

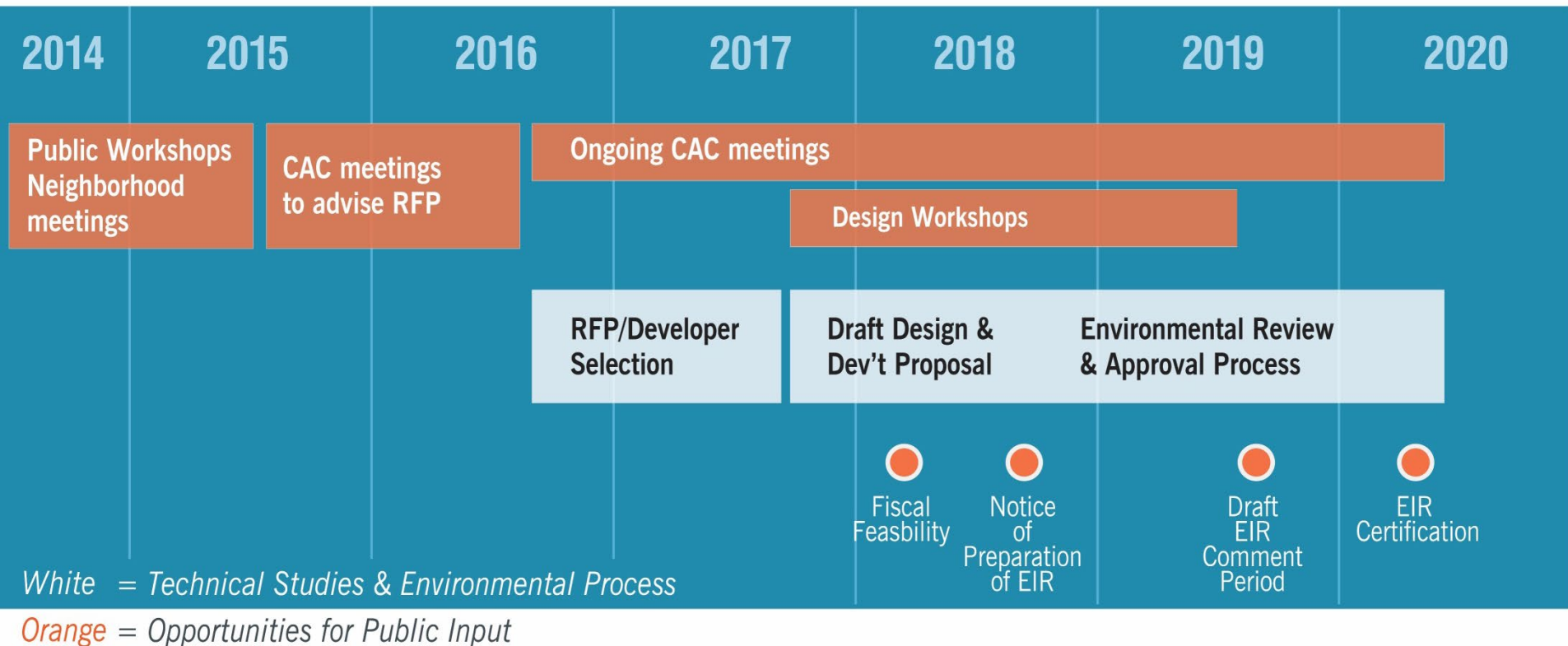
Environmental Analysis Update



COMMON TERMS IN ENVIRONMENTAL REVIEW

- **CEQA** = California Environmental Quality Act
- **EIR** = Environmental Impact Report
- **NOP** = Notice of Preparation of an EIR
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BALBOA RESERVOIR TIMELINE



PURPOSE OF ENVIRONMENTAL REVIEW

- To **provide a public process** in analyzing environmental consequences
- To identify a **range of potential environmental impacts**
- To identify **measures or additional alternatives** that reduce impacts

CEQA TOPICS



**Land Use
and Land Use
Planning**



**Population and
Housing**



**Cultural
Resources**



**Transportation
and Circulation**



Noise



Air Quality



**Greenhouse
Gas Emissions**



**Wind and
Shadow**



Recreation



**Utilities and
Service Systems**



**Public
Services**



**Biological
Resources**



**Geology, Soils,
and Seismicity**



**Hydrology and
Water Quality**



**Hazards and
Hazardous
Materials**



**Mineral and
Energy
Resources**



**Agricultural and
Forest
Resources**

CEQA REVIEW DOES NOT

- Approve a project
- Evaluate the merits or benefits of the project
- Analyze social, demographic, and economic impacts

WHAT IS BEING ANALYZED IN EIR?

5 scenarios (options + variants)

- Studied to understand the impacts before further decisions
- Smaller buildings/more townhomes along the western edge
- 4 acres of open space
- Better access to Sunnyside from North Street
- 50% affordable housing

Developer Proposed Option (previous draft at right)

- Submitted range of units, 800-1300
- EIR will analyze as 1100 units
- Includes public parking garage in addition to residential parking



VARIANTS & OPTIONS TO BE ANALYZED IN THE EIR

	Developer Proposed Option
Residential Units	800 - 1,300 units <i>EIR to analyze 1,100</i>
Affordable Units	550
Vehicle Parking Spaces	1,300 <i>550 residential + 750 public garage</i>
Public Space	Approximately 4 acres
Height	25 to 78 feet
Public garage and access	Underground garage (south); Off-site garage at CCSF

VARIANTS & OPTIONS TO BE ANALYZED IN THE EIR

	Developer Proposed Option	Developer Proposed Variant 1
Residential Units	800 - 1,300 units <i>EIR to analyze 1,100</i>	<i>No change from base</i>
Affordable Units	550	----
Vehicle Parking Spaces	1,300 <i>550 residential + 750 public garage</i>	----
Public Space	Approximately 4 acres	----
Height	25 to 78 feet	----
Public garage and access	Underground garage (south); Off-site garage at CCSF	Above-grade garage (south);

VARIANTS & OPTIONS TO BE ANALYZED IN THE EIR

	Developer Proposed Option	Developer Proposed Variant 1	Developer Proposed Variant 2
Residential Units	800 - 1,300 units <i>EIR to analyze 1,100</i>	<i>No change from base</i>	<i>No change from base</i>
Affordable Units	550	----	----
Vehicle Parking Spaces	1,300 <i>550 residential + 750 public garage</i>	----	----
Public Space	Approximately 4 acres	----	----
Height	25 to 78 feet	----	----
Public garage and access	Underground garage (south); Off-site garage at CCSF	Above-grade garage (south);	Underground garage (north); South Street moved South

VARIANTS & OPTIONS TO BE ANALYZED IN THE EIR

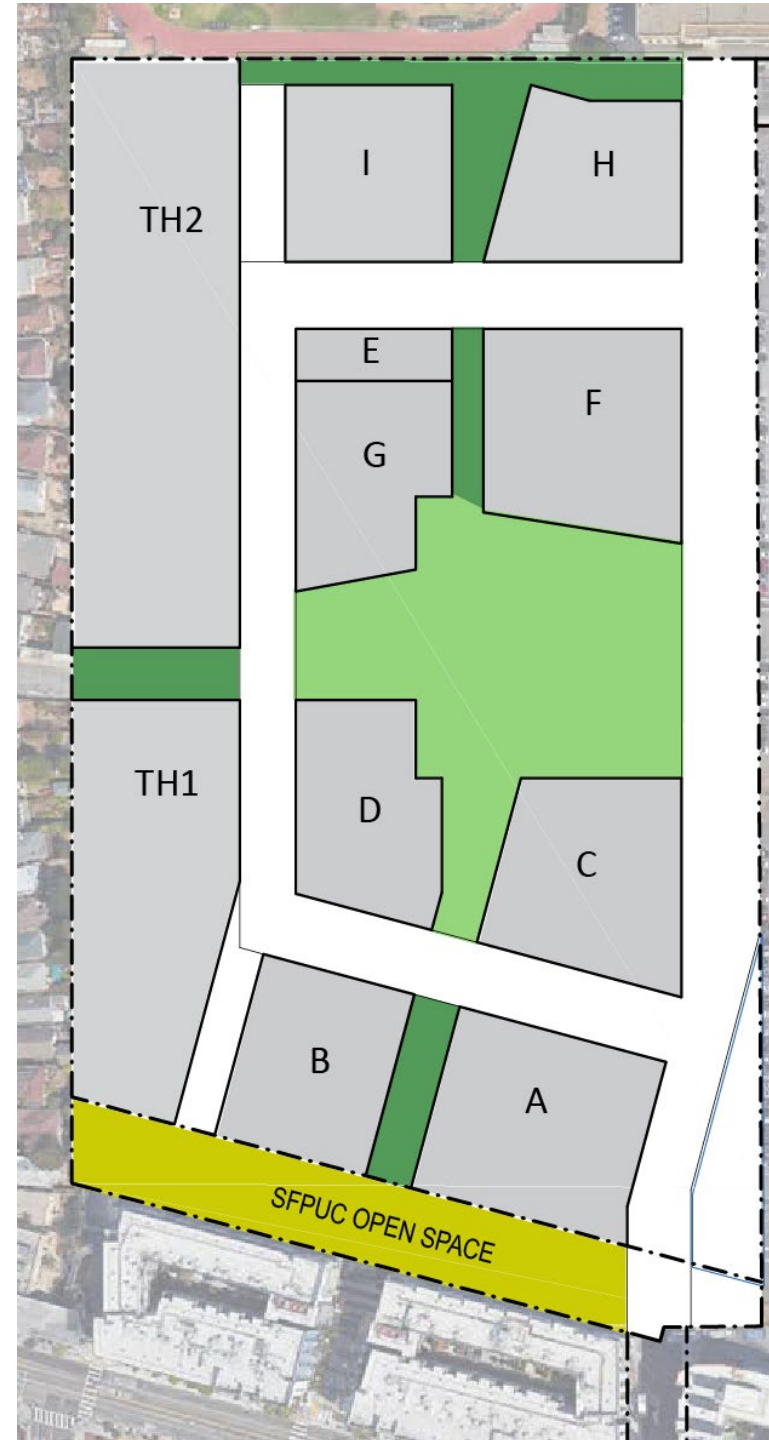
	Developer Proposed Option	Developer Proposed Variant 1	Developer Proposed Variant 2	Developer Proposed Variant 3
Residential Units	800 - 1,300 units <i>EIR to analyze 1,100</i>	<i>No change from base</i>	<i>No change from base</i>	<i>No change from base</i>
Affordable Units	550	----	----	----
Vehicle Parking Spaces	1,300 <i>550 residential + 750 public garage</i>	----	----	----
Public Space	Approximately 4 acres	----	----	----
Height	25 to 78 feet	----	----	----
Public garage and access	Underground garage (south); Off-site garage at CCSF	Above-grade garage (south);	Underground garage (north); South Street moved South	Assumes no pedestrian or bike access from San Ramon Way

VARIANTS & OPTIONS TO BE ANALYZED IN THE EIR

	Developer Proposed Option	Developer Proposed Variant 1	Developer Proposed Variant 2	Developer Proposed Variant 3	Additional Housing Option
Residential Units	800 - 1,300 units <i>EIR to analyze 1,100</i>	<i>No change from base</i>	<i>No change from base</i>	<i>No change from base</i>	1,550
Affordable Units	550	----	----	----	775
Vehicle Parking Spaces	1,300 <i>550 residential + 750 public garage</i>	----	----	----	650 <i>residential only</i>
Public Space	Approximately 4 acres	----	----	----	----
Height	25 to 78 feet	----	----	----	25 to 88 feet
Public garage and access	Underground garage (south); Off-site garage at CCSF	Above-grade garage (south);	Underground garage (north); South Street moved South	Assumes no pedestrian or bike access from San Ramon Way	No public parking garage on site; Off-site garage at CCSF

WHY ANALYZE AN ADDITIONAL HOUSING OPTION?

