Balboa Reservoir CAC Meeting - March 11, 2019

AvalonBay Communities + BRIDGE Housing

Mission Housing | Habitat for Humanity | Pacific Union Development Corporation

12/5/18 Open House - Community Feedback

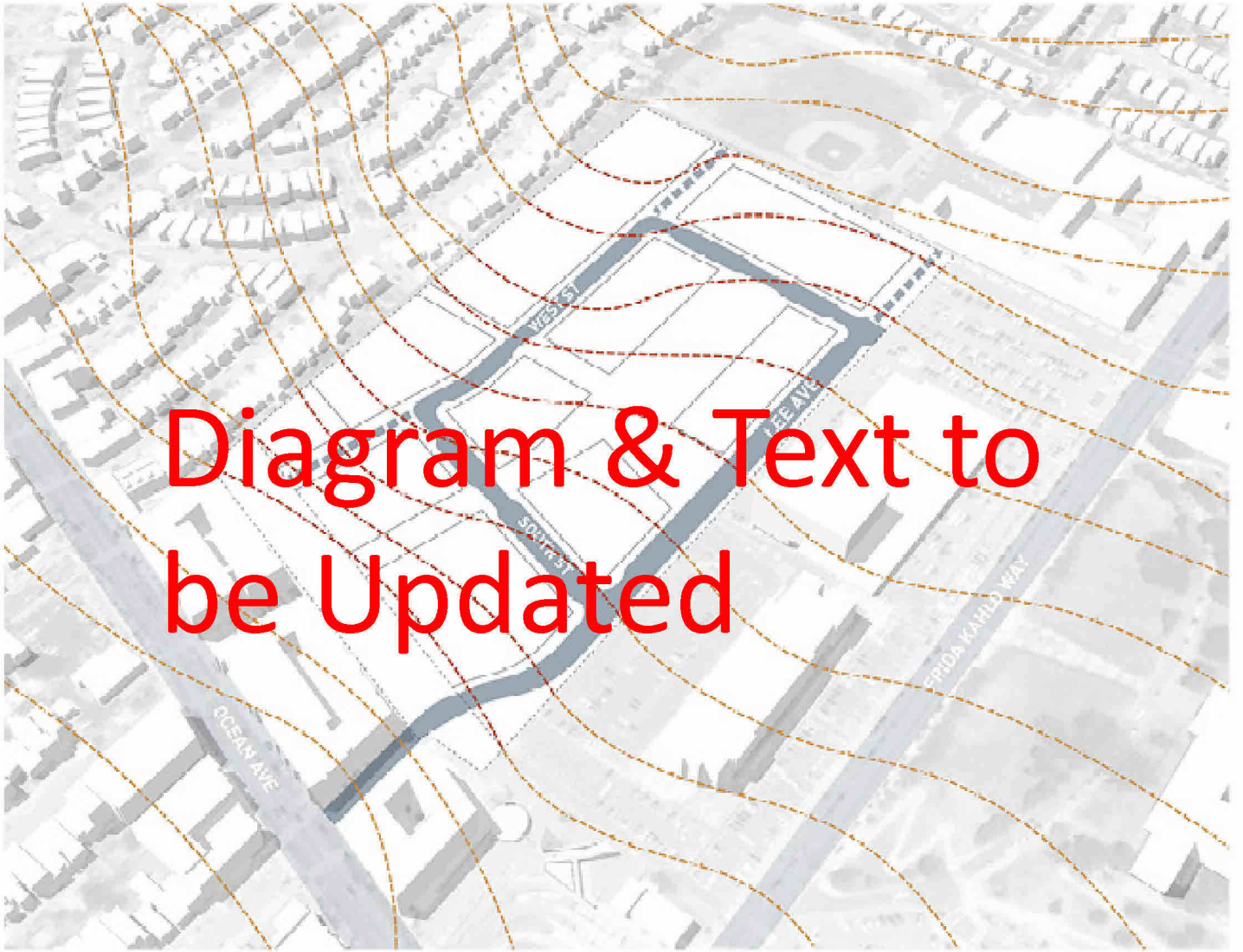
Sustainability Open House

- 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
- Provide wind sheltering at public open space
- Provide bike and pedestrian connections to surrounding neigborhoods
- Make sure rain gardens do not become trash collectors

