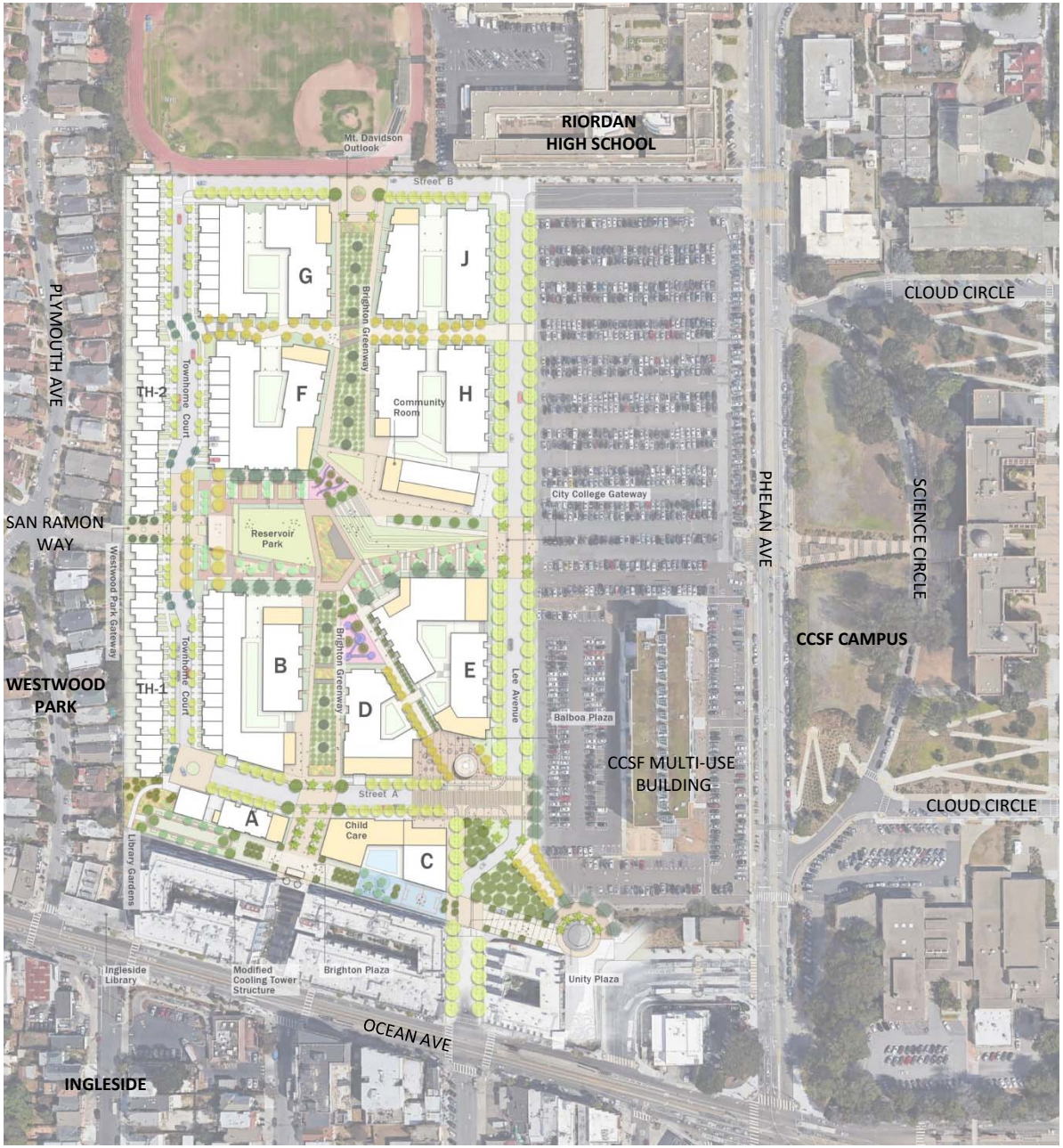
- New units will generate revenue to support transit improvements
- Impact fees should be target to support improvements in the neighborhood
- San Francisco needs more housing close to transit, consider building more units than currently proposed
- Current public transit is not adequate to accommodate the proposed number of new residents
- Need to hear more from MTA about how local transit service will be improved

QUESTIONS & COMMENTS

Master Planning Process
Overview of 02/12/18 CAC Meeting

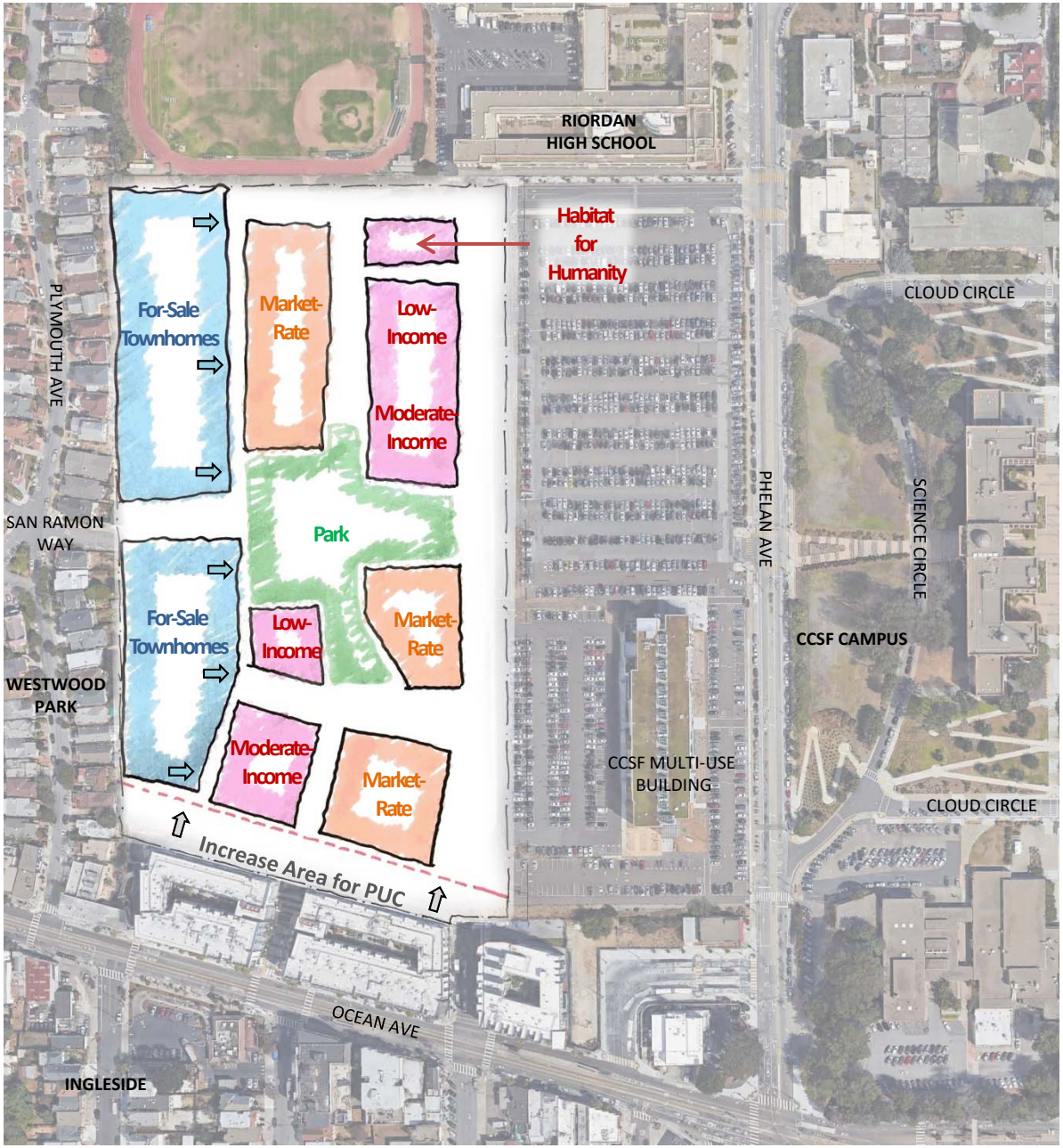
Overview of Reservoir Site

With plan from 2017 proposal



Plan from 2017 Proposal

- Approximately 1100 units
- 2.0 acre central park open towards the west
- Approximately 67 for-sale townhomes adjacent to Westwood Park
- Pedestrian oriented with streets and auto circulation at the perimeter