- **Decision makers and Planning Commission asked staff** to identify more housing opportunities
- **With ongoing housing crisis**, have to keep the door open to additional housing
- **Comparable sites around SF** are analyzing taller and denser options
- **Unique opportunity** near transit & City College
- **Smaller projects** are “covered” and still possible when a larger project is analyzed



PUBLIC INPUT ON EIR SCOPE

Public scoping period: October 10 – November 12

- Comments should focus on the scope of environmental review:
 - **Methods** used for environmental analysis
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OPPORTUNITIES TO COMMENT ON EIR SCOPE

Public scoping period: October 10 – November 12

- PUBLIC SCOPING MEETING

Tuesday, October 30, 2018, 6-8 pm

Lick Wilmerding High School - Cafeteria/Ann Maisel Café

755 Ocean Avenue

- EMAIL BY NOVEMBER 12, 2018

jeanie.poling@sfgov.org

- MAIL BY NOVEMBER 12, 2018

Jeanie Poling

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco CA 94103

Environmental Studies and Draft Master Plan Update

Balboa Reservoir CAC Meeting

10/15/18



AvalonBay Communities + BRIDGE Housing

Mission Housing | Habitat for Humanity | Pacific Union Development Corporation

Tonight's Agenda

- **Environmental Analysis Update**
- **Draft Master Plan and Building Massing Update**



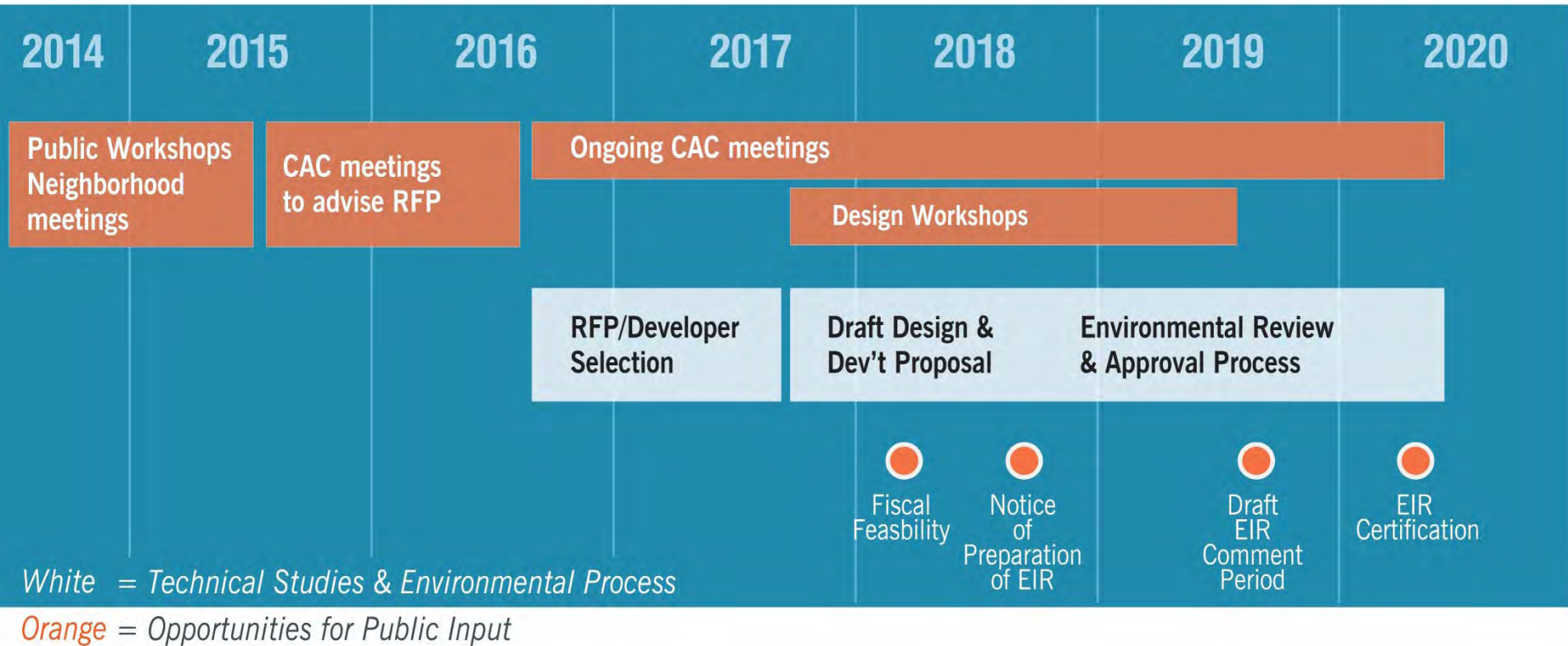
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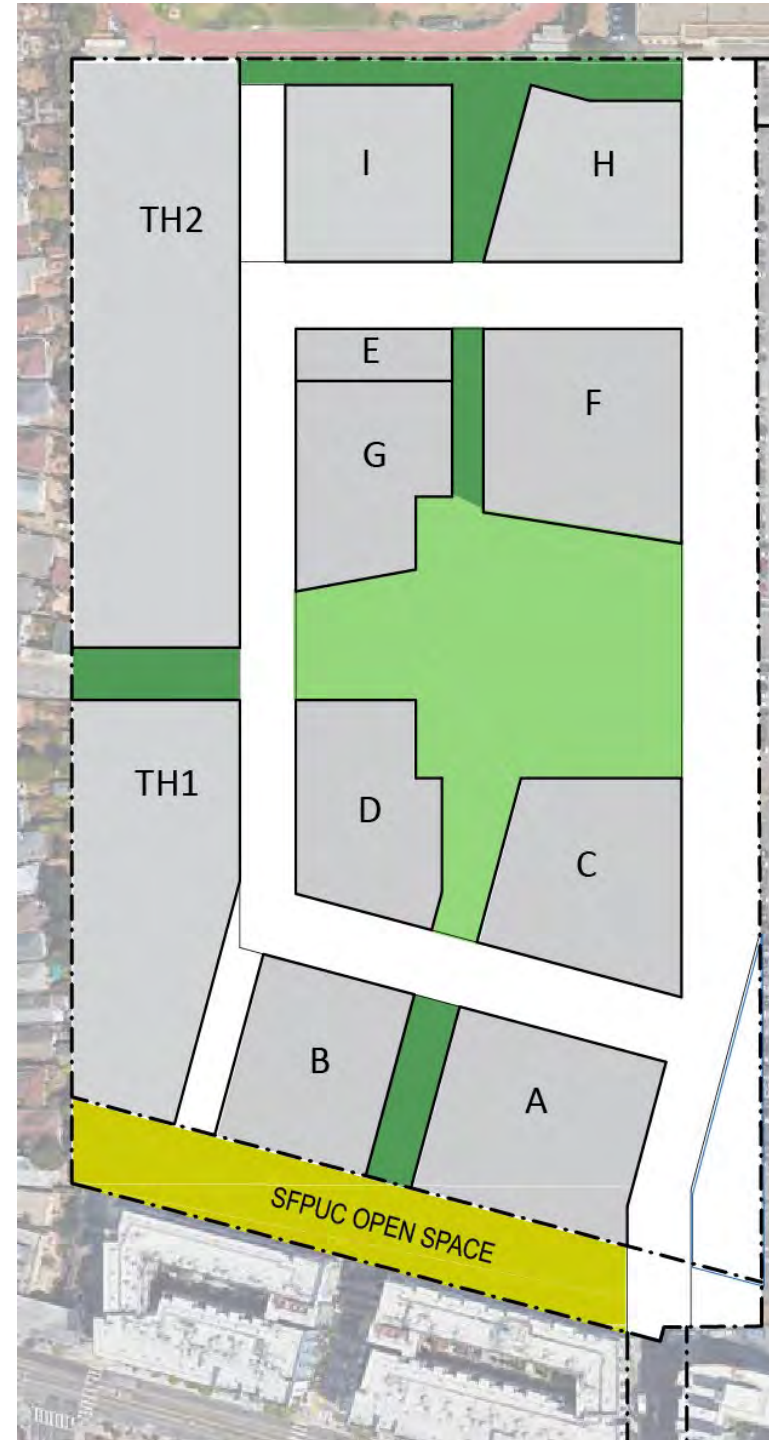


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Jeanie Poling

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103



QUESTIONS & COMMENTS

An aerial photograph of a city grid. A central area is highlighted with a semi-transparent orange overlay, showing a proposed development. This area includes several multi-story buildings with green roofs, a central green space with trees, and a baseball field. The surrounding city is shown in a faded, grayscale-like tone. Overlaid on this image is the text 'DRAFT MASTER PLAN UPDATES' in large, bold, orange capital letters.

DRAFT MASTER PLAN UPDATES

CAC Meeting: Master Plan Update



(4/9/18 AT CITY COLLEGE MUB)

Open Space Open House

June 23rd, 2018



Open Space Mock Up



Park Day

Sep 15th, 2018



Park Orientation

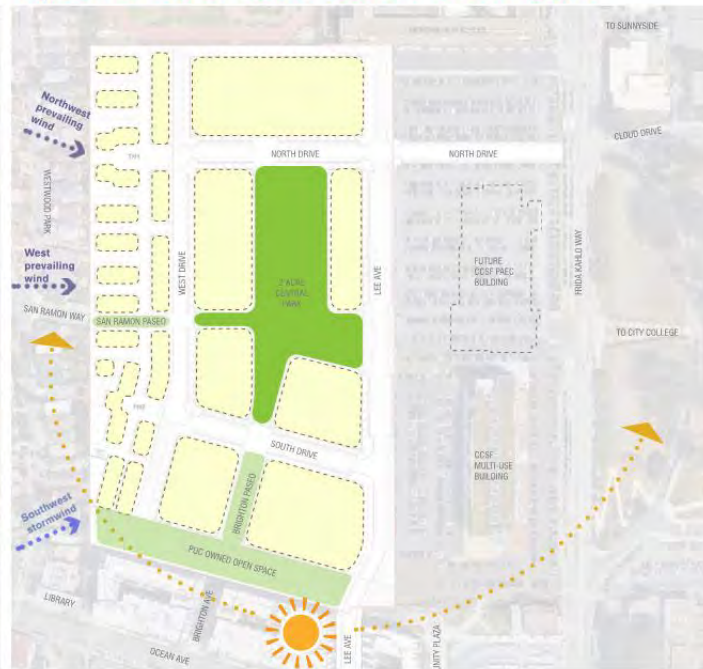
Balboa Reservoir Community Park Day

Help us find the right shape of the central park!

