

April 9, 2020

Planning Commission
Joel Koppel, President
Kathrin Moore, Vice President
Sue Diamond, Commissioner
Frank S. Fung, Commissioner
Theresa Imperial, Commissioner

Attention: Richard Hillis, Director

RE: Balboa Reservoir Design Standards and Guidelines

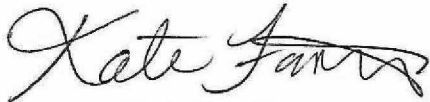
I am writing to comment on the Balboa Reservoir Design Guidelines presented on Wednesday April 8, 2020 CAC Meeting:

- A. I applaud the efforts of the design team on their presentation and their efforts to design a greenhouse neutral development.
- B. Bicycle and pedestrian access at San Ramon Paseo are essential:
 - 1) To provide safe entry parallel to Ocean Avenue into the new development and the amenities specifically parks, childcare, walking trails and bike paths as well as easy access to City College and the Muni transit center on Frida Kahlo Way.
 - 2) To allow Westwood Park residents and other neighbors direct and easy access to the same amenities that will be available in the new development.
 - 3) To fully and seamlessly integrate this new neighborhood into the general community.
- C. In addition to the comments and recommendations regarding designs, building materials and colors that take into consideration our general environment which includes strong ocean winds, fog, humidity that encourages mold, I would also like to *point out the grime from heavy street traffic and pigeons.*
- D. The area along Ocean Avenue has had a history of flooding. I recommend that wherever possible permeable pavers or like materials be incorporated in the design and building materials.
- E. I support both concepts having accessible places and stoops where people can gather and watch kids play, get together to have conversation or just sit and read. Would a stoop with a ramp be a possibility?
- F. The concept that the Unity Plaza Design Committee had was that the Plaza would be a gateway and to that end joining the Plaza to this new community via the PUC access area is very important and it seems to me to be achievable.

- G. I also support public comment regarding peaceful areas in the newly designed park be made available as well as spaces for play for children and adults.
- H. Finally, I wish to thank the Balboa Reservoir Community Advisory Committee for their due diligence in making this such an effective forum.

By way of reference, I am a resident of Westwood Park (42+ years) and active in the community. I am currently a member of the Ocean Avenue Association Street Life and Business Improvement Committees, the OMI Cultural Participation Project (Board Member), and other organizations supporting the Ocean Avenue/Ingleside neighborhoods, Arts and Culture District and retail corridor. I am a former member of the Westwood Park Association Board of Directors (President 2009-2016), and Balboa Reservoir Community Advisory Board (Vice Chair 2015-2016) and member of the Mercy House and Unity Plaza Design Committees.

Sincerely,

A handwritten signature in cursive script that reads "Kate Favetti".

Kate Favetti

C: Leigh Lutenski, OEWD
Seung Yen Hong, Planner