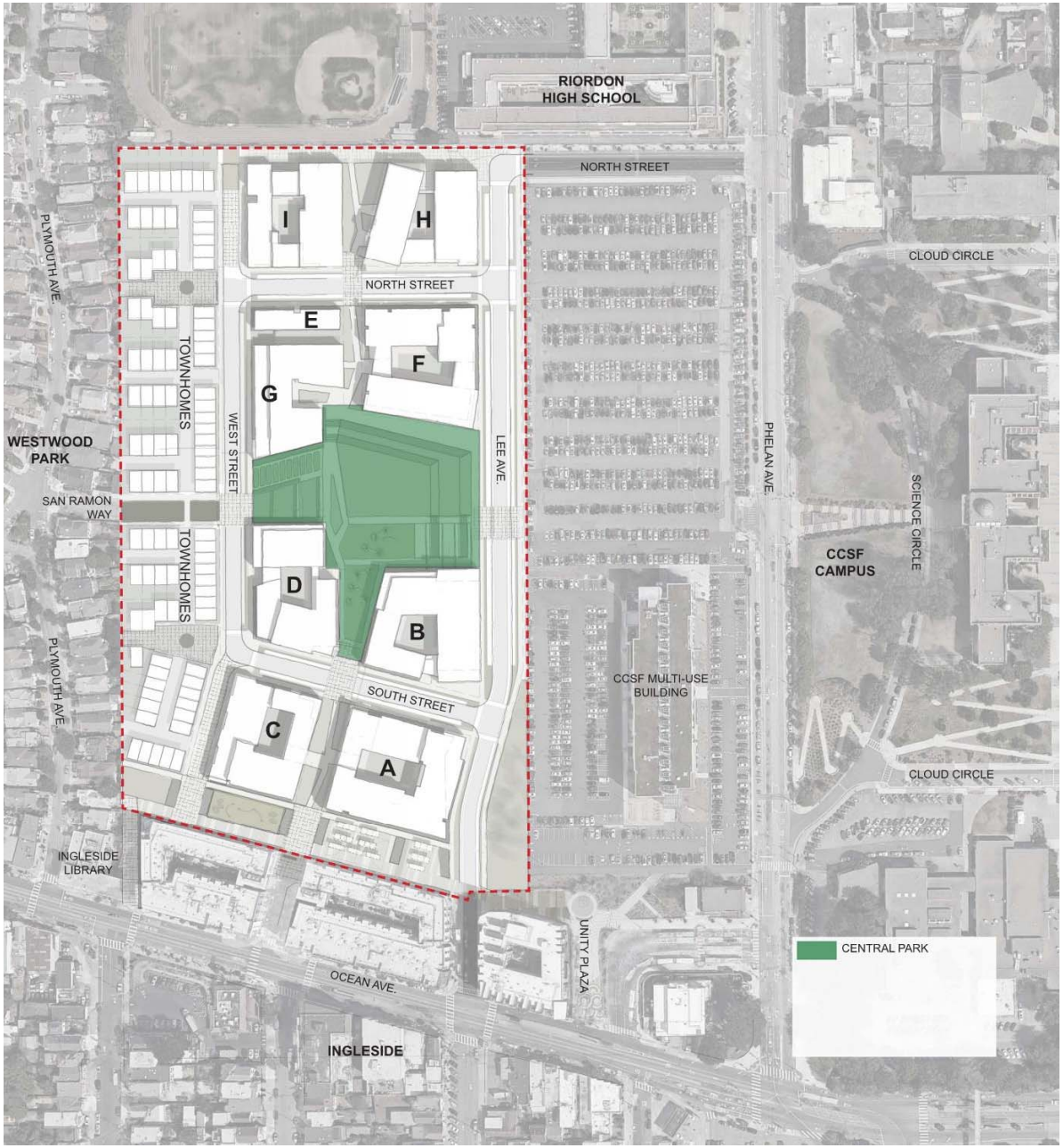


Concept Plan from 01/22/18 CAC Meeting

- Townhomes increased to approximately 100 for-sale units
- SFPUC Parcel expanded to 80 feet in width
- Shape and location of open space and buildings still evolving

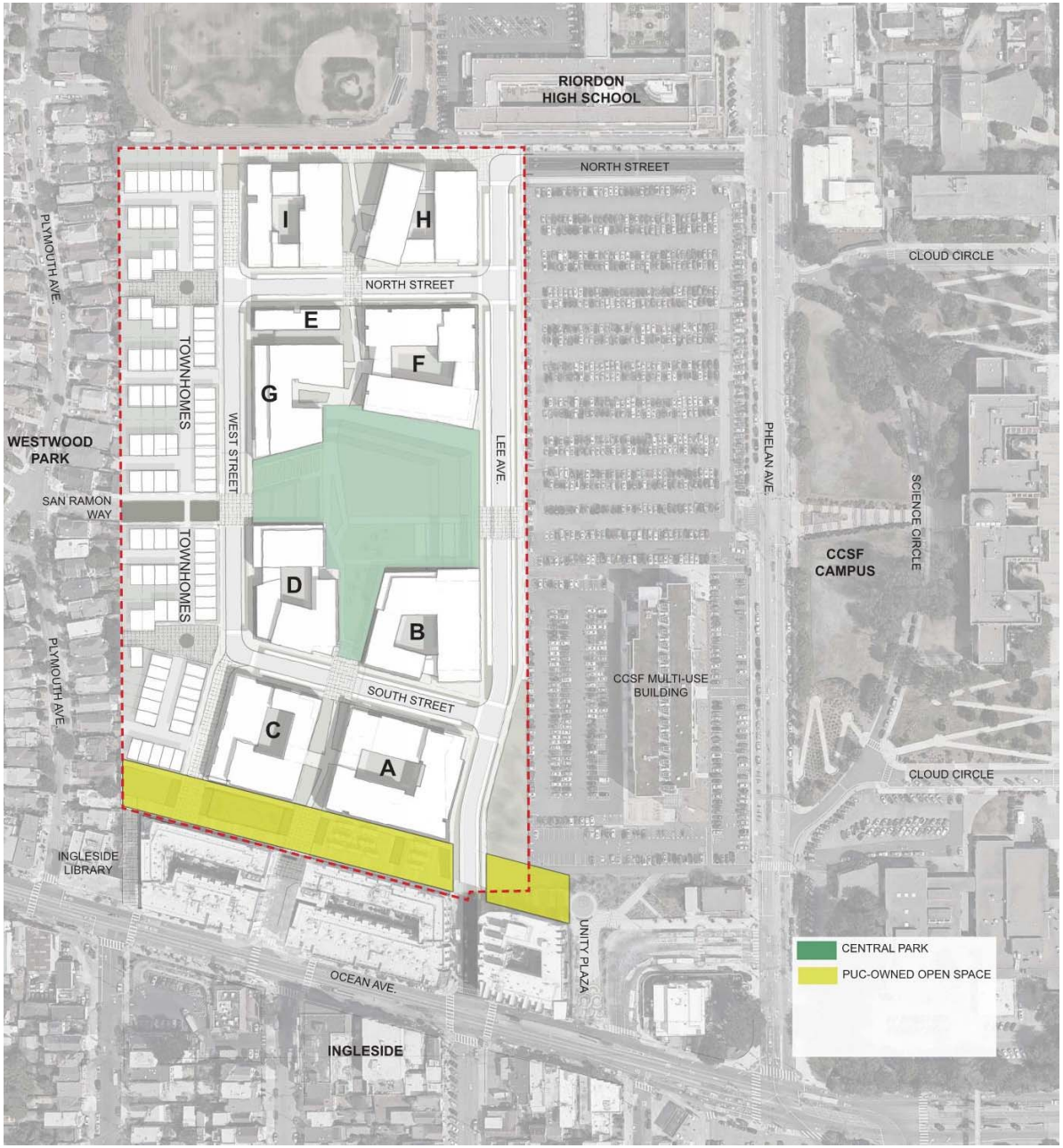
Base Plan

- This is an illustrative drawing of our new base plan
- This plan is intended as a starting point for further community input
- Streets, open space, and buildings have been adjusted based on community feedback
- <u>This is not the final plan</u>, but it does show one option of how all the pieces fit together
- Includes approximately 1100 units, the same number as our original proposal



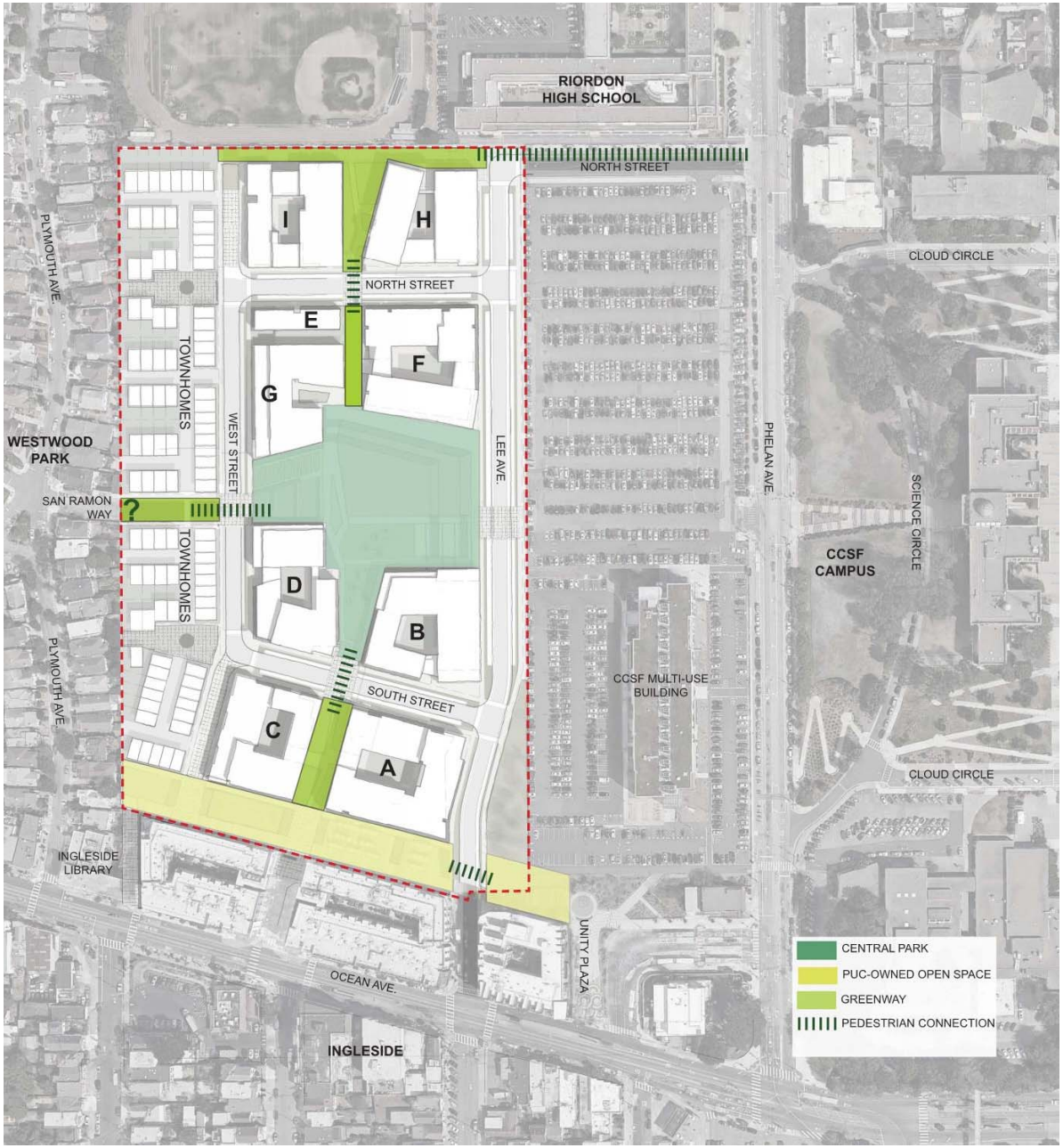
Central Park

- 2.0 acre public park at the heart of this new community
- Park shifted towards Lee Avenue to create stronger connection to CCSF, and the Sunnyside and Ingleside neighborhoods
- Buildings shelter park from prevailing winds while preserving views to west
- Shape and location of park is still flexible