Option 1: East-West Central Park Layout

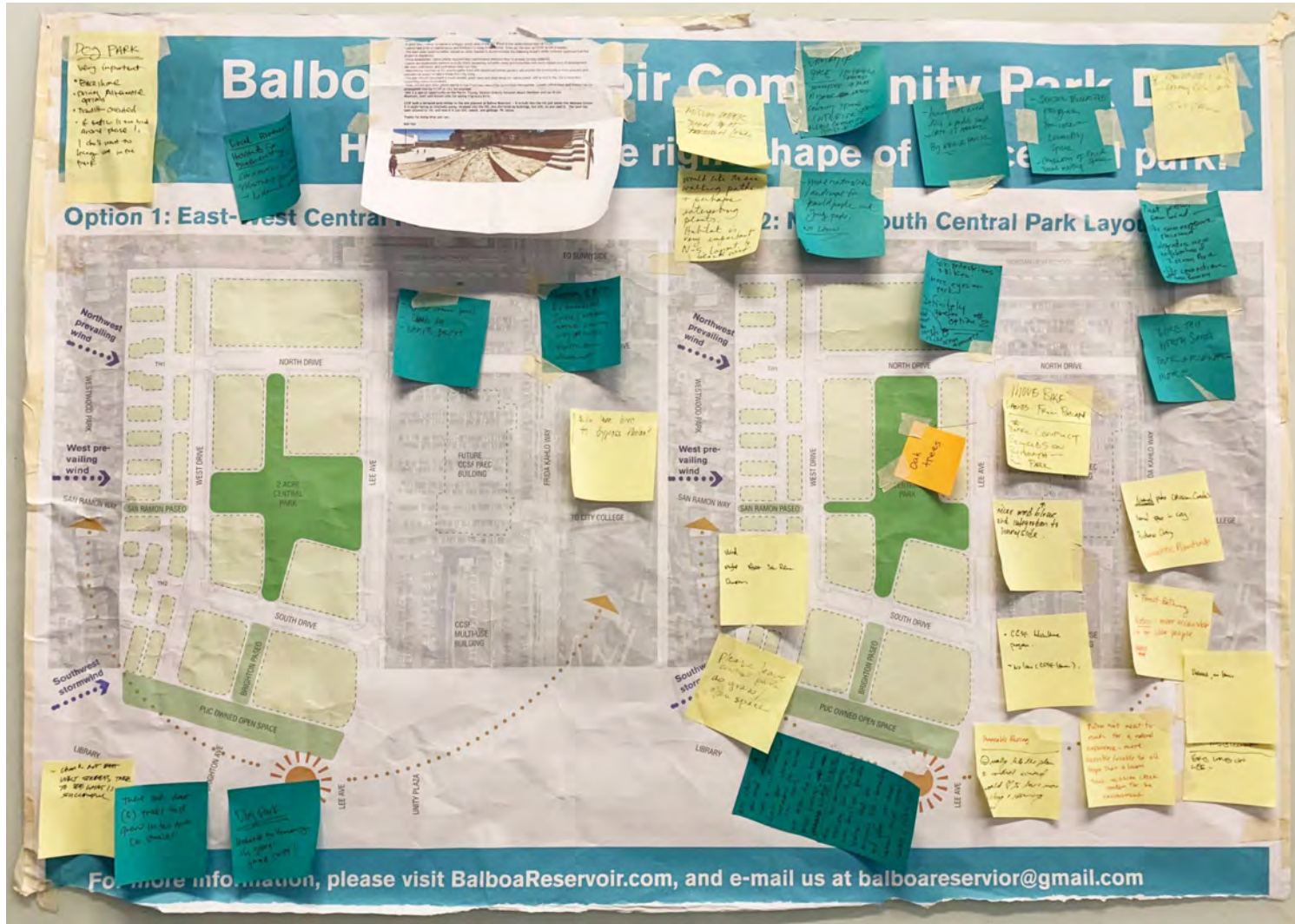


Option 2: North-South Central Park Layout



For more information, please visit BalboaReservoir.com, and e-mail us at balboareservior@gmail.com

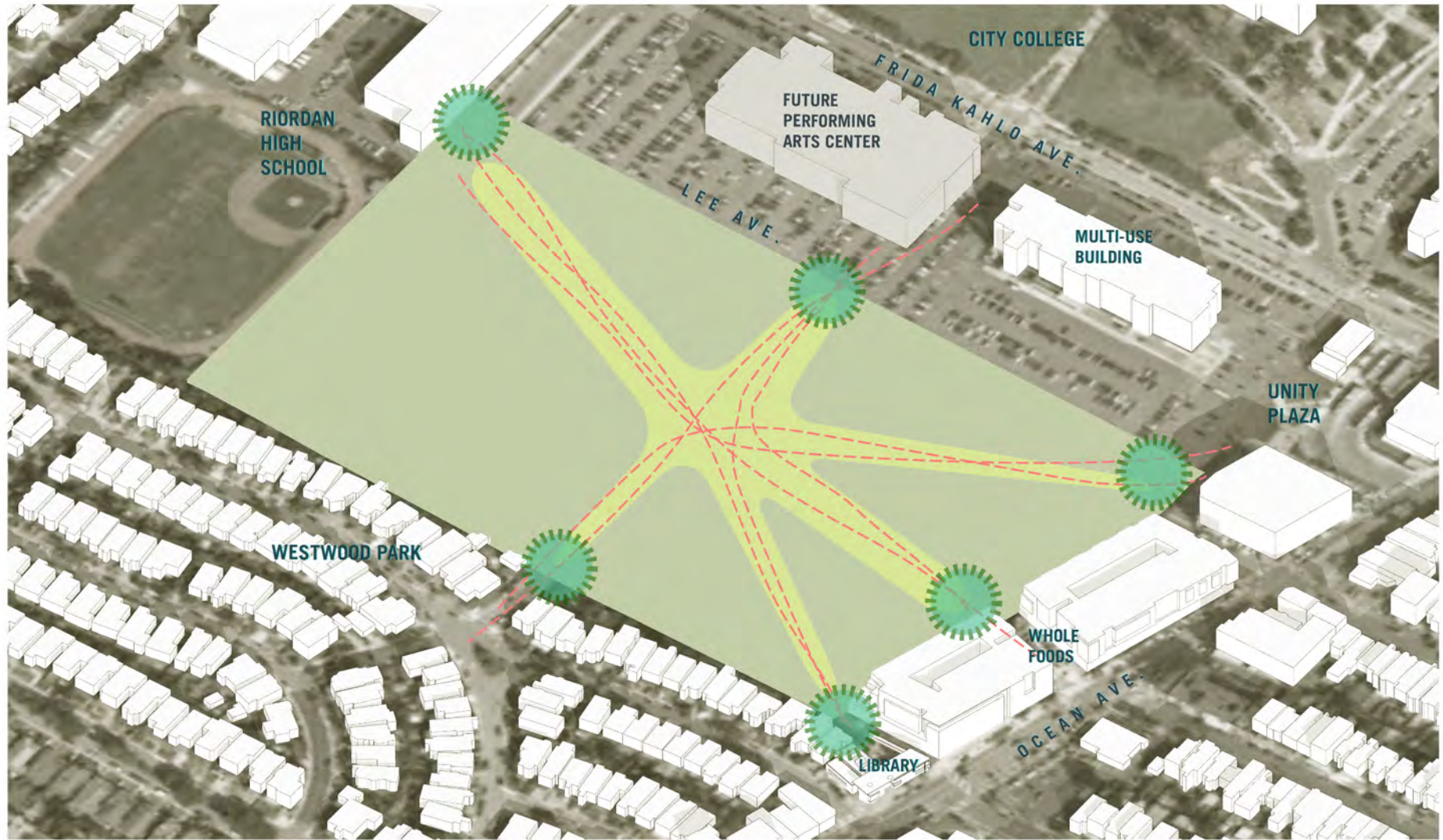
Park Day Community Feedback



City/Community Feedback

1. Improve Pedestrian Flow Between Sunnyside and Ocean Ave
2. Maximize Wind Protection and Solar Orientation
3. Activate the Park with Ground Floor Uses
4. Revise Block Configuration
5. Refine Relationship to Westwood Park and City College

Fundamental Master Plan Concept



PEDESTRIAN CONNECTION GENERATES OPEN SPACE NETWORK

Response to Neighborhood Context



CITY COLLEGE MASTER PLAN EVOLUTION: PAEC LOCATION

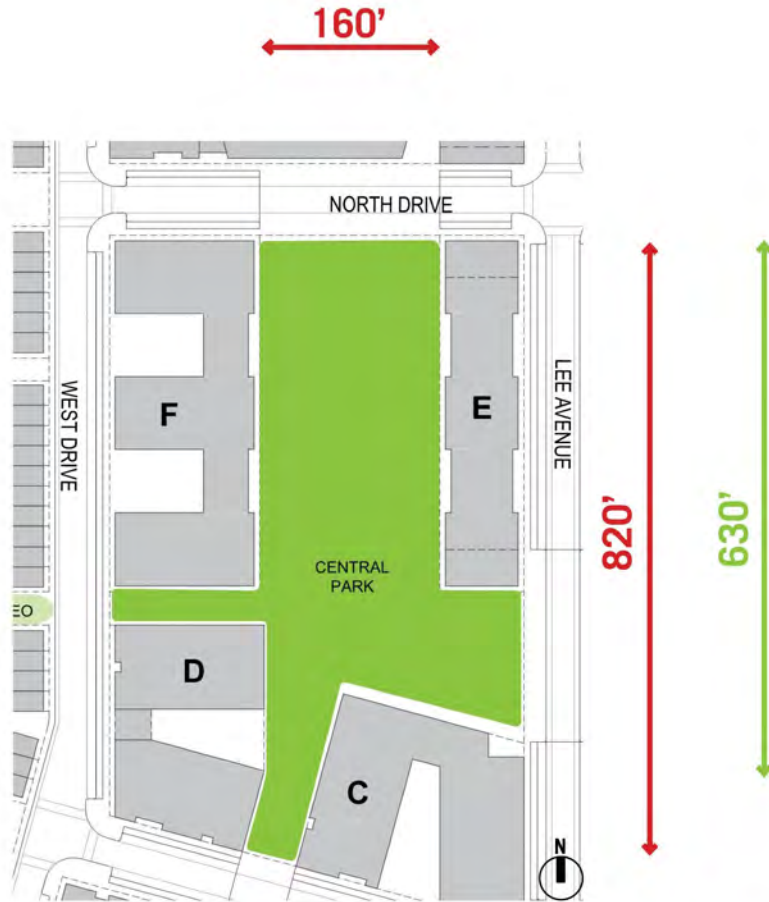
Balboa Reservoir CAC Presentation | 10/15/18