Review of Site Planning Framework

1. RESTORE NATURAL SLOPE
2. OPEN SPACE NETWORK
3. PEDESTRIAN CIRCULATION
4. BUILDINGS FRAMING STREETS AND OPEN SPACE
5. TRANSITIONS TO NEIGHBORHOOD
6. SUSTAINABLE COMMUNITY

Site Grading

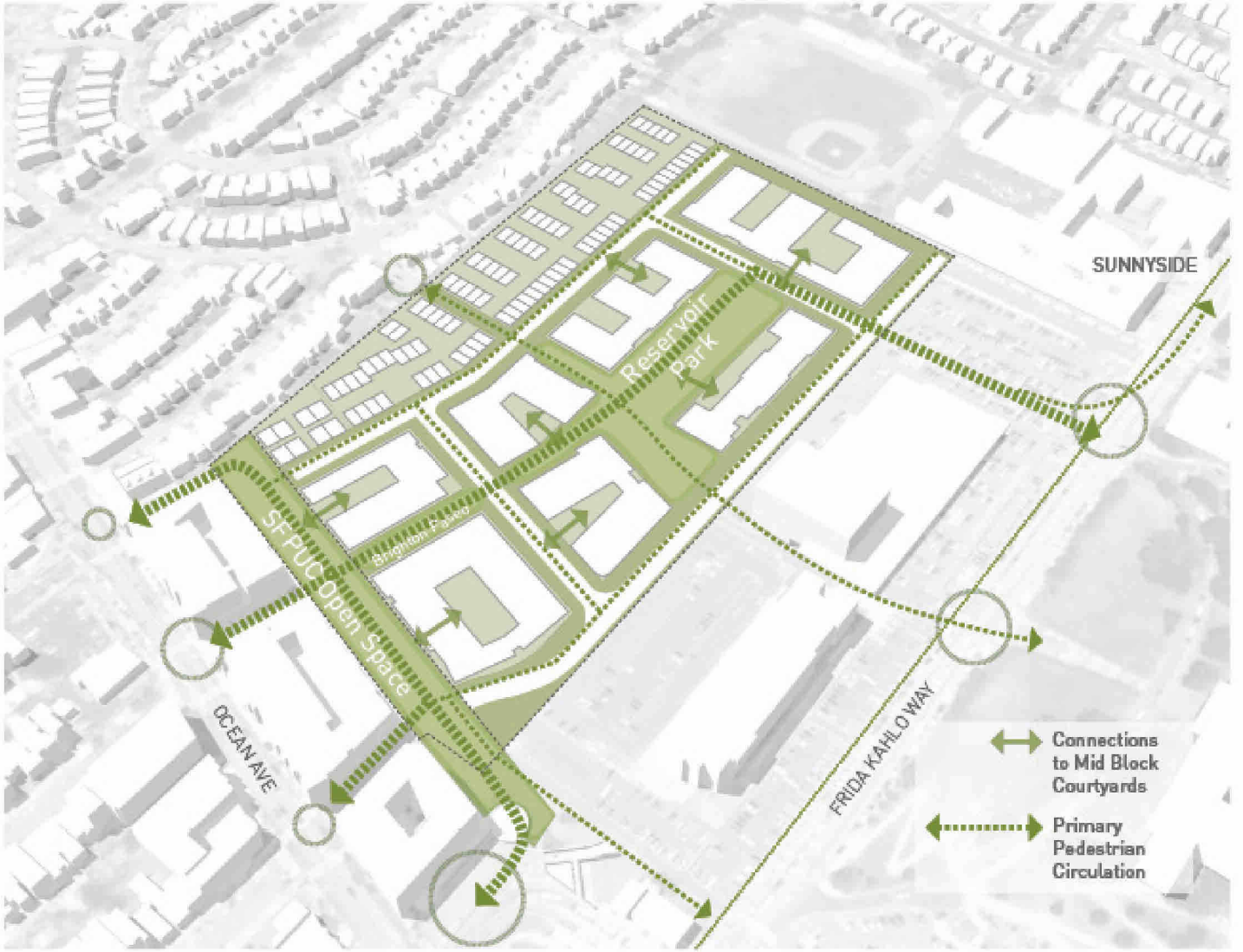


- First step is restoring natural slop
- Raise bottom of reservoir up to re-connect with surrounding nei
- Balance grading on site to limit import or export of soil