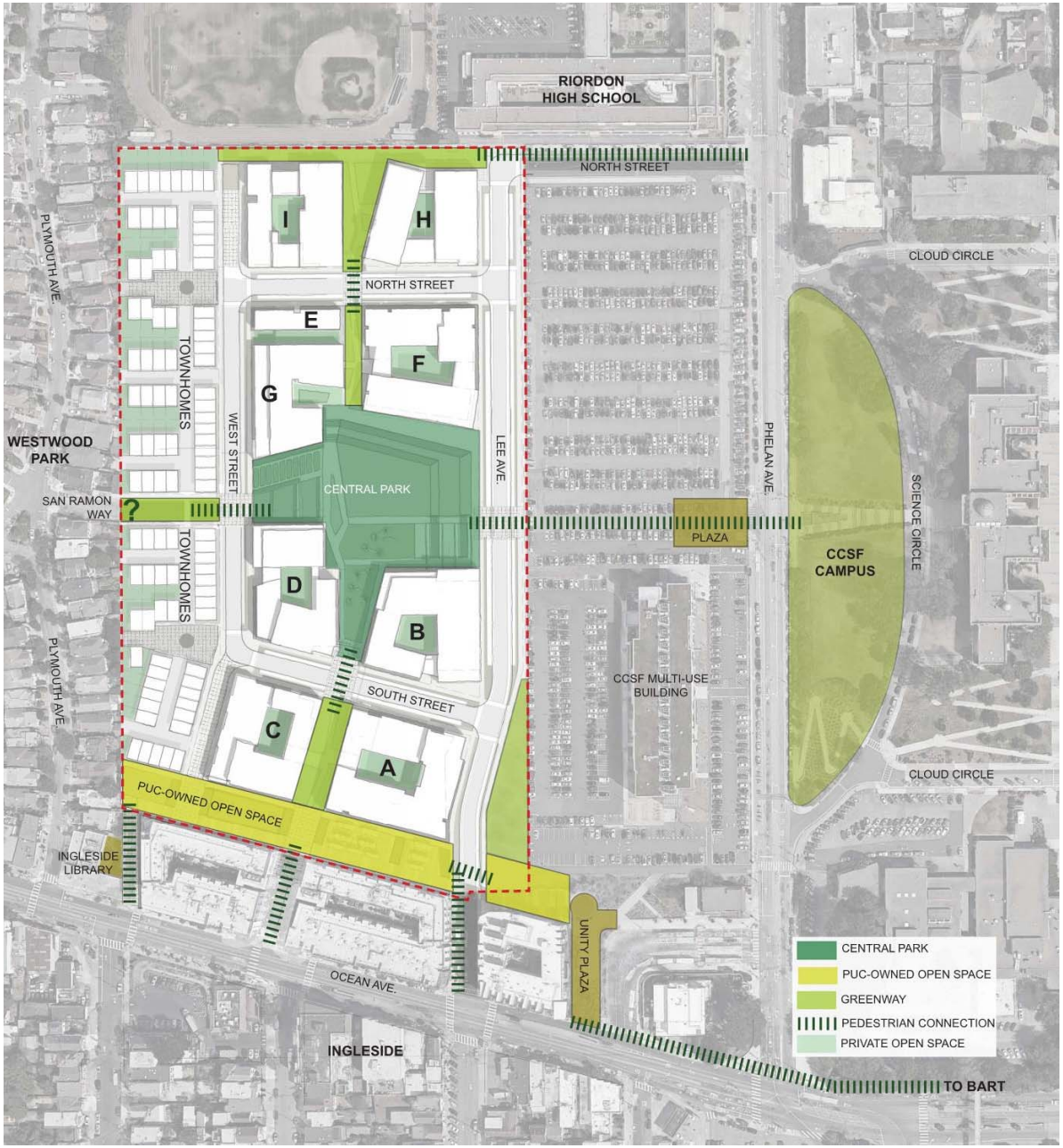
SFPUC Parcel

- Large underground water mains are located in this 80’ wide zone, no buildings allowed in this area
- SFPUC land can be used as a park or street.
- In base plan SFPUC parcel is envisioned as 1.0 acre active park
- Provides continuous pedestrian connection from Unity Plaza to Ingleside Library Garden
- Design will developed in collaboration with SFPUC and with community



Pedestrian Greenways

- Larger open spaces are linked by greenways that promote walking
- Potential connection to Westwood Park
- Pathway adjacent to Riordan HS with views to Mount Davidson
- Over 4 acres of publicly accessible open space

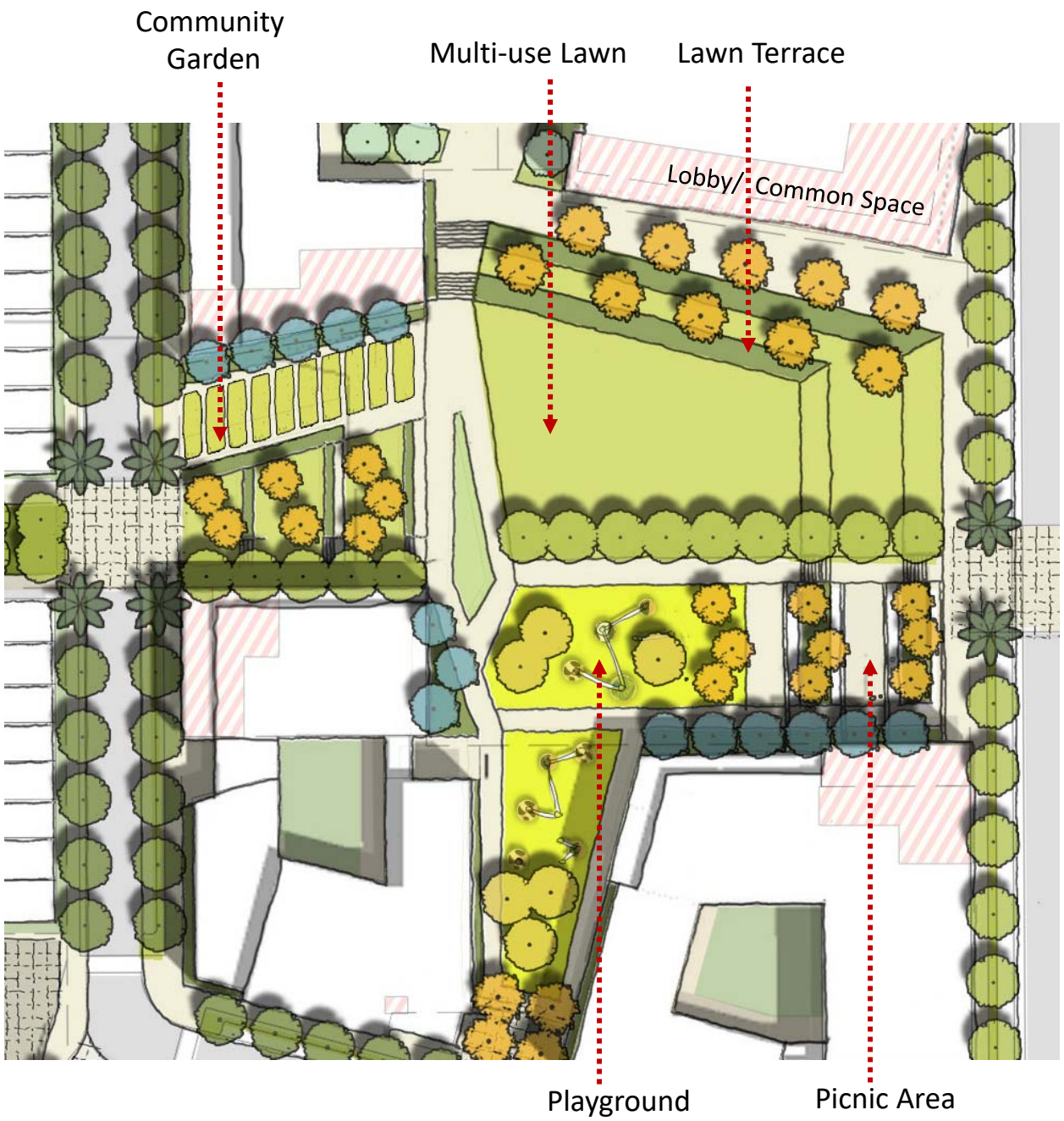


Neighborhood Open Space Network

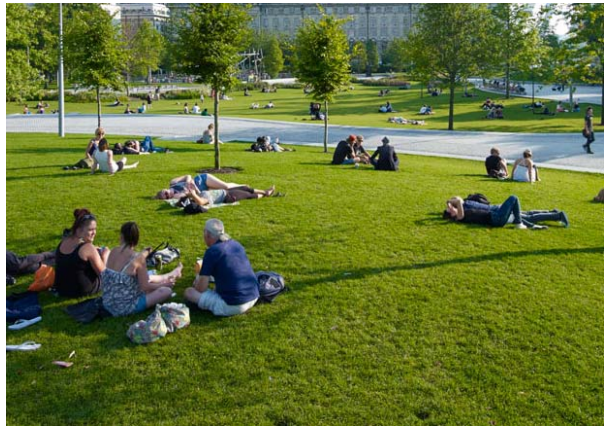
- Goal to connect to the network of pedestrian ways and recreation space
- Pedestrian way connecting to Science Circle at CCSF
- Four connection points to Ocean Avenue
- Views towards Mt Davidson
- Courtyard open space at each new residential block