North/South Orientation



IMPROVE PEDESTRIAN CONNECTION TO SUNNYSIDE & OCEAN AVE

Sunnyside Playground Comparison



Central Park - 2 Acres

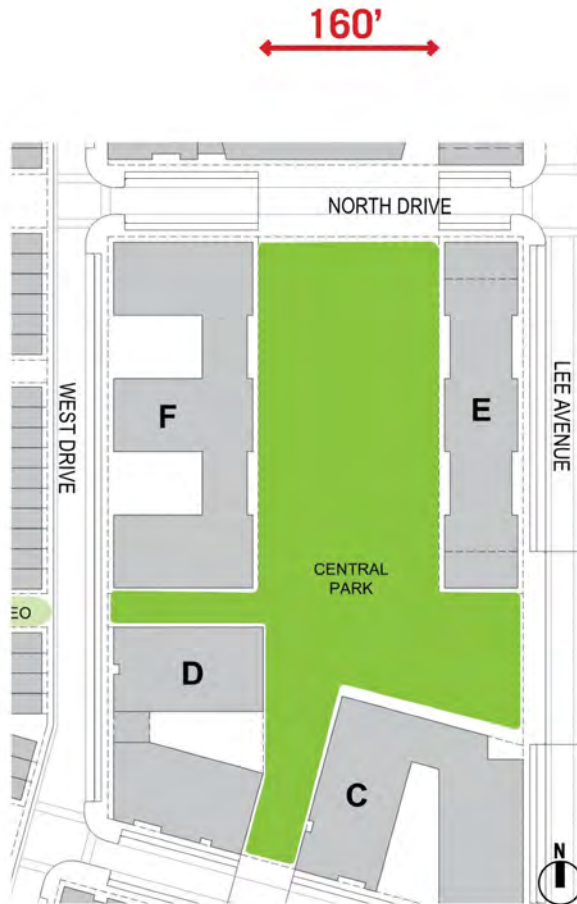


Sunnyside Park - 2.37

Sunnyside Playground



South Park Comparison



Central Park - 2 Acres

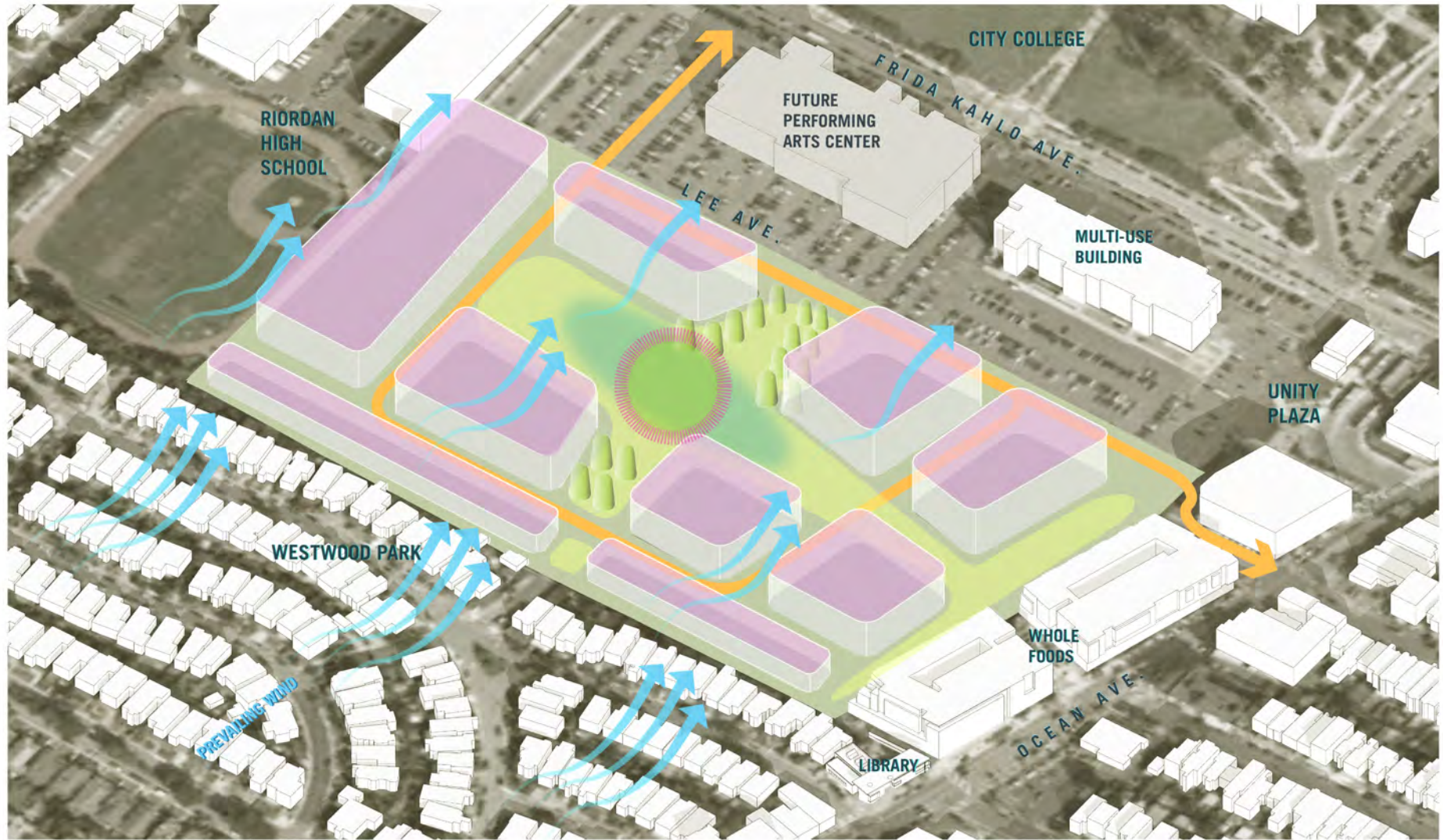


South Park - 0.75 Acres

South Park



Bring It All Together



OPEN SPACE DRIVES BUILDING FORM

Wind Studies

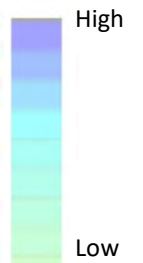


Former Plan: East West Park



Current Plan: North South Park

Wind intensity
legend:



NEW ORIENTATION PROVIDES WIND PROTECTION

Building Form & Solar Orientation

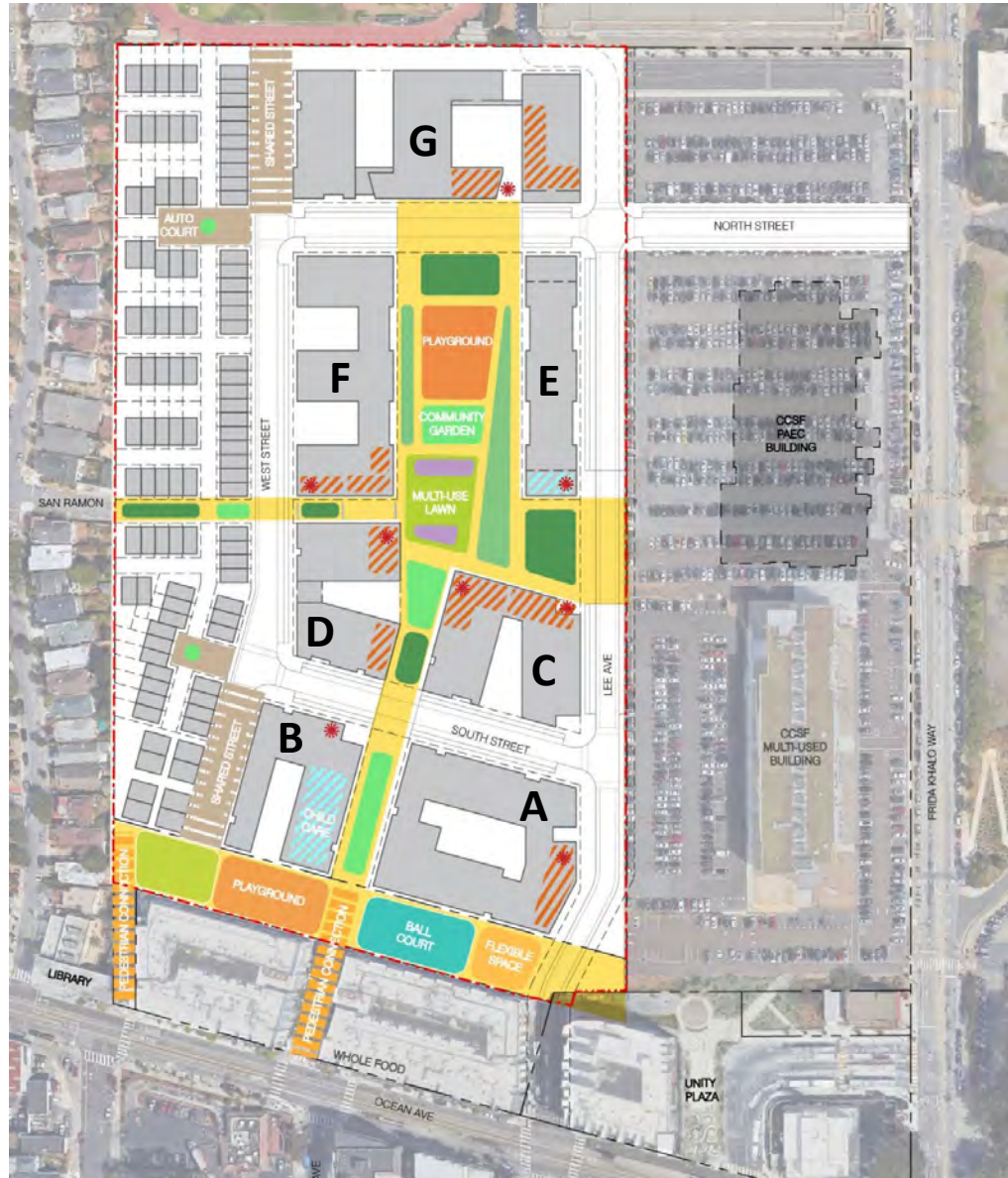


FORMER MASTER PLAN





The map illustrates a proposed development site in the San Francisco Peninsula. The highlighted area is bounded by North Drive to the north, South Drive to the south, West Drive to the west, and Lee Avenue to the east. The site includes several buildings labeled A through G, Central Park, CCSF PAEC Building, CCSF Multi Use Building, and SFPUC. The map also shows surrounding features like Riordan High School, CCSF, and various parking lots. A yellow dashed line with a sun icon at the bottom and an arrow at the top highlights the development area.

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Program Example



Legend:

-  Main Entry
-  Gateway Garden
-  Public Building Amenity
-  Resident's Building Amenity



An aerial photograph of a city grid, likely San Francisco, showing a proposed building massing. The proposed buildings are highlighted in various shades of green, yellow, and orange, contrasting with the grey and white of the existing city. The text "BUILDING MASSING UPDATES" is overlaid in large, bold, orange letters. The background shows a mix of residential and commercial buildings, streets, and a baseball field in the upper right.

BUILDING MASSING UPDATES

Draft Master Plan



UPDATED DRAFT MASTER PLAN DIAGRAM

Massing vs. Concept Architecture

MASSING MODEL: Shows general height and size of buildings. Rough shapes/Block Diagrams to understand program, number of units etc.

ARCHITECTURAL MODEL: Shows actual building design. Breaks down the massing to create architectural effects, shows materials and architectural style.

MASSING = big and blocky

ARCHITECTURE = finished product

DESIGN PROCESS:

1. Determine approximate massing: Ensure that building program (total size, proper dimensions) fit within envelope.
2. Add articulation: Breaks down the massing to create more defined shapes, identify important features
3. Concept Architecture: Starts to show a stylistic direction and consider materials, details.

Original Proposal



Building Massing

Shows general height and size of buildings to understand what fits
Looks big and bulky at this point

Original Proposal



Add articulation

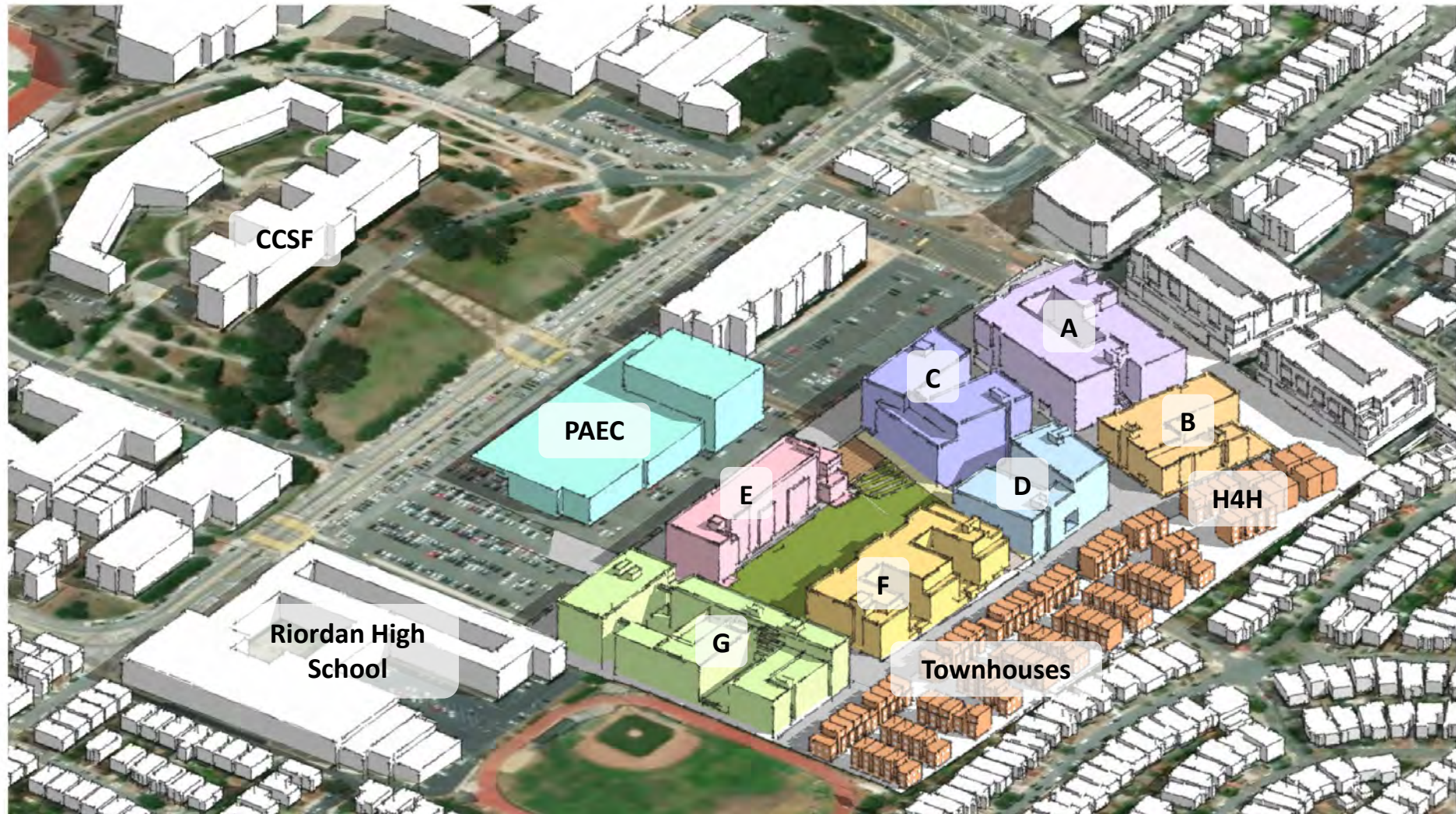
Start to show building design, locations of important features