Public Open Space

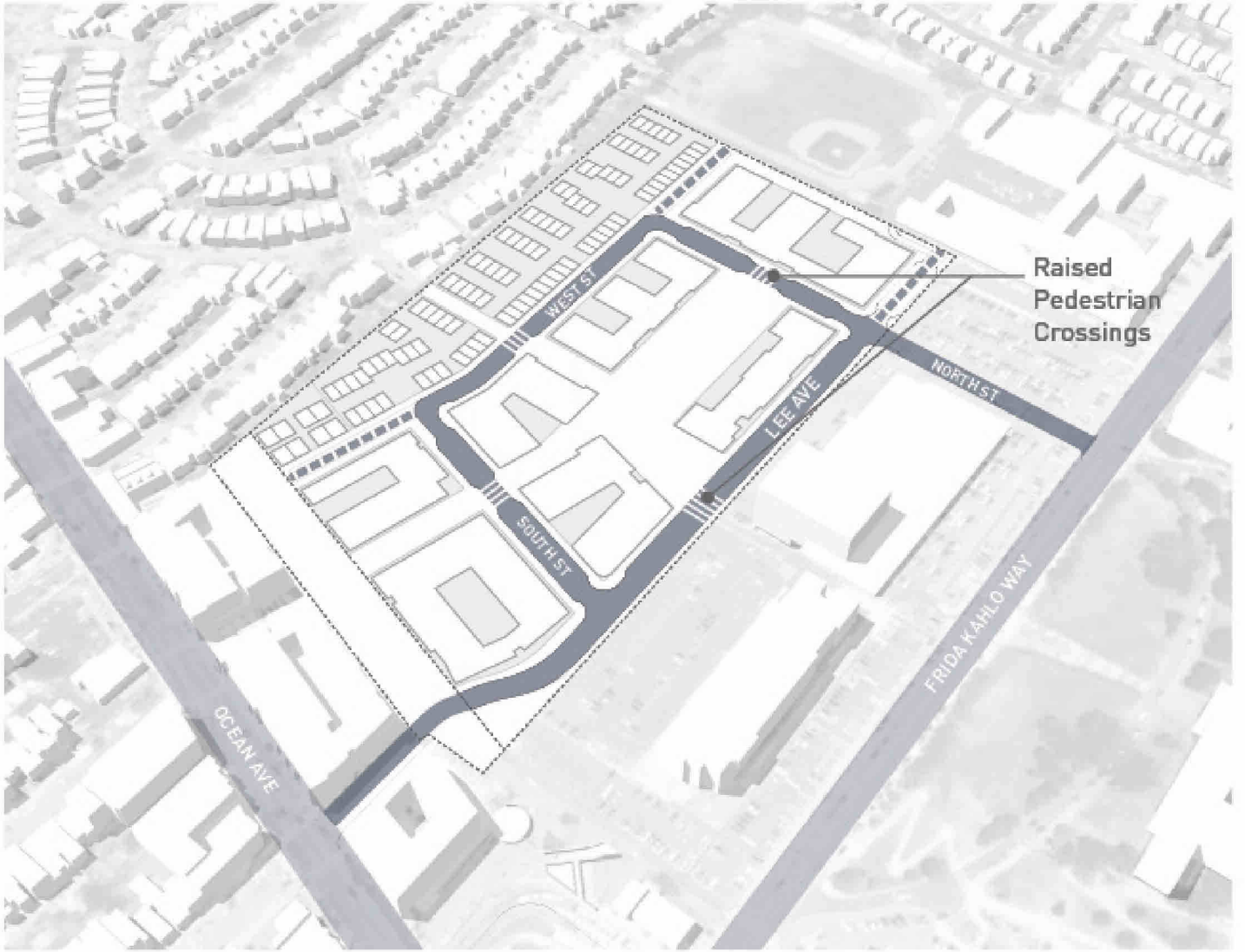
- Public open space is the heart of the new neighborhood
- Reservoir Park follows the original slope of the site, and provides natural circulation route through the neighborhood
- A greenway on SFPUC land is a flexible zone for a variety of possible uses: food trucks, farmers markets, urban soccer, etc.
- Every multi-family building has one or more frontages on public open space