Central Park

Preliminary Concept Sketch



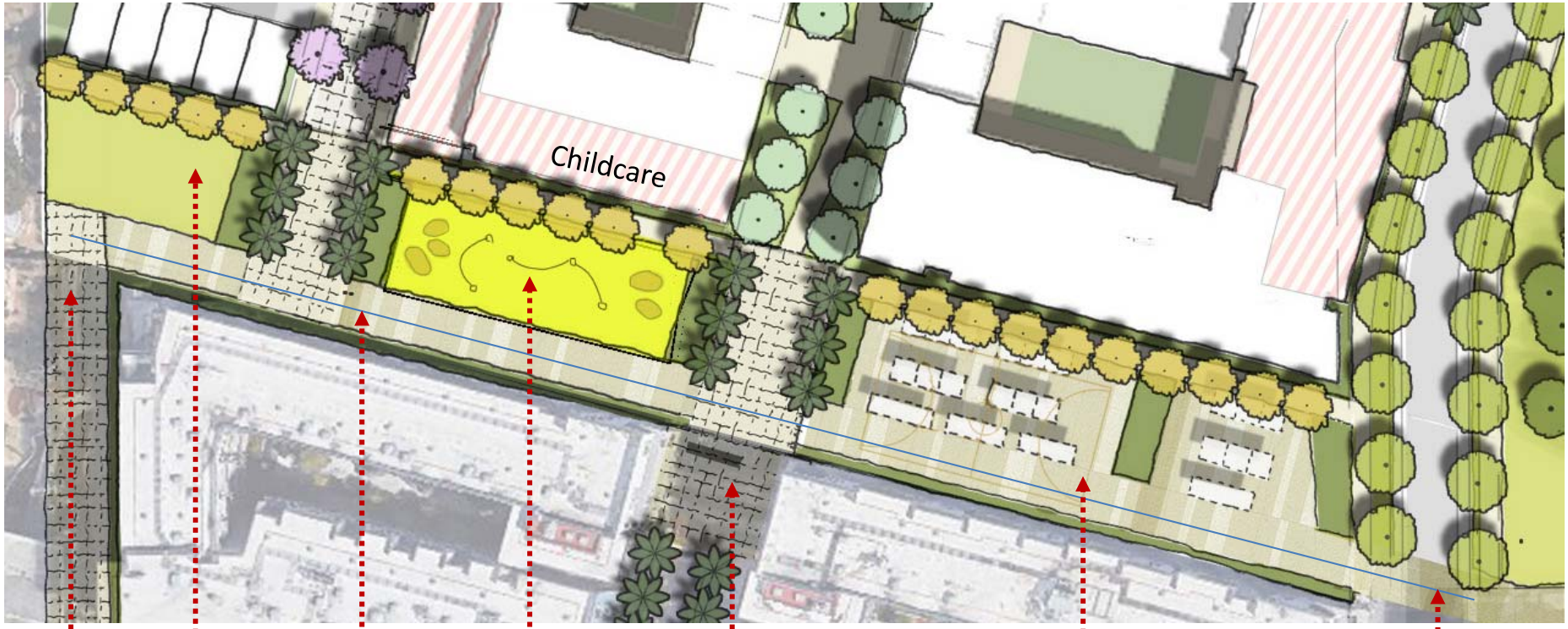
- Concept sketch to help understand the scale of central park space.
- Park will include large green spaces, play areas, views, to west, and areas sheltered from the wind.
- Final plan will be developed with community



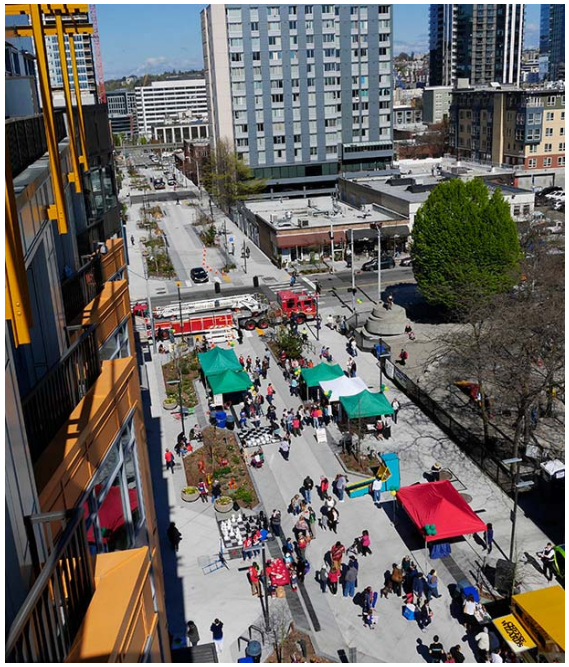
SFPUC Open Space

Preliminary Concept Sketch

- New open space takes advantage of connections to Ocean Avenue
- Active recreation next to Lee Ave and Whole Foods.
- Green areas on west end with connection to Library Garden



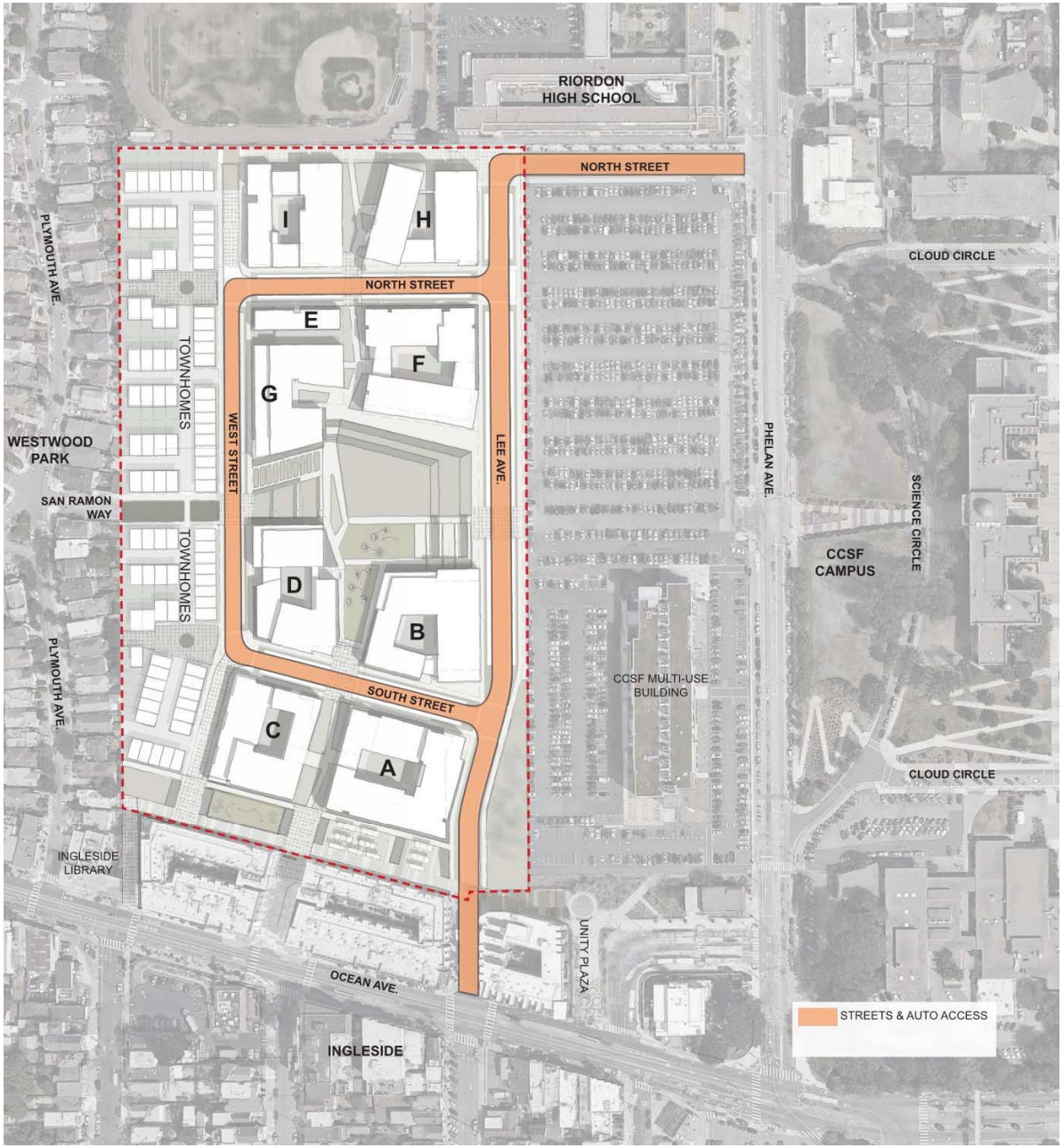
Connection to Library | Multi-use lawn | Existing Water Line | Childcare Playground | Connection to Whole Foods | Flexible/event space /basketball | Connection to Unity Plaza