Building scale is broken down to a finer grain

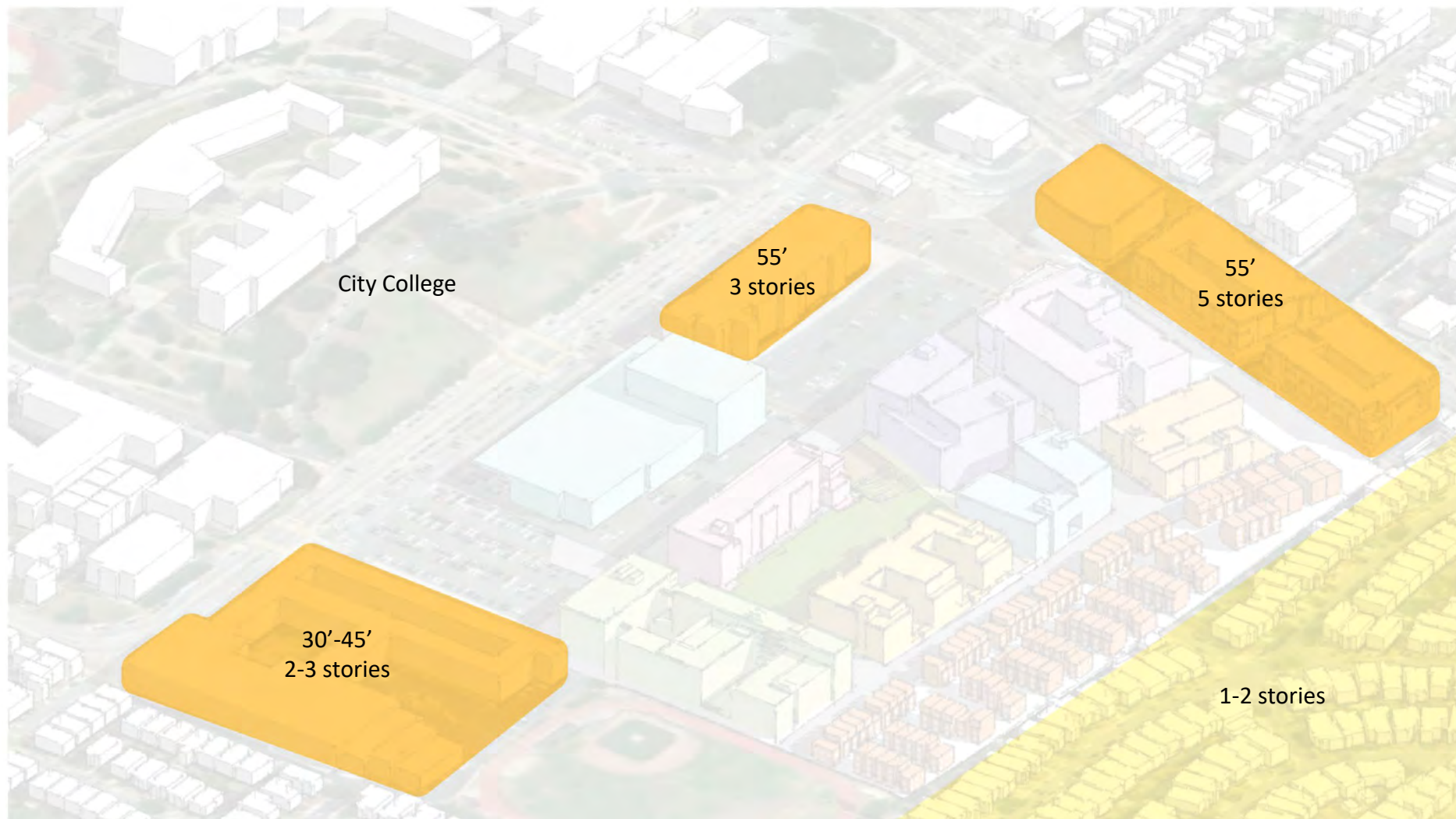
Original Proposal



Concept Architecture
Shows how the building will look
Stylistic direction, materials, details



Axonometric View – Building Massing



City College

55'
3 stories

55'
5 stories

30'-45'
2-3 stories

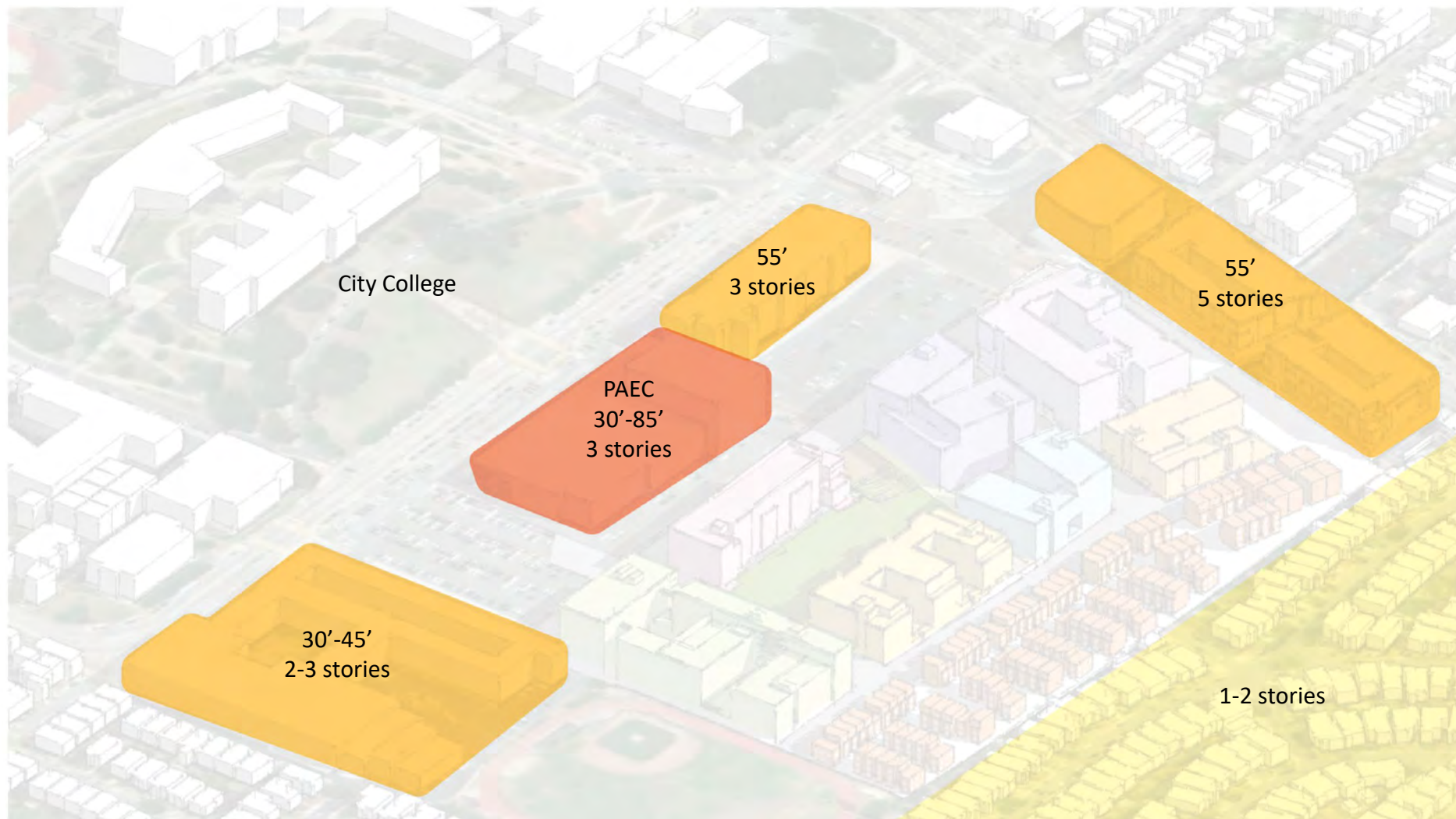
1-2 stories

10'

85'