Pedestrian Priority Zone



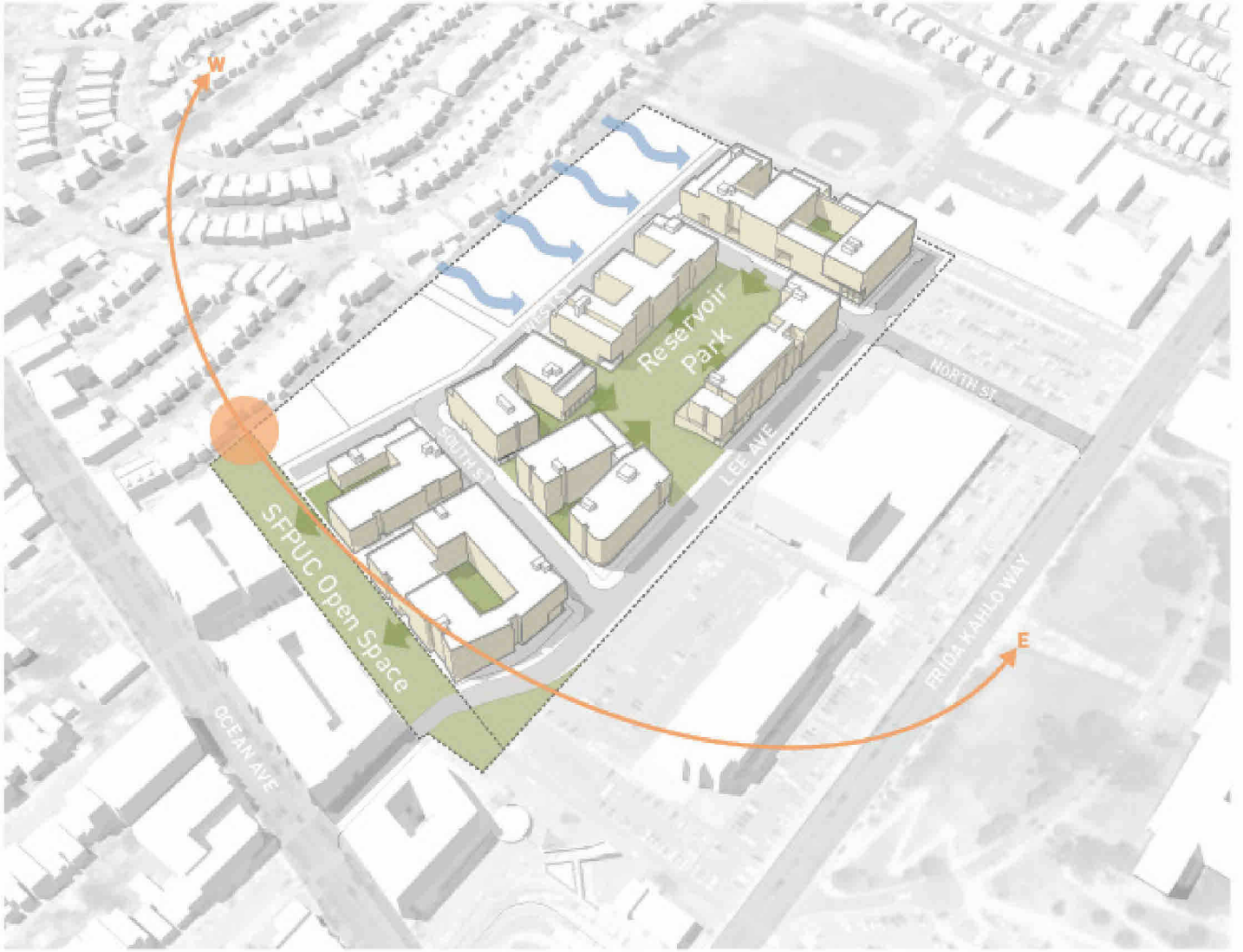
- Open spaces form the core of a pedestrian priority zone
- 2 parks on site are linked by pedestrian passages to create a continuous network of walking routes
- Connection points provide walking access to transit and shopping at Ocean Avenue, the Ingleside Library garden, Brighton Plaza, Lee Avenue, and Unity Plaza