SFPUC Open Space

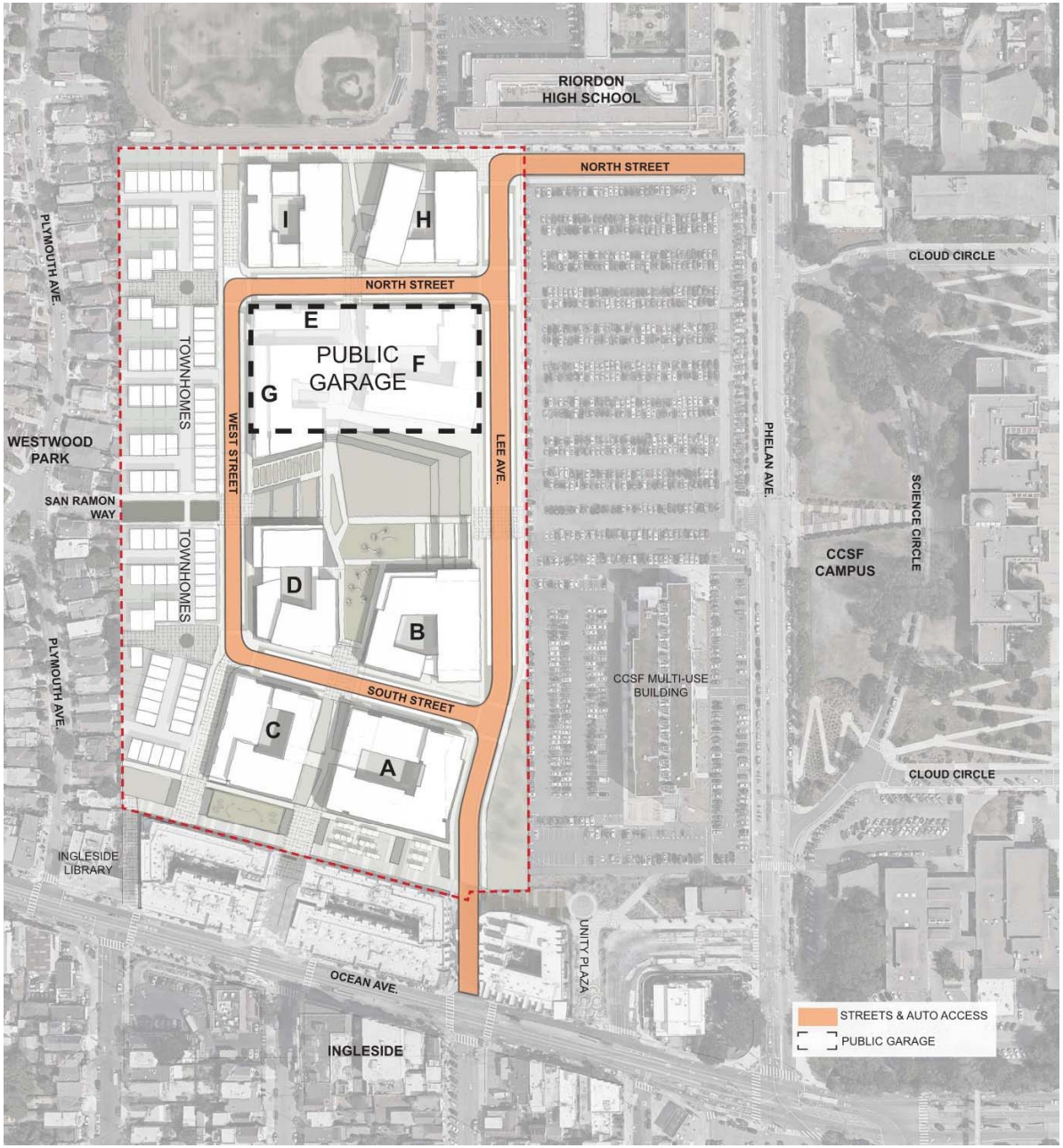
Potential Uses

- Wide range of creative uses that can be considered
- Active uses that take advantage of activity at Whole Foods and Ocean Avenue
- Design will done in collaboration with SFPUC and with community



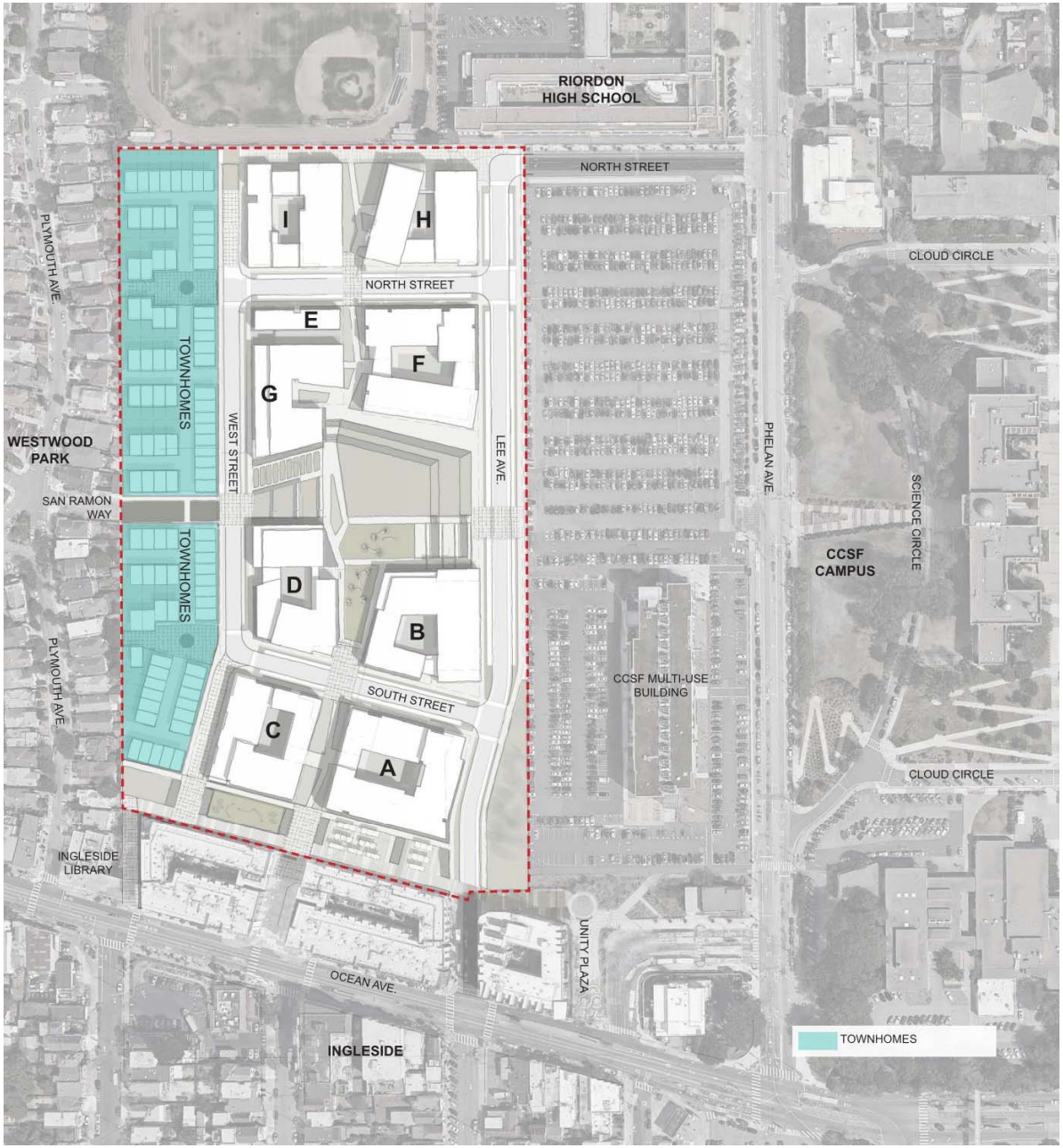
Streets and Auto Access

- In this base plan, the public streets are moved closer to Central Park to improve access to park and to residential blocks
- Preserves pedestrian-oriented character with raised crossings for pedestrians.
- Bike lanes at Lee Avenue, shared bike access at other streets.
- See additional road options in slides below.



Public Garage

- Provides public parking for the CCSF community, residents, and neighbors
- Public garage is located below Blocks G & F
- Will continue to study other options for location of public garage
- Total number of spaces will depend on outcome of parking studies