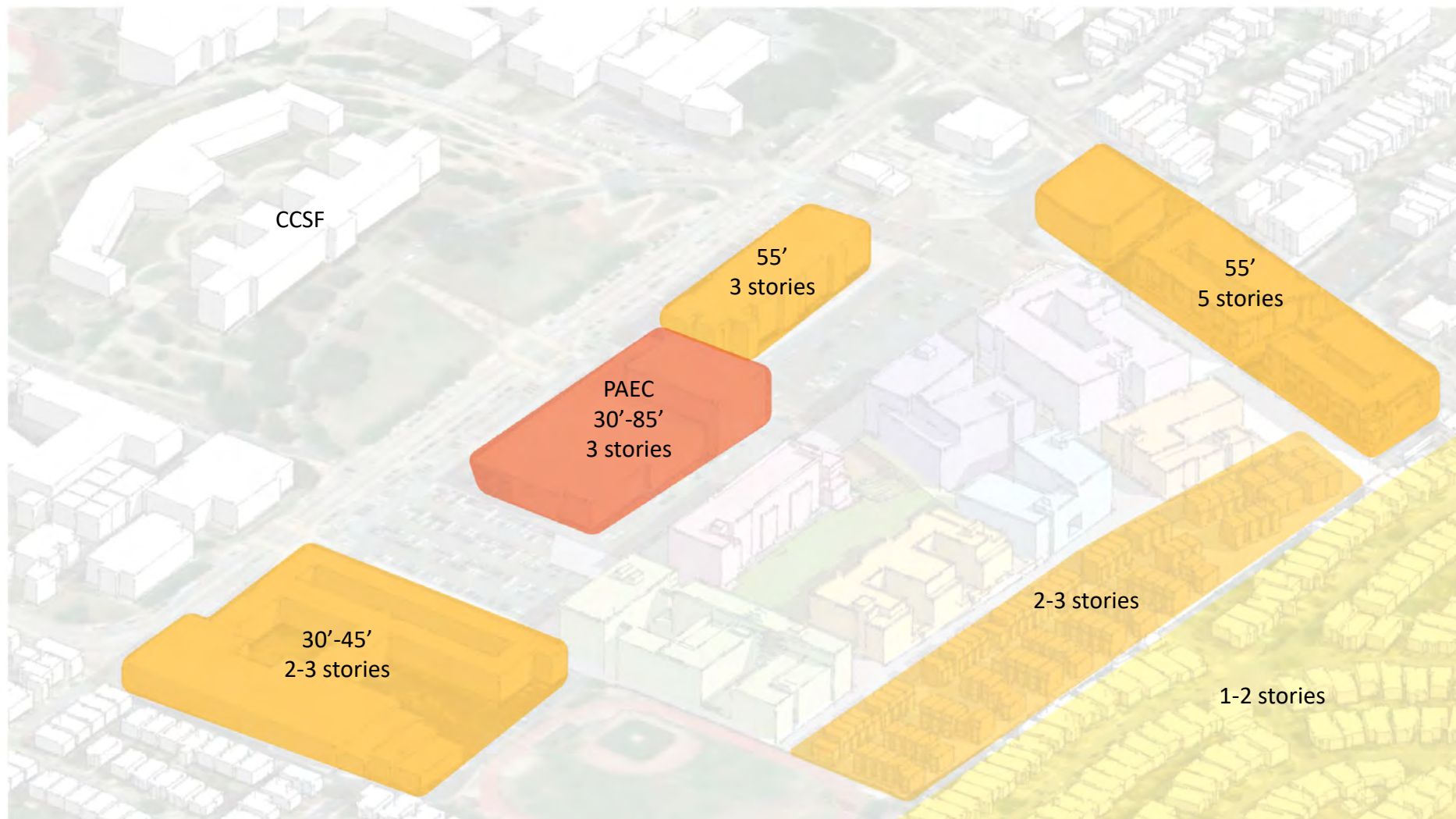
Heights – Existing buildings

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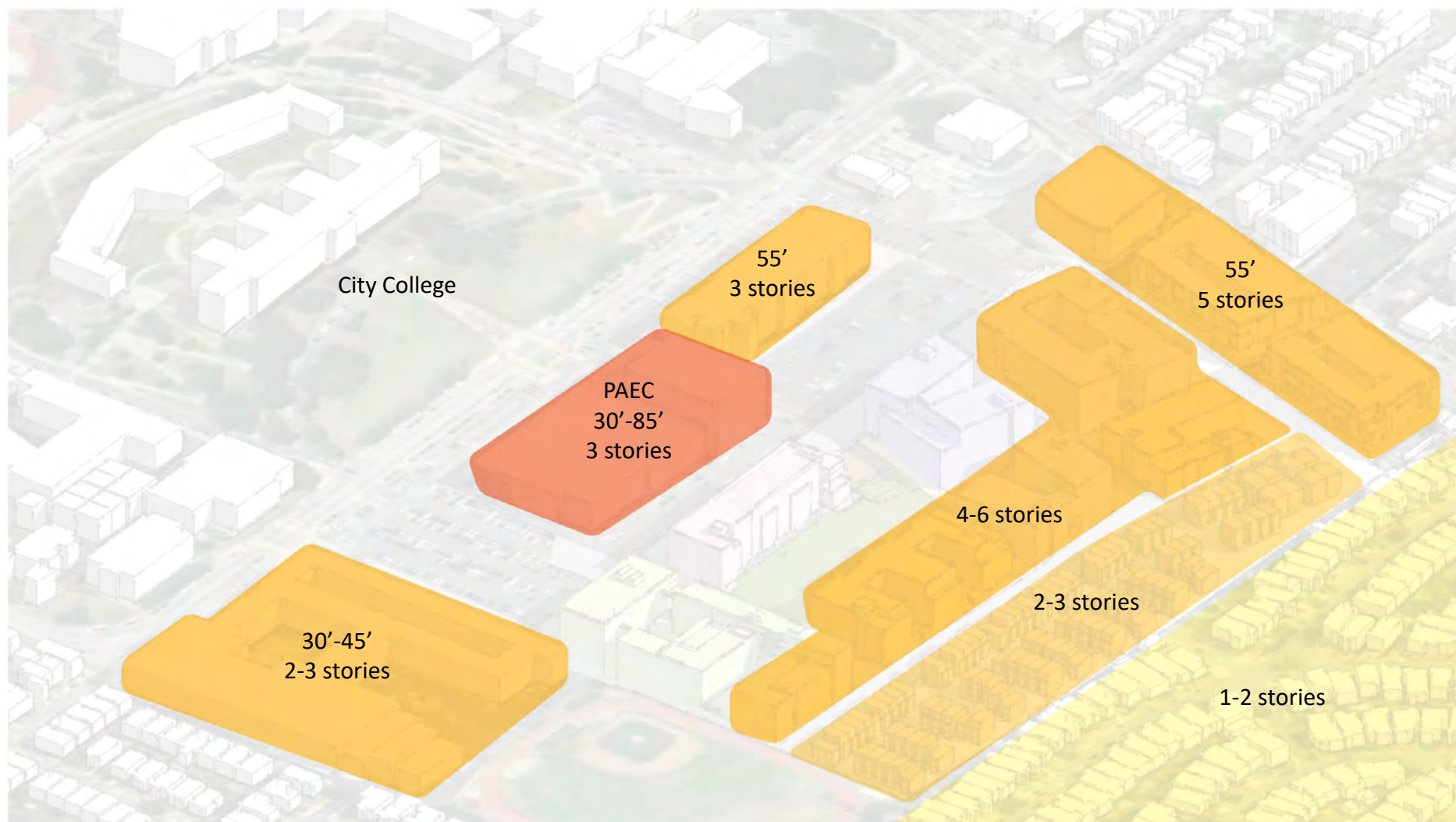


Heights – PAEC at City College

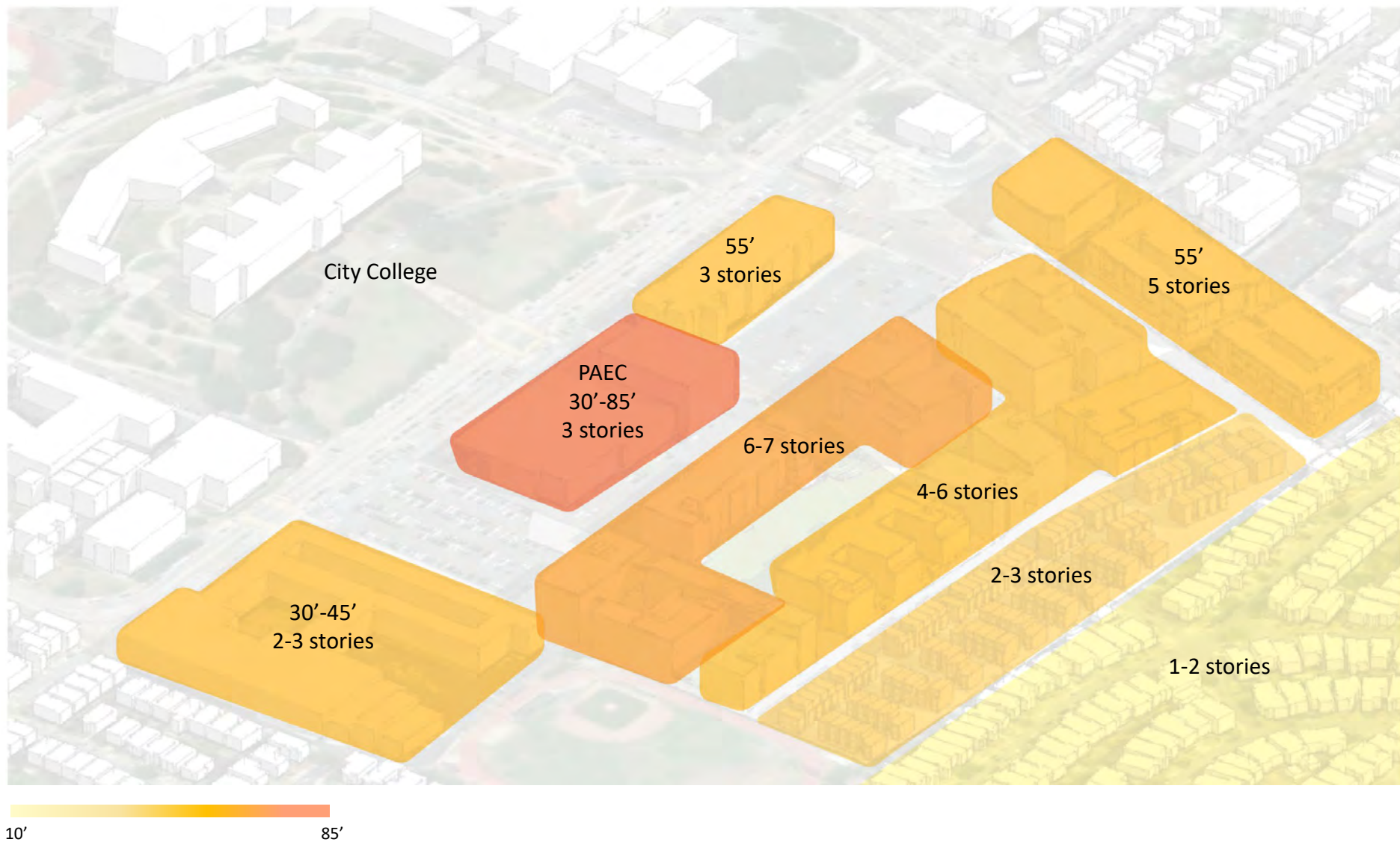
Balboa Reservoir CAC Presentation | 10/15/18



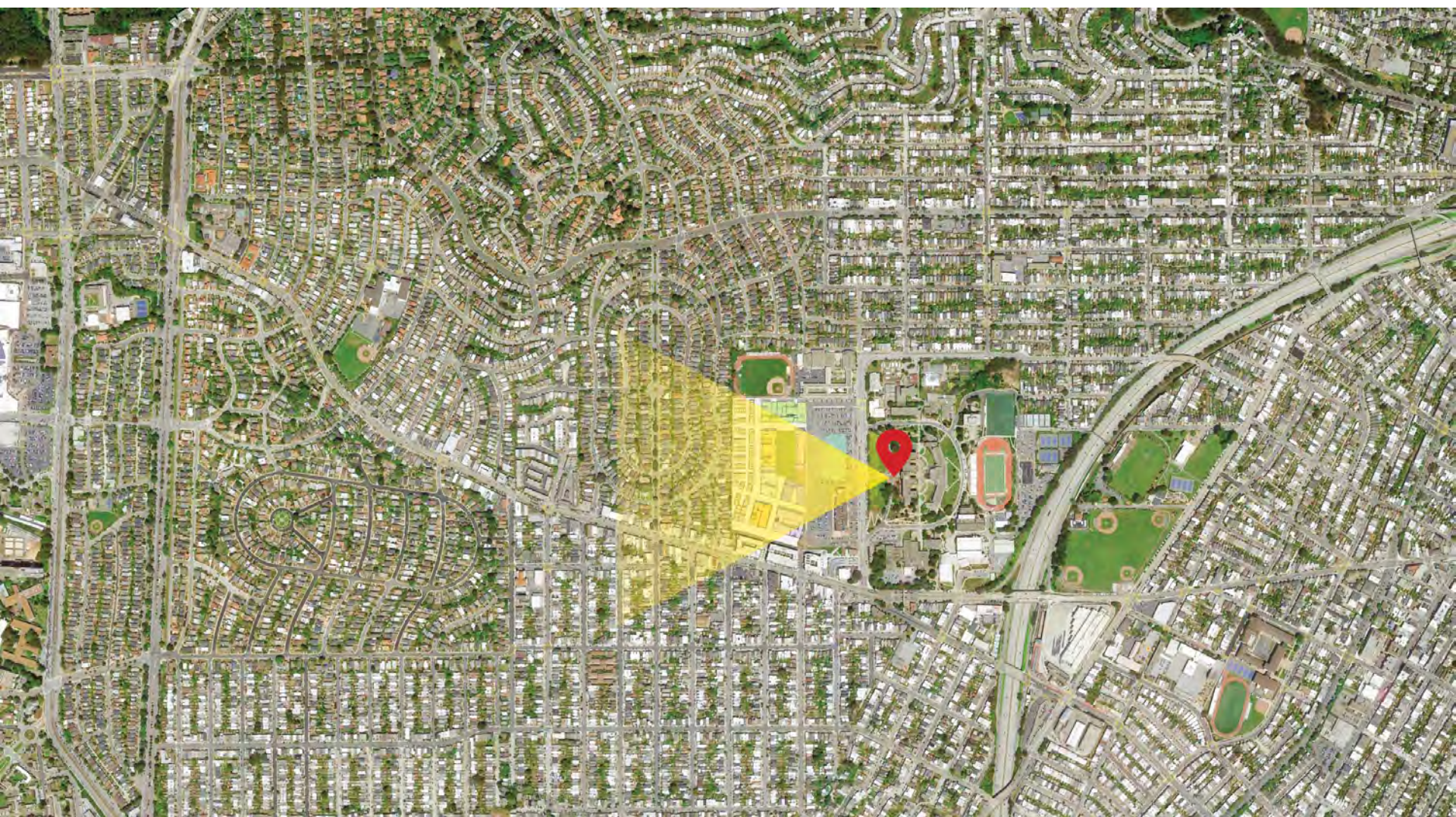
Heights – Balboa Reservoir (Draft Master Plan)



Heights – Balboa Reservoir (Draft Master Plan)



Heights – Balboa Reservoir (Draft Master Plan)



View from Cloud Hall

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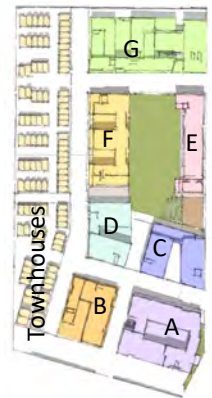
View from Cloud Hall - Existing