Neighborhood Streets



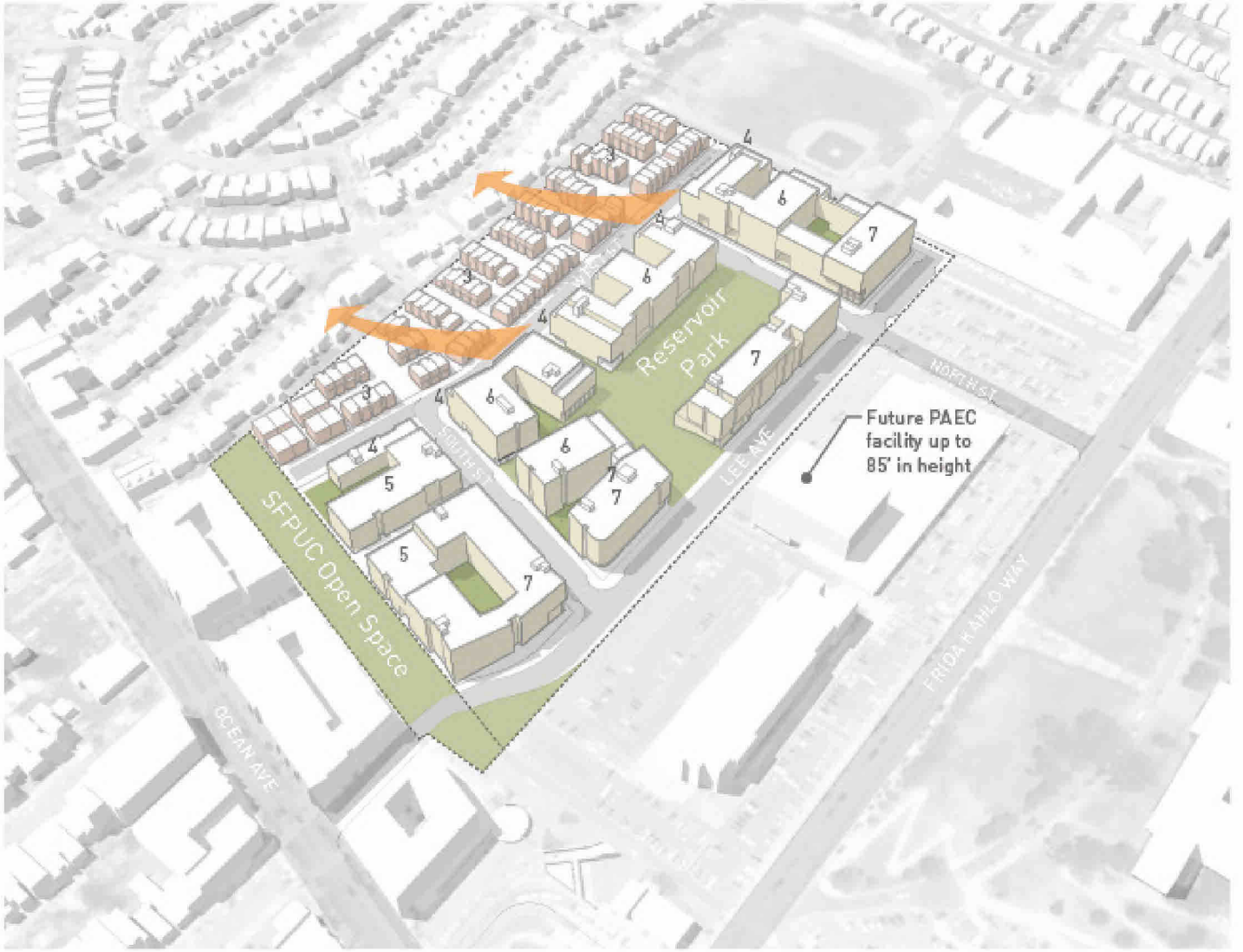
- A lean street network limits the impact of automobiles on site
- Raised crossings at pedestrian crossings improve safety and slow traffic
- North Street links the Reservoir with City College and provides a dedicated bike lane that connects Frida Kahlo Way with the designated bike route on Holloway
- On-street loading and limited parking is provided on all streets to accommodate passenger loading, services and visitors

Open Space Activation



- Buildings shape the public open space to create an active and welcoming sense of place
- Taller buildings provide wind sheltering at Reservoir Park while allowing good solar access
- Community facilities, a childcare center, and other amenity spaces are located on public open space
- 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 from the institutional buildings at City College to the single family homes to the west
- Taller buildings front on Lee Avenue, creating a strong shared frontage with City College
- Two and three story townhomes border Westwood Park, providing a transition in scale from single family homes to multi-family housing
- Back-to-back private yards maintain the privacy of neighboring homes on Plymouth Avenue

