

DATE: October 04, 2018 **DRAFT**
TO: Jeremy Shaw, Maia Small, Luiz Barata, and Seung Yen Hong
FROM: Joe Kirchofer and Kearstin Dischinger, Reservoir Community Partners, LLC
RE: Balboa Reservoir – Design Review Update
Response to Design Review Update Comments dated September 28, 2018

Thank you for the feedback on the updated site plan. We appreciate the opportunity to have this dialogue as we refine the master plan. Below are our preliminary thoughts in response to your comments.

Excerpt from 9/29/18 Planning Department Comments

The reconfiguration of the open space and the design responses to ongoing feedback from City College and the neighborhood are both supported. But parcels E, F, and G could benefit from being less rigid and from more balanced proportions. Specifically, the Planning Department recommends:

- Revising Parcels E and F so their widths are balanced and centering the central park between West Drive and Lee Avenue;

The foot print of Parcels E and F are related to the housing program and number of units that need to be accommodated on each block. We are continuing to refine the housing programs and will keep this goal of creating less a rigid and more balanced block pattern in mind as the housing program is finalized.

- Finding opportunities to express the different angles/ alignments originally caused by Ocean Avenue/ PUC alignments deeper into the site (i.e. parcels E and F);

We appreciate the suggestion of further expressing the Ocean Avenue alignment and will study these opportunities as the site plan evolves.

- Shifting the green/open space connection on parcel G to the west;

We are currently envisioning the main entry and lobby space for parcel G on North Drive near Lee Avenue. The open space connection would ideally be located near this lobby to provide an open air entry for residents and visitors. We will continue to study these options.

- Exploring a larger footprint for parcel E to create a stronger street frontage along North Drive.

We have looked at similar options for expanding the footprint of parcel E. After studying these options we believe that the current configuration is more consistent with our goal of strengthening the connection to the northeast, towards Sunnyside. The current configuration allows North Drive to be incorporated into the park expression, utilizing raised paving and planting, and allows the street wall at Parcel G to provide the terminus of the park. This arrangement expands the perceived scale of the park and makes the park more public along the northern edge. We will illustrate this approach in further detail as the plan develops

- Adding pedestrian connections and/or visual connections on parcels, E, F, and G; and ensuring the space north of parcel G does not feel isolated or unsafe

We will explore possible visual connections at E, F and G. Affordable housing dollars will be used to construct Buildings E & F. The related cost considerations may limit the configuration of the visual connections at these buildings. We agree that pedestrian connections are critical to the overall site design. Generally we believe that concentrating pedestrian traffic onto key paths at the public open spaces and streets will be the best way to activate the public realm.

Regarding the space on the northern edge of Parcel G, we intend to active this area with private outdoor areas to make sure is well supervised. As discussed we think it will be best to concentrate the pedestrian traffic along North Drive which provides a direct link from Frida Kahlo to the central park.

- Further defining Brighton Paseo with the footprint of parcel D;

We will give this idea further consideration as we develop housing blocks and the programming of the park.

- Creating a strong street frontage at North Drive and West Drive.

Open Space

At North Drive we propose to provide a strong street frontage at Parcel G to define the northern edge of the park, as discussed above. It is our intent that the buildings fronting West Drive will provide the transition between the larger buildings to the east and the townhouses to the west while also addressing the street wall concerns. We will continue to study options.