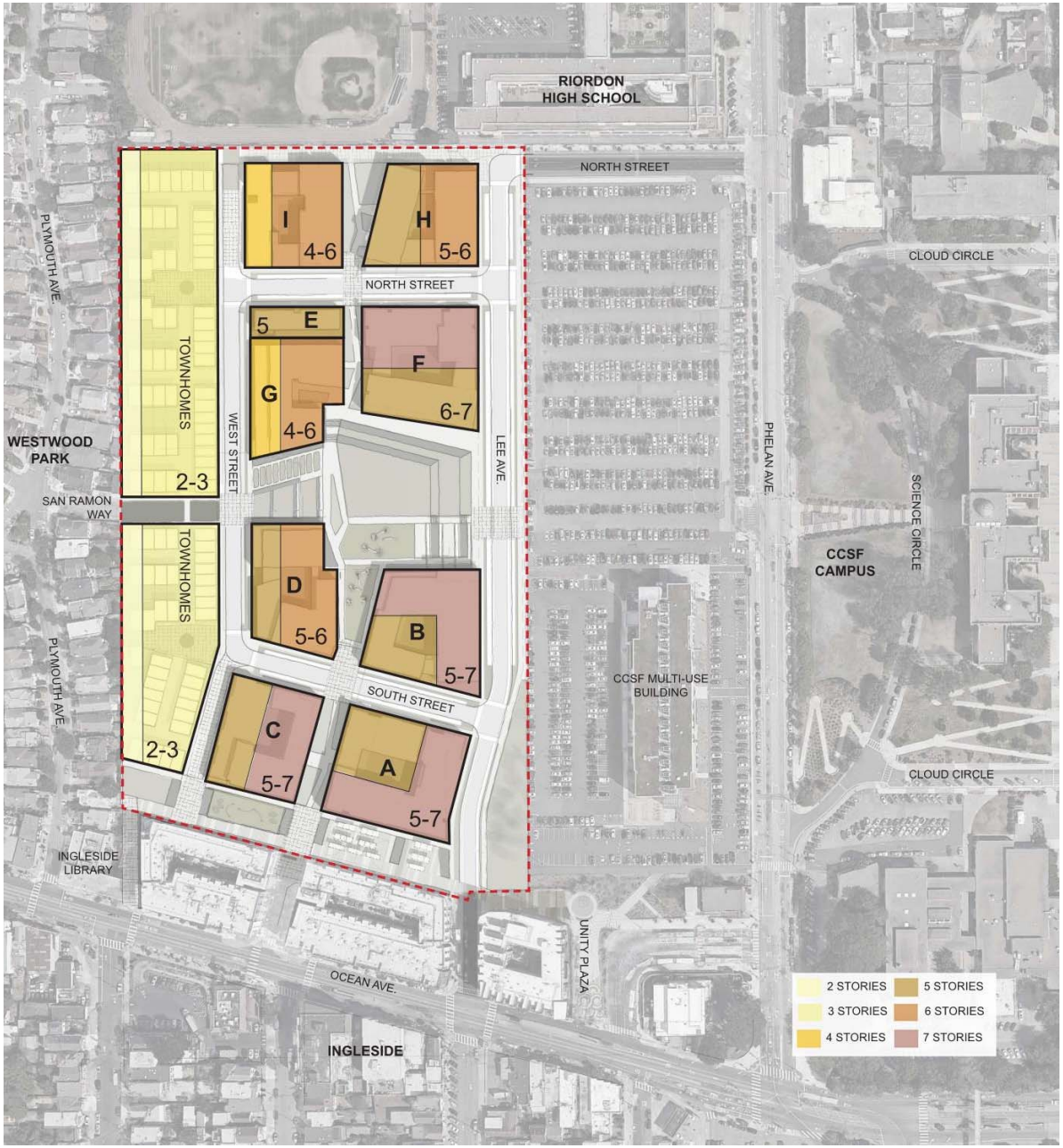
Townhomes

- Conceptual layout for approximately 100 for-sale townhomes
- Townhomes are 3 stories maximum in height
- 2 stories adjacent to Westwood neighbors
- Final arrangement of townhomes will be developed based on input from neighbors and community

Townhomes

Preliminary Concept Sketch

- Enlarged plan shows option with townhomes facing shared courts
- Side yards adjacent to rear yards at Plymouth with limited windows.

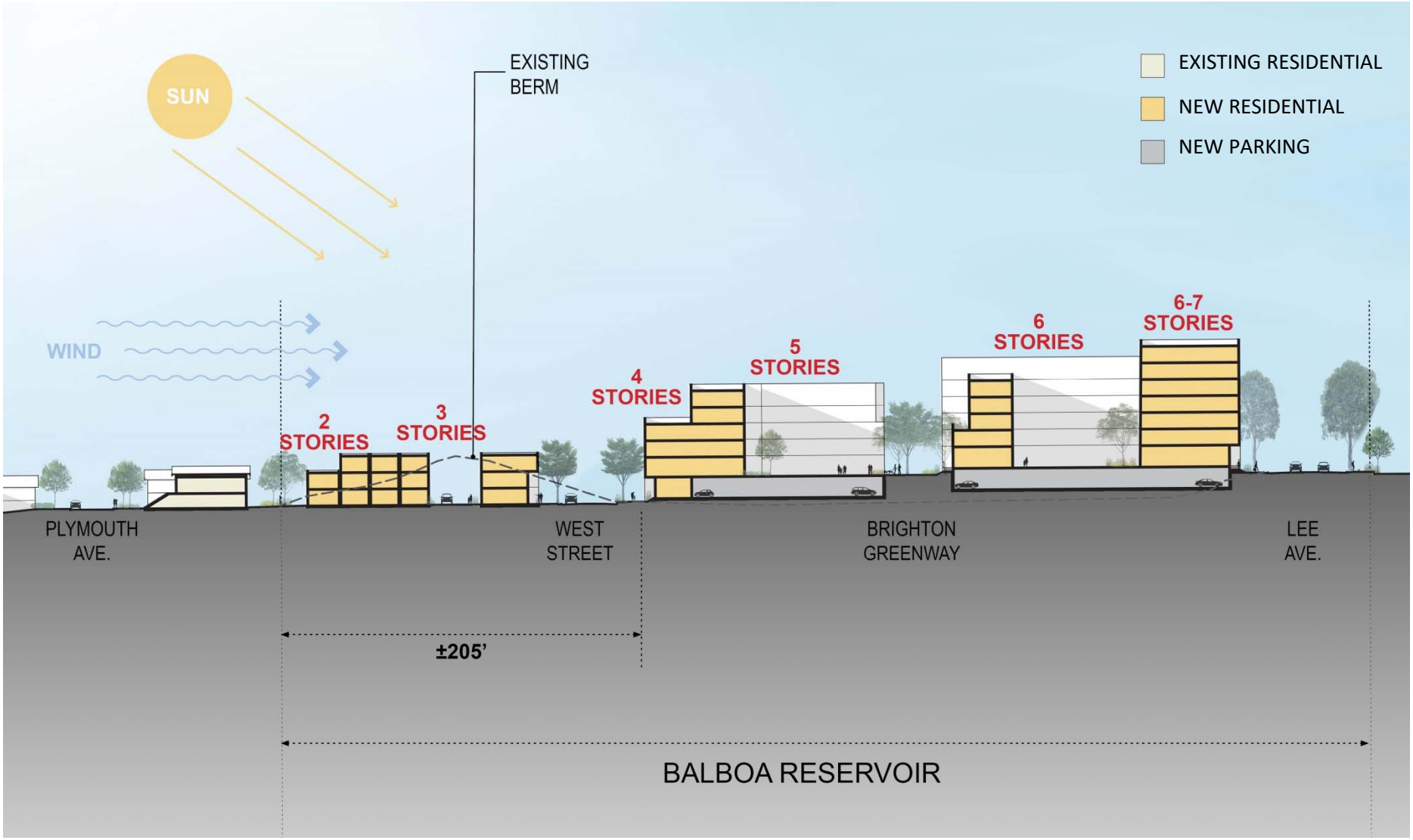


Building Heights

- Building heights similar to what was proposed in the original plan.
- Taller buildings adjacent to Lee Avenue and to Ocean Avenue.
- Within each block, buildings step down to create variety in scale and character