Balboa Reservoir CAC Presentation | 10/15/18



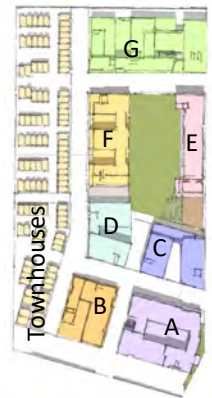
View from Cloud Hall – PAEC

Balboa Reservoir CAC Presentation | 10/15/18



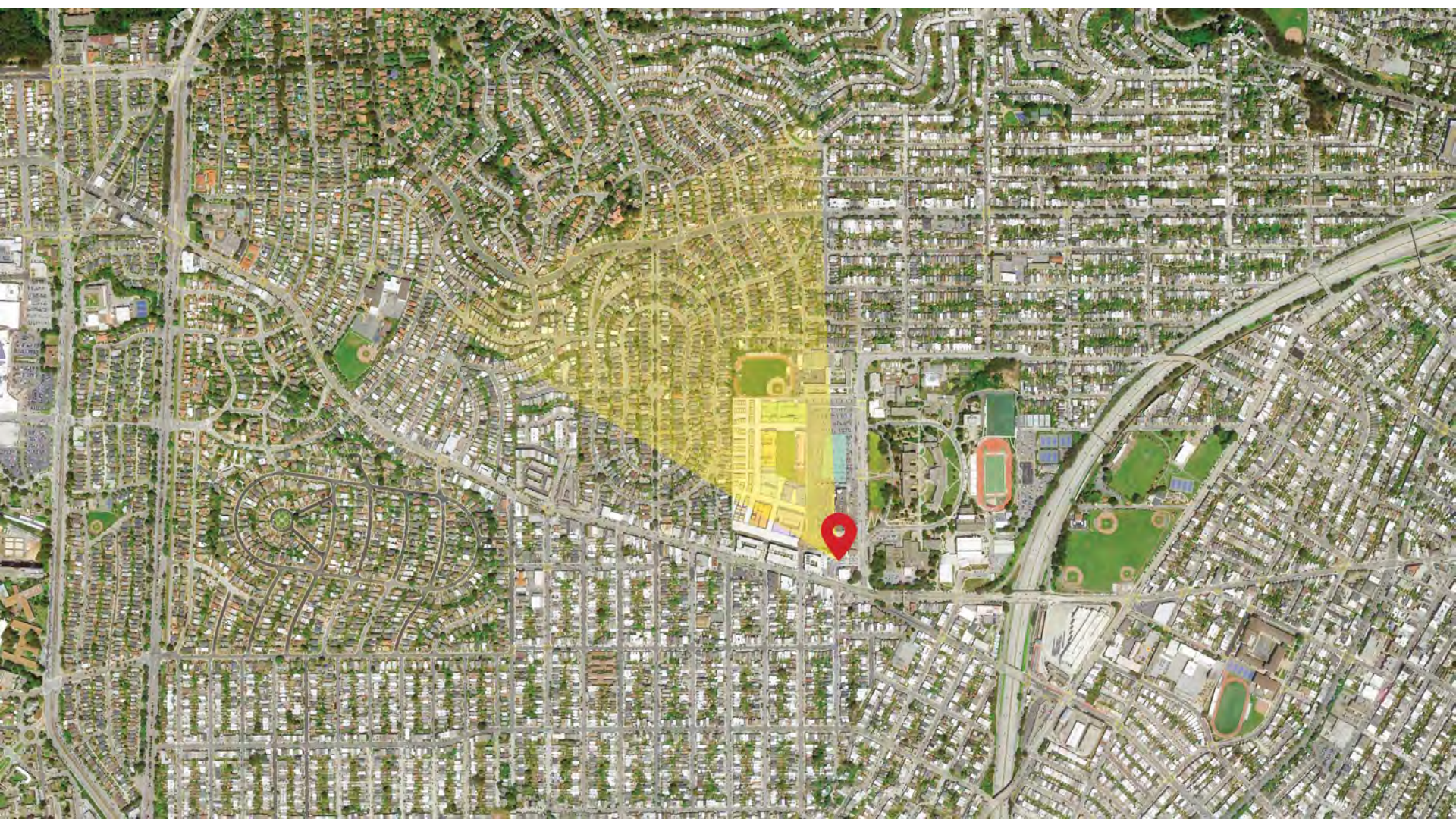
View from Cloud Hall – PAEC – with Reservoir

Balboa Reservoir CAC Presentation | 10/15/18



View from Cloud Hall – Proposed

Balboa Reservoir CAC Presentation | 10/15/18



View from Unity Plaza

Balboa Reservoir CAC Presentation | 10/15/18



View from Unity Plaza - Existing

Balboa Reservoir CAC Presentation | 10/15/18



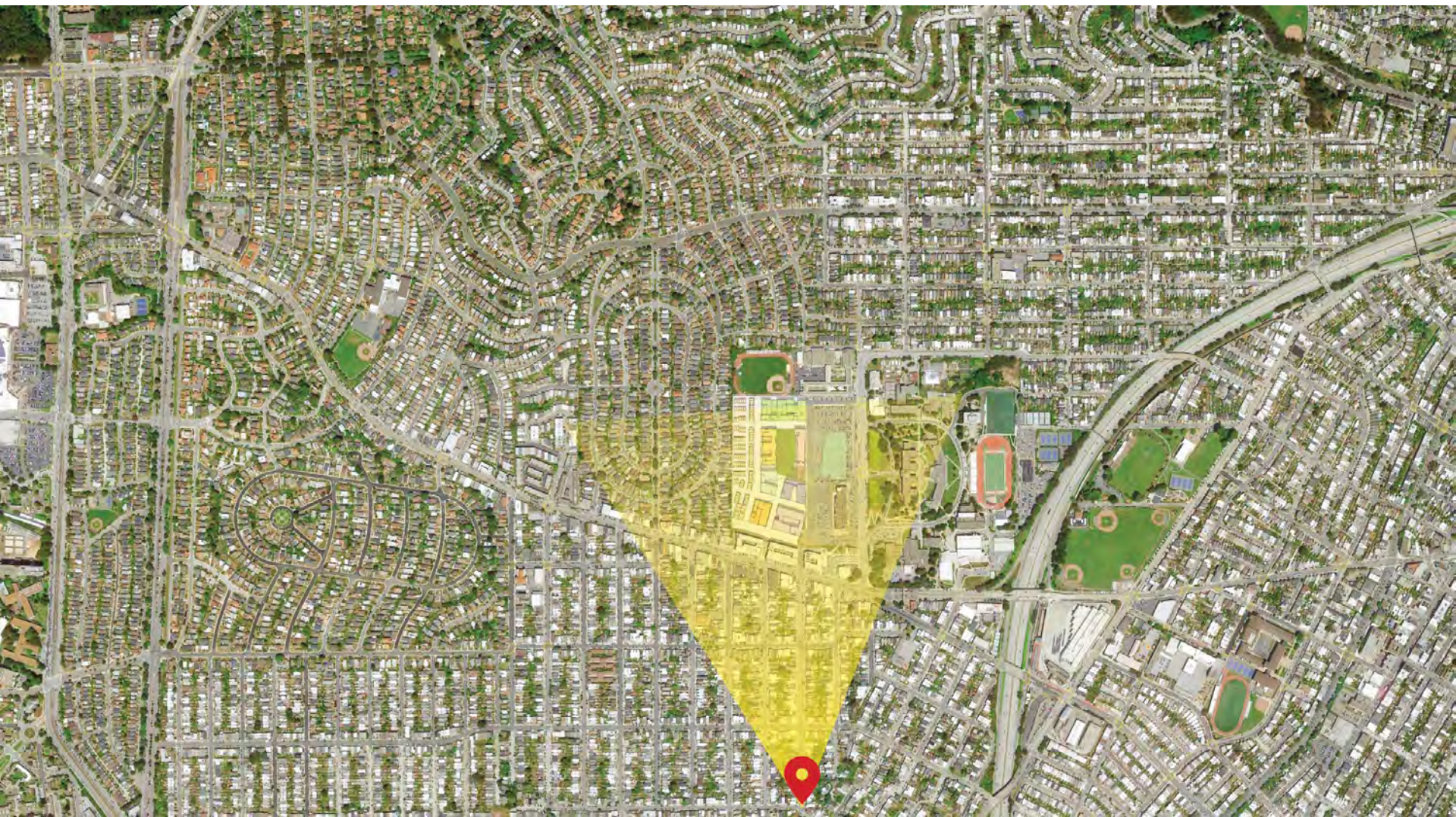
View from Unity Plaza - PAEC

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View from Unity Plaza – PAEC with Reservoir

Balboa Reservoir CAC Presentation | 10/15/18



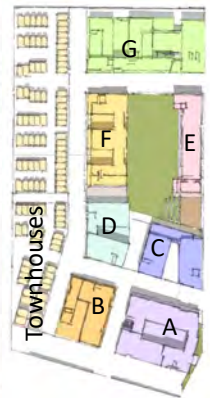
View from Lee Ave & Lakeview Ave

Balboa Reservoir CAC Presentation | 10/15/18



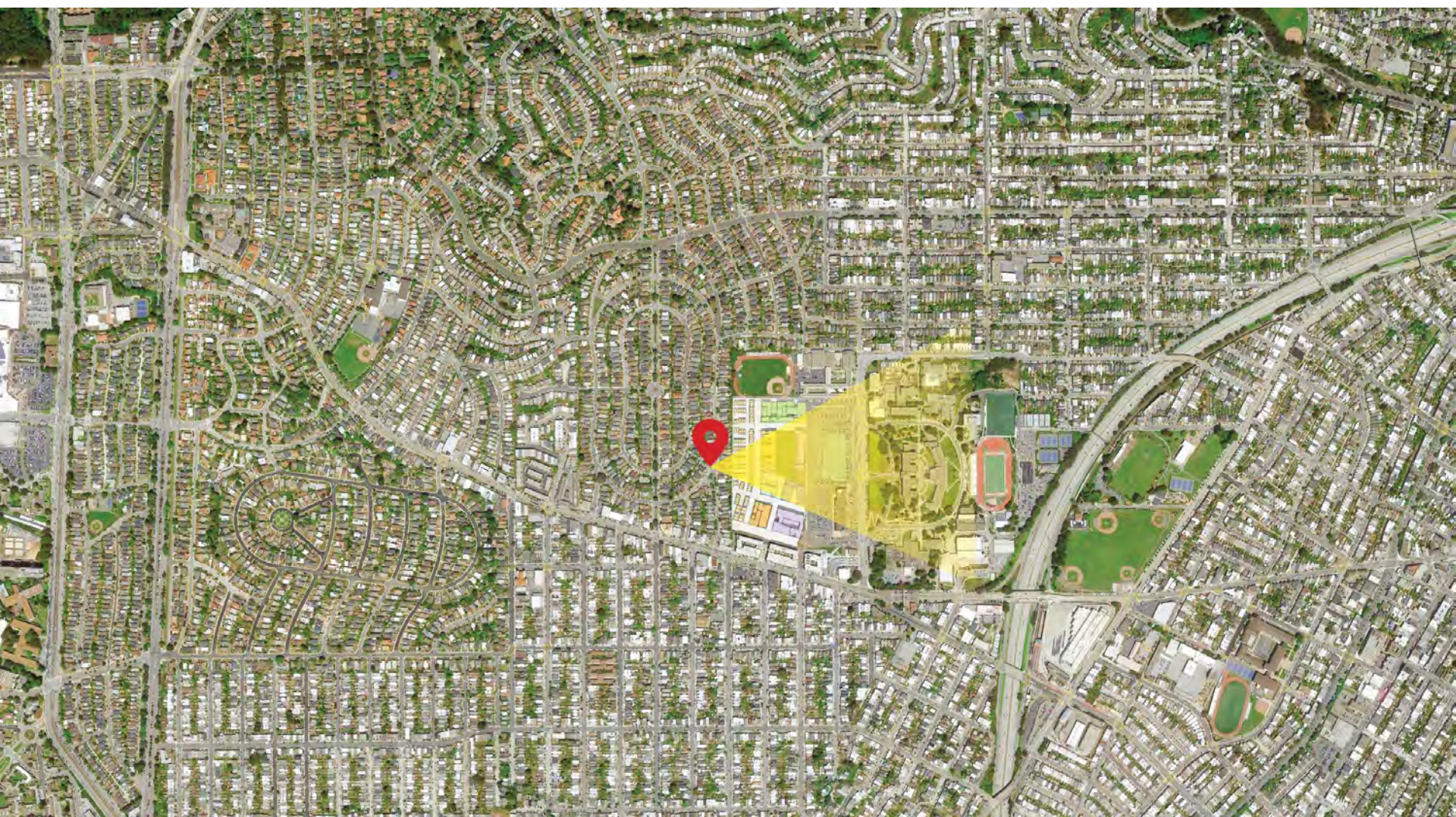
View from Lee Ave & Lakeview Ave - Existing

