Balboa Reservoir Community Advisory Committee

Monday, March 11, 2019
6:00 pm
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
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 Development
Reservoir Development
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
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.
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.
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
Opening to Interior Courtyards

[Images of buildings and courtyard with 20’ Min indication]

[Diagram of courtyard area]
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

1. Taller buildings with consistent height along the street
2. Active street level
3. Pedestrian scale articulation
4. Building elements shaping gateways at streets & park
5. Consistent building rhythm at midblock
6. Massing breaks and building modulation to reduce apparent bulk
7. Roof articulation at locations where it will have visual impact

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

1. Stepping down at West Street frontage
2. Consistent building height along the street
3. Massing break & building modulation in response to townhouses
4. Roof form at location visible from neighborhood
5. Neighborhood scale character with regular pattern of ground floor entries & stoops
Lee Avenue – Front Door to Neighborhood
Welcoming Central Park
Roof Articulation to Create Identity