Building Heights

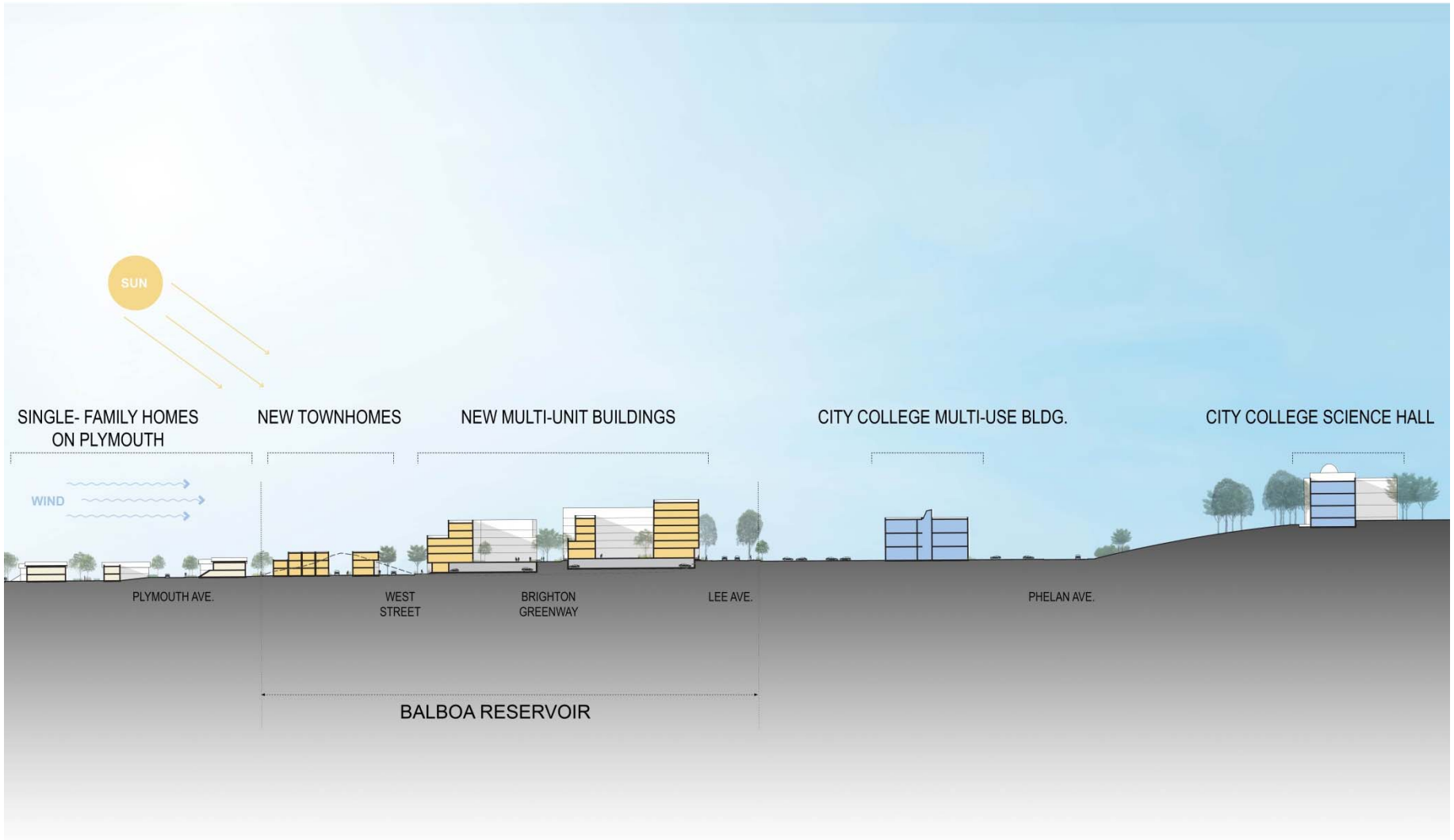
Site Section

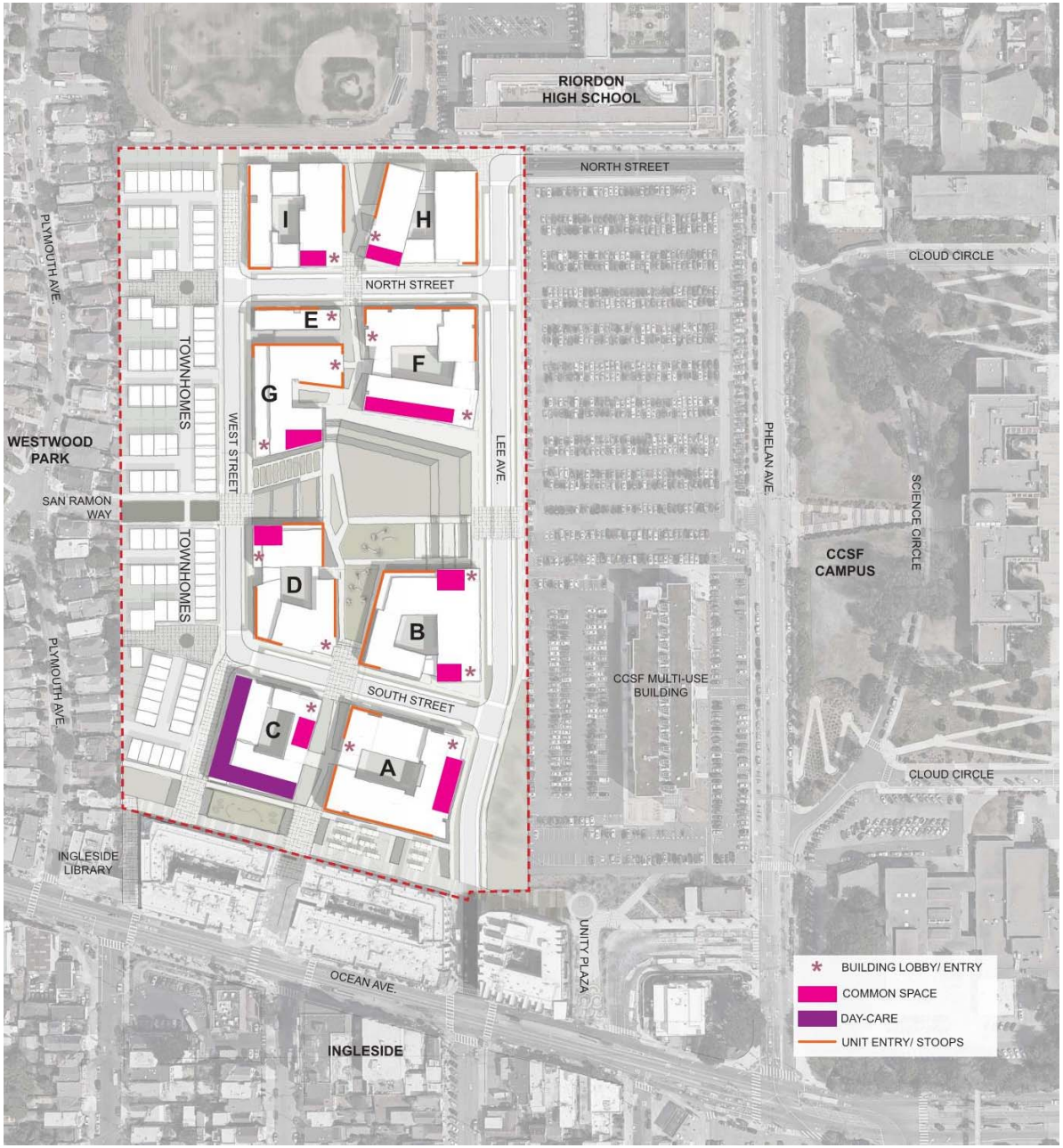


Site Overview

Site Section

- New Residential buildings are similar in scale to buildings at City College
- Largest buildings at Reservoir are lower than Science Hall





Ground Floor Activation

- Buildings will have active ground floor uses at open spaces and pedestrian ways.
- Community-serving Childcare located near Ocean Avenue
- Shared community room overlooking the Central Park
- Openings and visual connections to mid-block courtyards will increase activity and encourage walking

Base Plan

- The Base Plan is not a final plan!
- The Base Plan represents one option of how all these pieces fit together, and an important starting point for further community input
- We will continue to develop options based on feedback from the community and stakeholders.
- The following slides provide examples of options under consideration

Base Plan Variations

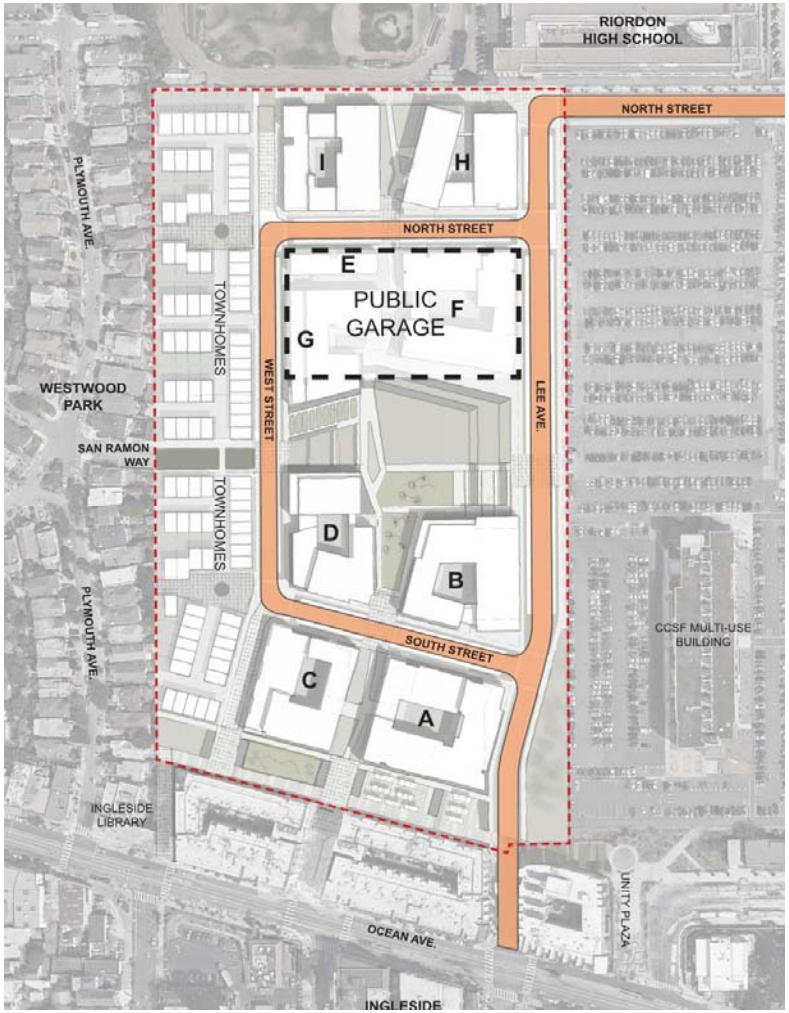
The master Plan will continue to evolve. We are considering variations for all of the elements below:

- Open space
- Building heights
- Location of Public Garage
- Location of community amenities
- Street locations

Site Plan Variations: *Opt. 1*

Base Plan

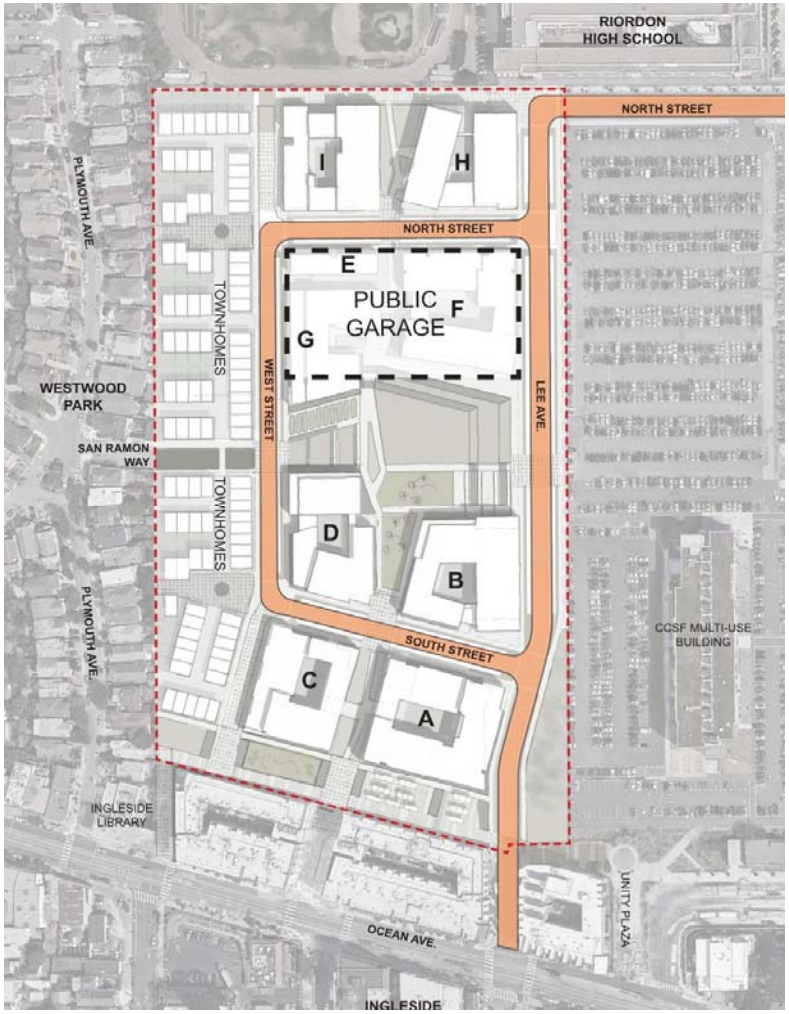
- Public Street on SFPUC parcel adjacent to Whole Foods
- Potential for larger open Central Park
- Less open space adjacent to Ocean Avenue



Site Plan Variations: *Opt. 2*

Base Plan

- More direct street connection to Phelan
- Larger auto free zone at north end of site
- Loss of green way next to Riordan High School



