

APPLICATION FOR Environmental Evaluation

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: City and County of San Francisco-Rosanna Russell (PUC)	
PROPERTY OWNER'S ADDRESS:	TELEPHONE: ()
	EMAIL: RSRussell@sfgwater.org

APPLICANT'S NAME, COMPANY/ORGANIZATION (IF APPLICABLE): AvalonBay Communities & BRIDGE Housing Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: AvalonBay: 455 Market St, Suite 1650, SF, CA 94105 BRIDGE: 600 California, Suite 900, SF, CA 94108	TELEPHONE: (415) 284 9082/415-321-3565
	EMAIL: joe_kirchofer@avalonbay.com

CONTACT FOR PROJECT INFORMATION: Joe Kirchofer (AvalonBay) & Brad Wiblin (BRIDGE) Same as Above <input checked="" type="checkbox"/>	
ADDRESS: AvalonBay: 455 Market St, Suite 1650, SF, CA 94105 BRIDGE: 600 California, Suite 900, SF, CA 94108	TELEPHONE: (415) 284 9082/415-321-3565
	EMAIL: Joe_Kirchofer@avalonbay.com

2. Location and Classification

STREET ADDRESS OF PROJECT: Lee Avenue	ZIP CODE: 94112
CROSS STREETS:	

ASSESSORS BLOCK/LOT: 3180 / 190	LOT DIMENSIONS: 600'x1,250'	LOT AREA (SQ FT): 174,240	ZONING DISTRICT: Public	HEIGHT/BULK DISTRICT: 40 x
COMMUNITY PLAN AREA (IF ANY):				

3. Project Description

(Please check all that apply) <input checked="" type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify: _____	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE: Empty Reservoir and Parking Lot	
		PROPOSED USE: Housing and Parking	
		BUILDING APPLICATION PERMIT NO.:	DATE FILED:

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units			1,100	1,100
Hotel Rooms			0	0
Parking Spaces	1,007	0	1,050	1,050
Loading Spaces			8	8
Number of Buildings			109	109
Height of Building(s)			75	75
Number of Stories			7	7
Bicycle Spaces			1,011	1,011
GROSS SQUARE FOOTAGE (GSF)				
Residential			1,283,000	1,283,000
Retail			up to 7500	up to 7500
Office			0	0
Industrial			0	0
PDR Production, Distribution, & Repair			0	0
Parking			339,900	339,900
Other (Childcare)			up to 10,000	up to 10,000
Other ()				
Other ()				
TOTAL GSF			1,640,400	1,640,400
Please provide a narrative project description that summarizes the project and its purpose or describe any additional features that are not included in this table. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable. THIS SECTION MUST BE COMPLETED.				

The Balboa Reservoir Development (proposed project) would involve redevelopment of the existing San Francisco Public Utilities Commission (SFPUC) property at the Balboa Reservoir. The Balboa Reservoir site (the "Site") is an approximately 17-acre rectangular parcel (Assessor's Block 3180, Lot 190) in the central southern portion of San Francisco, immediately to the west of the City College of San Francisco ("CCSF") Ocean (main) Campus. The project sponsor proposes to develop the Site for a mixed-income multifamily residential development containing approximately 1,100 dwelling units.

In addition to the housing, the proposed project involves development of supporting infrastructure and open spaces, including a vehicular and pedestrian connection between Ocean Avenue and the Site via an extension of Lee Avenue, an east-west vehicular and pedestrian connection from Phelan Avenue to the site via an easement across the northern edge of CCSF property, new on-site streets, approximately 174,240 square feet of public and private open space throughout the Site, pedestrian and bicycle connections through the Site, and on-site utilities to serve the project.

5. Environmental Evaluation Project Information

1. Would the project involve a major alteration of a structure constructed 45 or more years ago or a structure in a historic district? ☐ YES ☒ NO

If yes, submit the *Supplemental Information for Historic Resource Evaluation* application.

2. Would the project involve demolition of a structure constructed 45 or more years ago or a structure located in a historic district? ☐ YES ☒ NO

If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with Preservation Planning staff.

3. Would the project result in excavation or soil disturbance/modification? ☒ YES ☐ NO

If yes, please provide the following:

Depth of excavation/disturbance below grade (in feet): Maximum 45'

Area of excavation/disturbance (in square feet): 150,000 sf +/-

Amount of excavation (in cubic yards): 171,000 cy (cut) +/- -115,000 cy (fill)+/-

Type of foundation to be used (if known) and/or other information regarding excavation or soil disturbance modification:

It is anticipated that grade beams and matt slabs will be used throughout the project

Note: A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project:

- The project involves a lot split located on a slope equal to or greater than 20 percent.
- The project is located in a seismic hazard landslide zone or on a lot with a slope average equal to or greater than 20 percent and involves either
 - excavation of 50 or more cubic yards of soil, or
 - building expansion greater than 1,000 square feet outside of the existing building footprint.