Sustainable Neighborhood

- Goal to meet building energy demand primarily through the use of greenhouse gas free electricity sources
- Roof tops designed to maximize the potential of photo voltaic and solar pre-heat systems
- Building envelopes designed to minimize energy loads for heating and cooling
- Water consumption reduced by treating gray water on site for reuse
- The landscape design allows stormwater management to be integrated into the open space plan

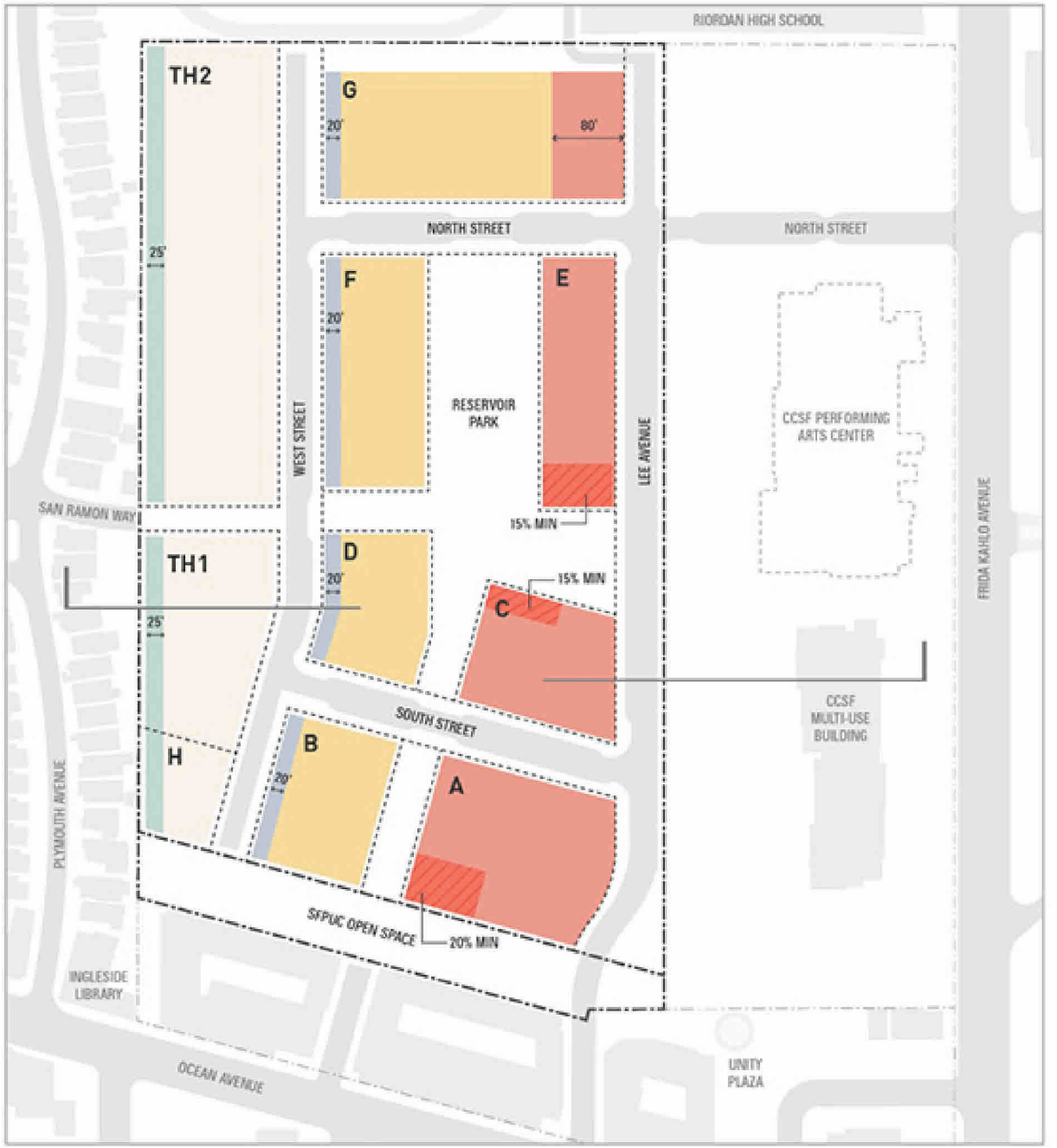
Draft Illustrative Plan

- Illustrative plan
- 2 acre central park
- 1 acre park at PUC parcel
- Street network integrated with landscape