Balboa Reservoir CAC Presentation | 10/15/18



View from Lee Ave & Lakeview Ave - Proposed

Balboa Reservoir CAC Presentation | 10/15/18



View from San Ramon

Balboa Reservoir CAC Presentation | 10/15/18



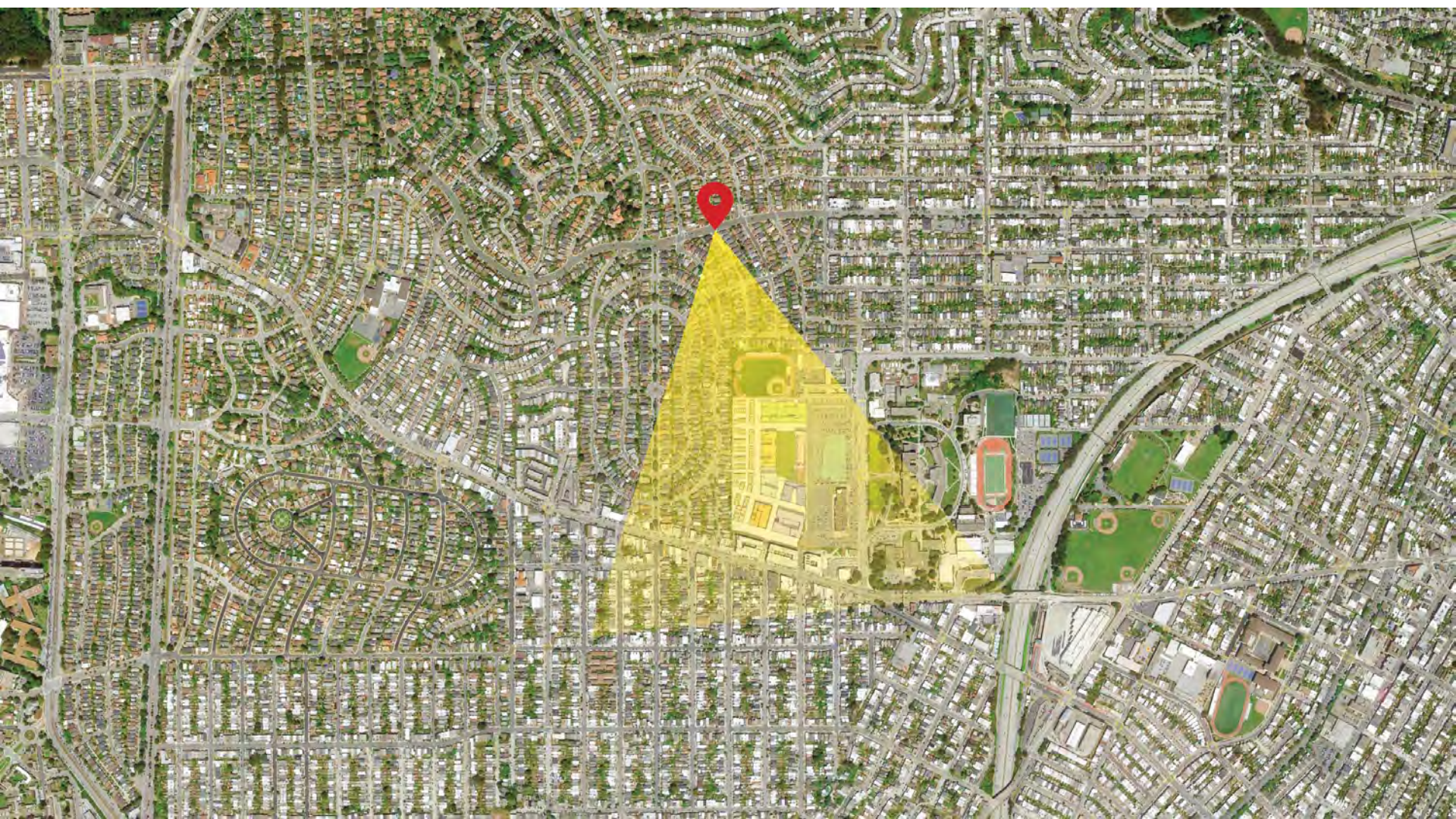
View from San Ramon - Existing

Balboa Reservoir CAC Presentation | 10/15/18



View from San Ramon - Proposed

Balboa Reservoir CAC Presentation | 10/15/18



View from Monterey Blvd & Colon Ave

Balboa Reservoir CAC Presentation | 10/15/18



View from Monterey Blvd & Colon Ave - Existing

Balboa Reservoir CAC Presentation | 10/15/18



View from Monterey Blvd & Colon Ave - Proposed

Balboa Reservoir CAC Presentation | 10/15/18



View from Genessee St & Mangels Ave

Balboa Reservoir CAC Presentation | 10/15/18



View from Genessee St & Mangels Ave - Existing

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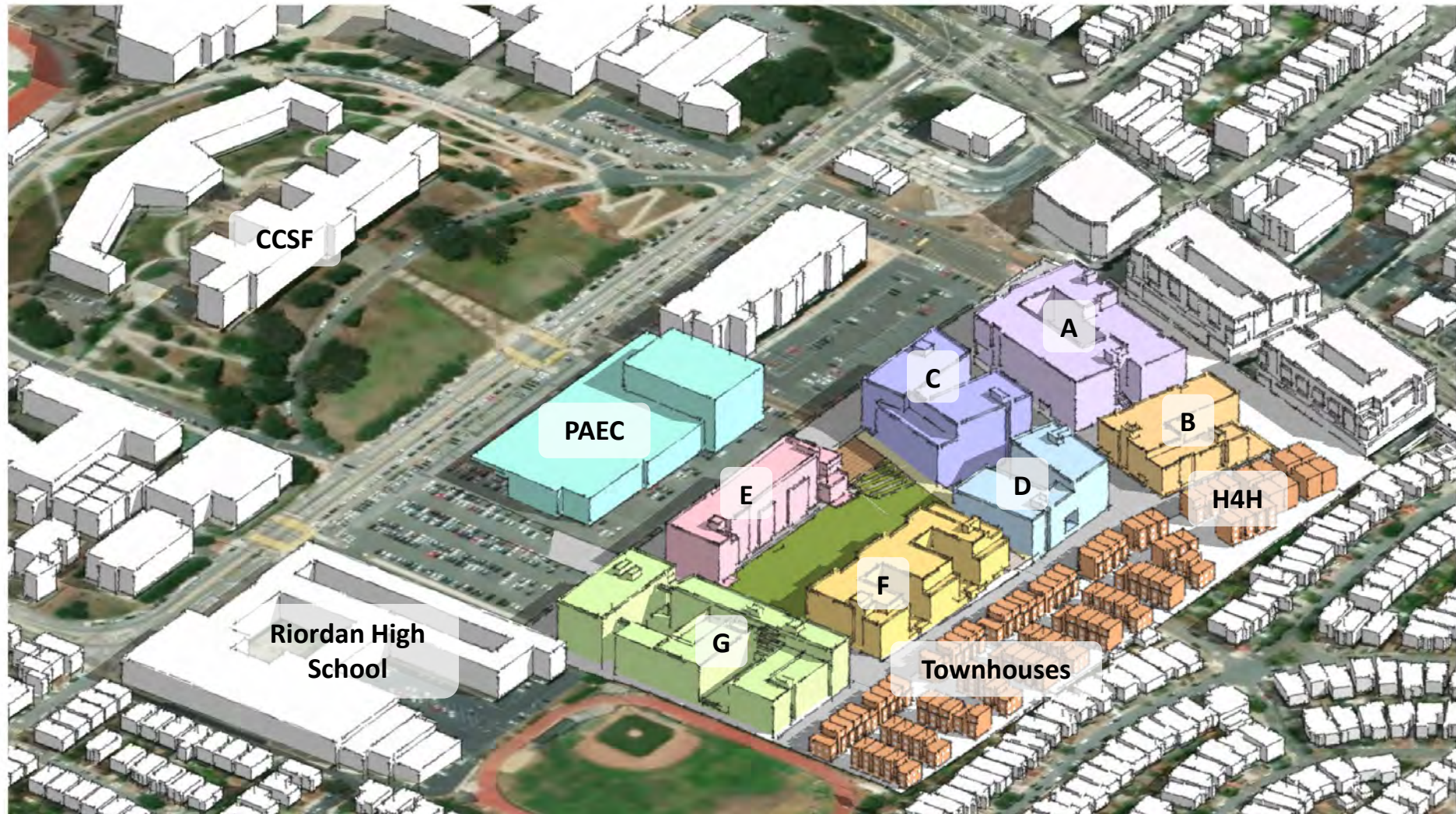


PAEC



View from Genessee St & Mangels Ave - Proposed

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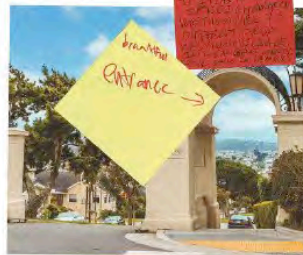
OCEAN AVENUE



Don't like
This

We like
This

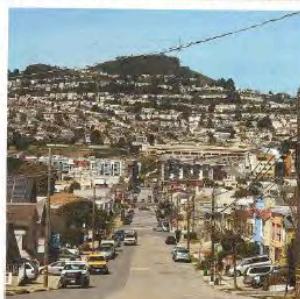
WESTWOOD PARK



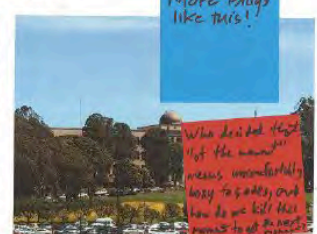
SUNNYSIDE



INGLESIDE



CCSF



RIORDAN HIGH SCHOOL



Neighborhood Character

Building Character



Like the
openness of
this street.

Balconies

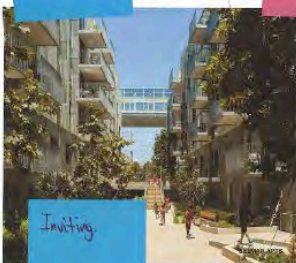


Not as inviting.
Opening seems
like a tunnel.

No!
Ugly!

Too bulky,
modern
for neighbor
hood.

Covered Courtyard



Inviting.

Unit Entries on Street



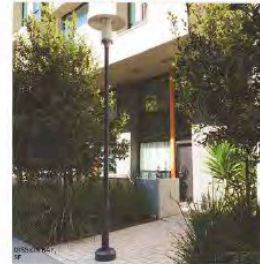
Looks
inviting
Looks nice.

Step Backs at Top Floor



Everything
is not the
same -
favorite!

Unit Entries on Greenways



Building Entries, Views to Courtyards



Variety of Roof Shapes



Seems to be
a nod to
spanish
architecture
Good

Variety of Roof Shapes



Buildings Framing Park



Good that
buildings are
broken down.

Looks inviting!

Buildings Framing Park



Avoid buildings
that feel hollow
empty.

I want to see
building design;
color
landscaping
windows

Building design
important for
walkability - design
buildings that
feel nice to walk
along.

Building elements contribute to great neighborhood

Neighborhood Character

A group of people, including men and women of various ages, are gathered outdoors on a paved area with some greenery in the background. They are looking towards a man in a dark jacket who is holding a large white sheet of paper, likely a map or plan. A woman in the foreground is also holding a large map. The scene appears to be a public consultation or presentation. Overlaid on the image is the text "QUESTIONS & COMMENTS" in large, bold, orange capital letters.

QUESTIONS & COMMENTS

NEXT STEPS

A background image showing a public meeting or community engagement session. Several people are gathered around large display boards that feature maps and diagrams. One person in the foreground is pointing at a board with a red pen. The setting appears to be a well-lit room with wooden floors and other people in the background.

1. EIR “Public Scoping” Meeting
October 30, 6-8pm at Lick-Wilmerding High School
2. Architecture/Sustainability Update and End of Year Festivities
December 5, 6-8pm at Ingleside Presbyterian Church
3. Email & Website Feedback
balboareservoir@gmail.com