A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.

4. Would the project involve any of the following: (1) the construction of a new building; (2) the addition of a dwelling unit; (3) the addition of a new curb-cut; (4) the addition of a garage; and/or (5) a net addition to an existing building of 500 gross square feet or more? ☒ YES ☐ NO

If yes, you will need to comply with the tree planting regulations of Public Works Code Section 806 prior to receiving a building permit.

- 4b. Does the project include the removal or addition of trees on, over, or adjacent to the project site? ☒ YES ☐ NO

If yes, please answer the following questions:

Number of trees on, over, or adjacent to the project site: 6

Number of trees on, over, or adjacent to the project site that would be removed by the project (see definitions of removal, significant, landmark, and street trees):

Significant trees: 0

Landmark trees: 0

Street trees: 0

Number of trees on, over, or adjacent to the project site that would be added by the project: _____

5. Would the project result in any construction over 40 feet in height? ☒ YES ☐ NO

If yes, please submit a *Shadow Analysis Application*. This application should be filed at the PIC and should not be included with the Environmental Evaluation Application. (If the project already underwent Preliminary Project Assessment, this application may not be needed. Please refer to the shadow discussion in the PPA letter.)

6. Would the project result in a construction of a structure 80 feet or higher? ☐ YES ☒ NO

If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, please refer to the wind discussion in the PPA letter.)

7. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? ☐ YES ☒ NO

If yes, please submit a Phase I Environmental Site Assessment (ESA) prepared by a qualified consultant. If the project is subject to Health Code Article 22A, Planning staff will refer the project sponsor to the Department of Public Health for enrollment in DPH's Maher program.

8. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? ☒ YES ☐ NO

If yes, please describe.

Development of multiple structures including approximately 1,100 housing units, public parking facilities and open space (park) development

9. Is the project related to a larger project, series of projects, or program? ☒ YES ☐ NO

If yes, please describe.

Development of multiple structures including approximately 1,100 housing units, public parking facilities and open space (park) development

Estimated Construction Costs



TYPE OF APPLICATION:	
OCCUPANCY CLASSIFICATION:	
BUILDING TYPE: Type I, II, III and IV	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: Approximately 1.5 million gross square feet	BY PROPOSED USES: Residential and parking
ESTIMATED CONSTRUCTION COST: \$450,000,000	
ESTIMATE PREPARED BY: AvalonBay and BRIDGE Housing	
FEE ESTABLISHED: June 2018	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature:

Date:

5/31/18

Print name, and indicate whether owner, or authorized agent:

JOE KIRCHOFER, AVALONBAY / BRAD WILCIN, BRIDGE

Owner / Authorized Agent (circle one)

Environmental Evaluation Application Submittal Checklist

APPLICATION MATERIALS	PROVIDED	NOT APPLICABLE
Two (2) originals of this application signed by owner or agent, with all blanks filled in.	<input checked="" type="checkbox"/>	
Two (2) hard copy sets of project drawings in 11" x 17" format showing existing and proposed site plans with structures on the subject property and on immediately adjoining properties, and existing and proposed floor plans, elevations, and sections of the proposed project.	<input checked="" type="checkbox"/>	
One (1) CD containing the application and project drawings and any other submittal materials that are available electronically. (e.g., geotechnical report)	<input checked="" type="checkbox"/>	
Photos of the project site and its immediate vicinity, with viewpoints labeled.	<input checked="" type="checkbox"/>	
Check payable to San Francisco Planning Department.	<input type="checkbox"/>	
Letter of authorization for agent.	<input type="checkbox"/>	<input type="checkbox"/>
<i>Supplemental Information for Historic Resource Evaluation</i> , as indicated in Part 5 Question 1.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Two (2) hard copies of the <i>Historic Resource Evaluation</i> , as indicated in Part 5 Question 2.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical report, as indicated in Part 5 Question 3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Phase I Environmental Site Assessment, as indicated in Part 5 Question 7.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Additional studies (list).	<input type="checkbox"/>	<input type="checkbox"/>

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



FOR MORE INFORMATION: Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: <http://www.sfplanning.org>

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*