QUESTIONS & COMMENTS

Preliminary Master Plan
EE Process

Potential CEQA Timeline

EE Submittal

Notice of Preparation (NOP) & Public Scoping

Spring 2018

Draft Environmental Impact Report (DEIR)

Initial Study

Technical Studies

Early 2019

Response to Comments

City responses to public comments on Draft EIR

2019

Certification of Final EIR

Planning & SFPUC Commission

Project Approvals

2019

Phase II Master Planning - Develop and Refine Draft Master Plan

Environmental Evaluation

Number of Units to be evaluated

- **Environmental Evaluation Application will include three scenarios for the number of units on site**
- **Our base scenario is 1100 units, the number we believe is feasible to build on site**
- **The low scenario will include 900 units**
- **The high scenario will include 1300 units**

Environmental Evaluation

Example Technical Diagrams

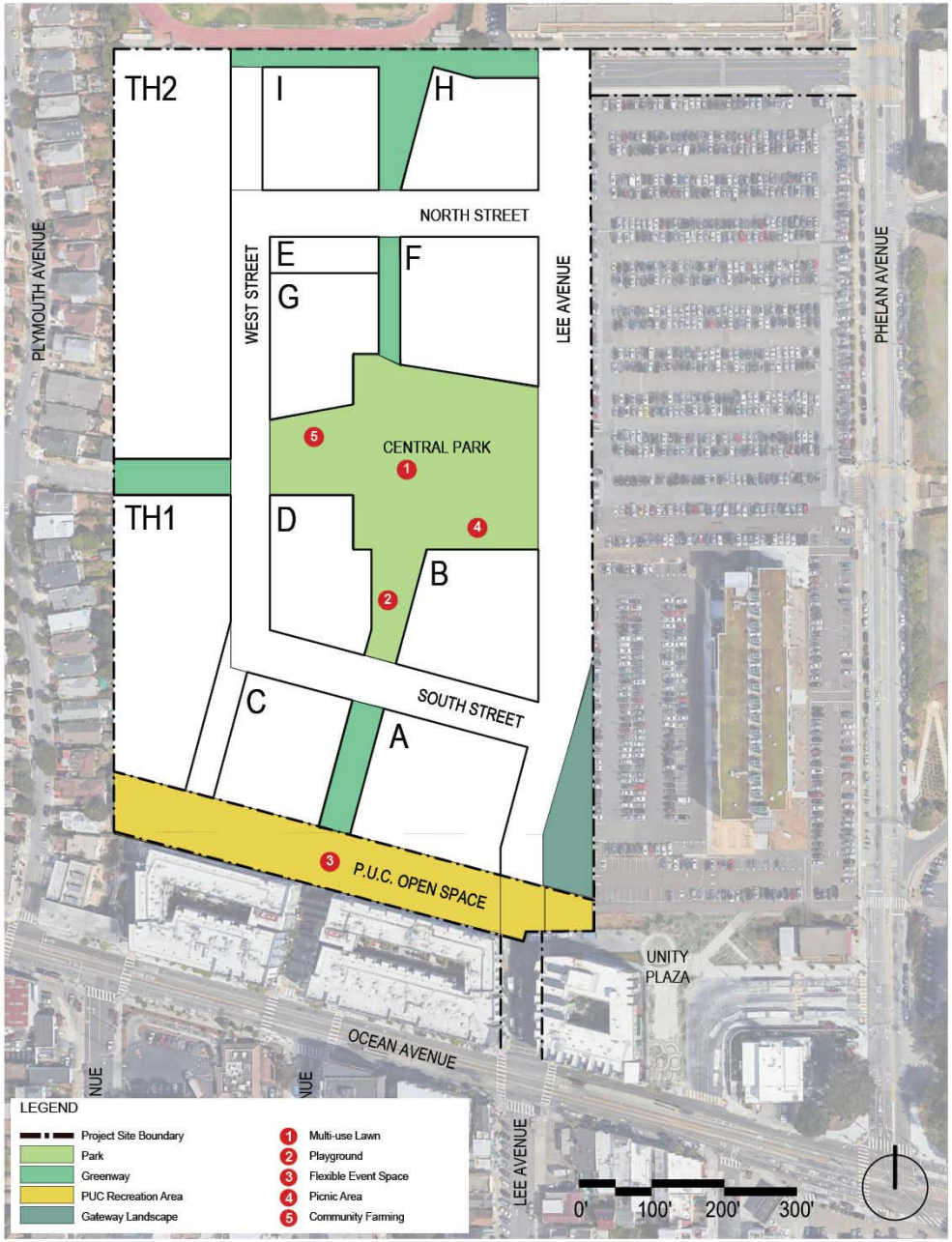


Figure 8: Park and Open Space Plan

- Environmental Evaluation application includes technical diagrams that address specific issues.
- This is a draft of the Open Space diagram.
- It is not a final design, but it provides enough information about the size and location of the open space to begin evaluation process.
- Design can evolve as long as the amount of open space remains the same.
- EE may include variants on location of open space, similar to variants on location of streets.

← Preliminary EE Park and Open Space Plan

Environmental Evaluation

Example Technical Diagrams

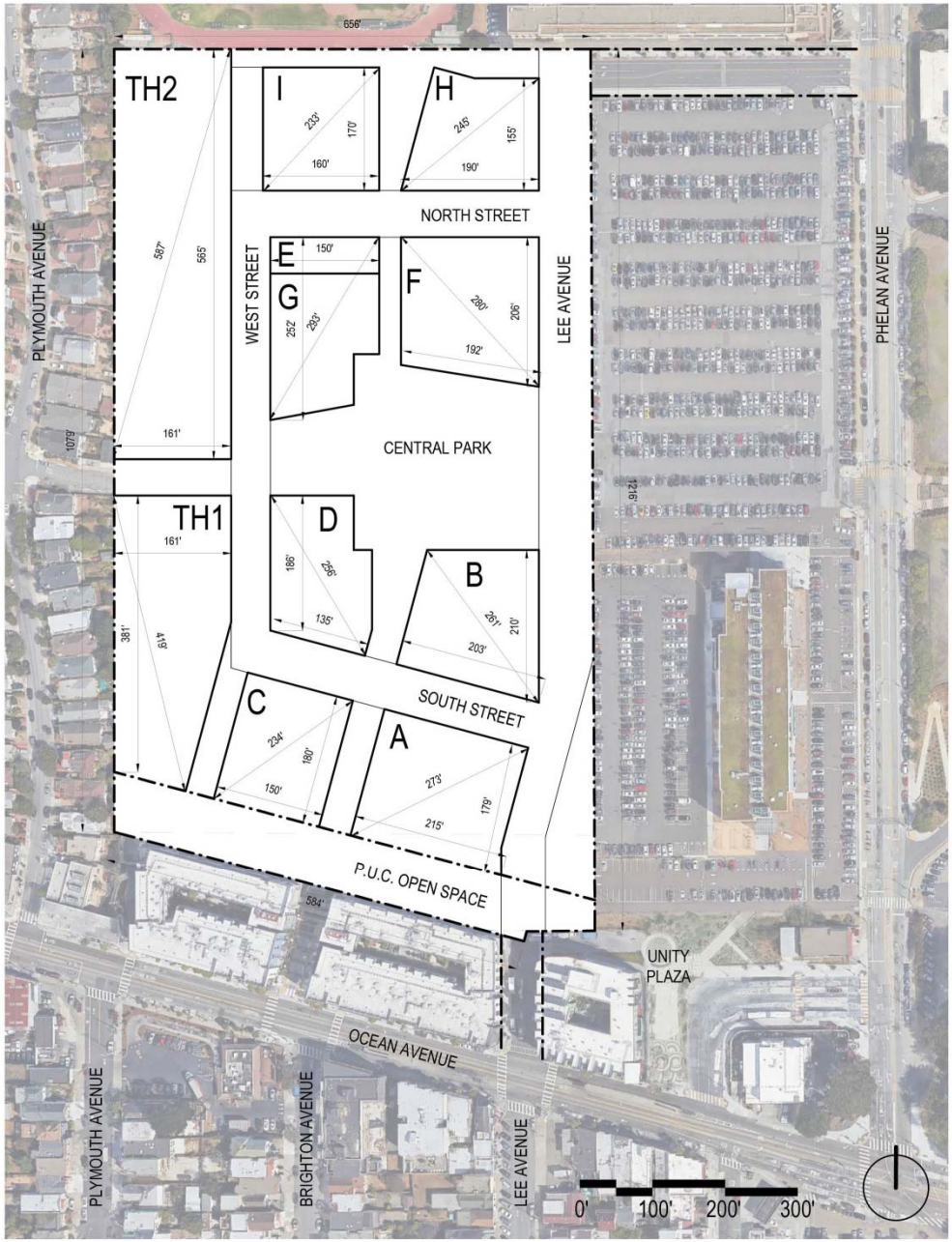


Figure 2: Site Plan

- This is a preliminary diagram showing the size of the residential blocks.
- This is not a final design but it provides enough information to evaluate the general size of the building sites.
- The design can still evolve as the size of the residential blocks does not increase significantly.
- The EE application can also include design variants, such as the optional street layouts.

← Preliminary EE Site Plan

April 20-21 Open House

Project team on site to discuss range of topics

1. Open Space Options
2. Pedestrian, Bike and Auto circulation
3. Design of Townhome neighborhood
4. Community Amenities
5. Architectural Character
6. Sustainability
7. Options for Phasing

Balboa Reservoir Community Open House

LEARN

Hear more about the new housing, open space, and public amenities

OFFER YOUR IDEAS

Give the development and design team your feedback

ENGAGE

Ask questions!
Have refreshments!
Meet neighbors!

TWO OPPORTUNITIES

1100 Ocean Ave Community Room
In front of Unity Plaza - Right next to Philz Coffee

FRIDAY
APRIL 20
2 - 6

SATURDAY
APRIL 21
10-2

QUESTIONS & COMMENTS

EE Process
April 20/21 Open House

Email Feedback: balboareservoir@gmail.com

Website: balboareservoir.com