Preliminary Design Framework for Buildings

1. Height diagram with emphasis on massing transition at west street
2. Active ground floor uses & strong architectural expression
3. Openings to internal courtyards to extend the sense of open space
4. Coordinated set backs & street walls to create distinct sense of place at streets & open space
5. Articulated roof scape & massing; architecture settles into neighborhood context
6. Overall goal of creating a cohesive sense of place

Massing - Step-Down to the West

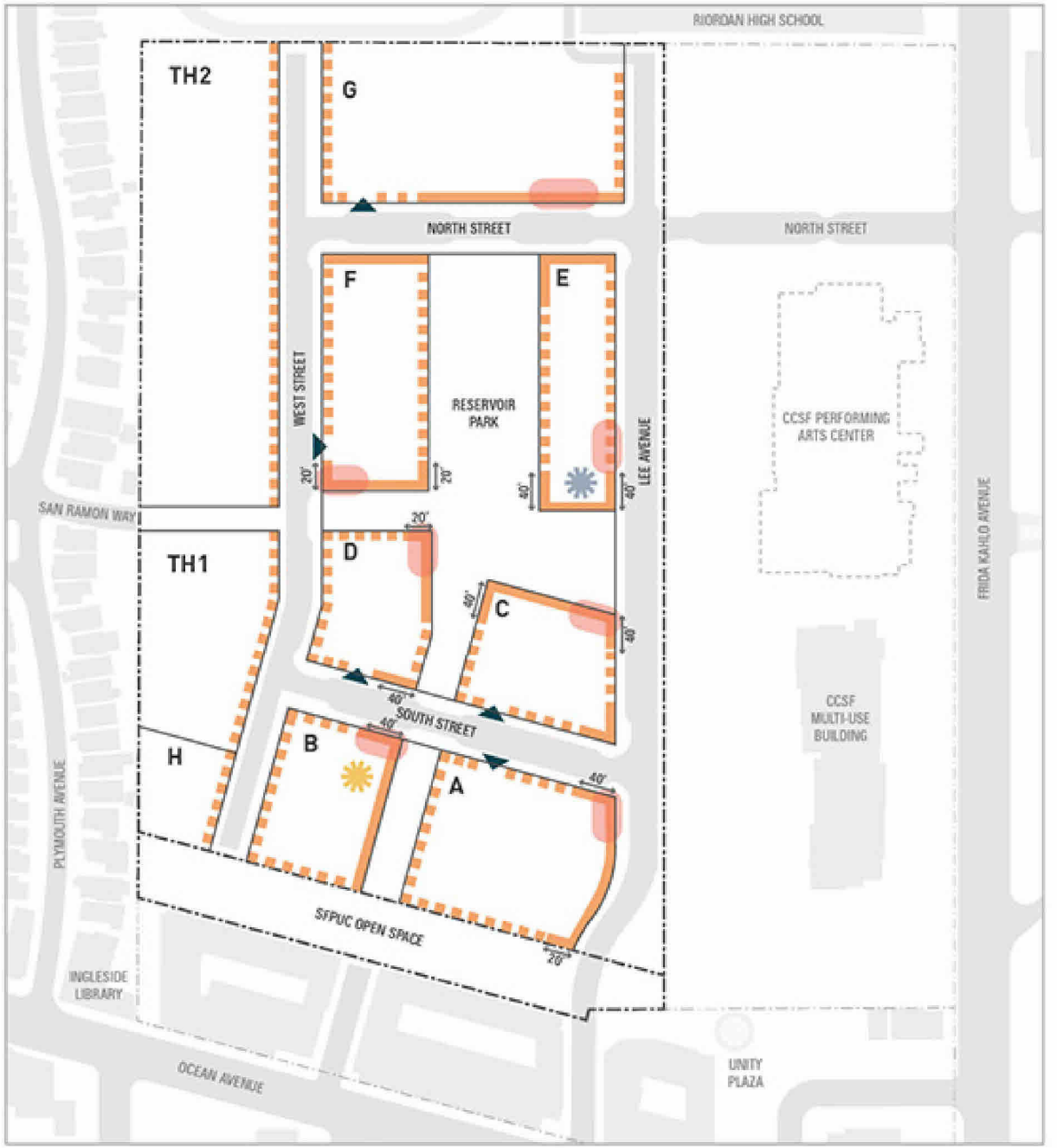


Height Controls

- 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 the institutional forms of City College
- Height controls also provide stepped massing adjacent to Riordan High School

LEGEND

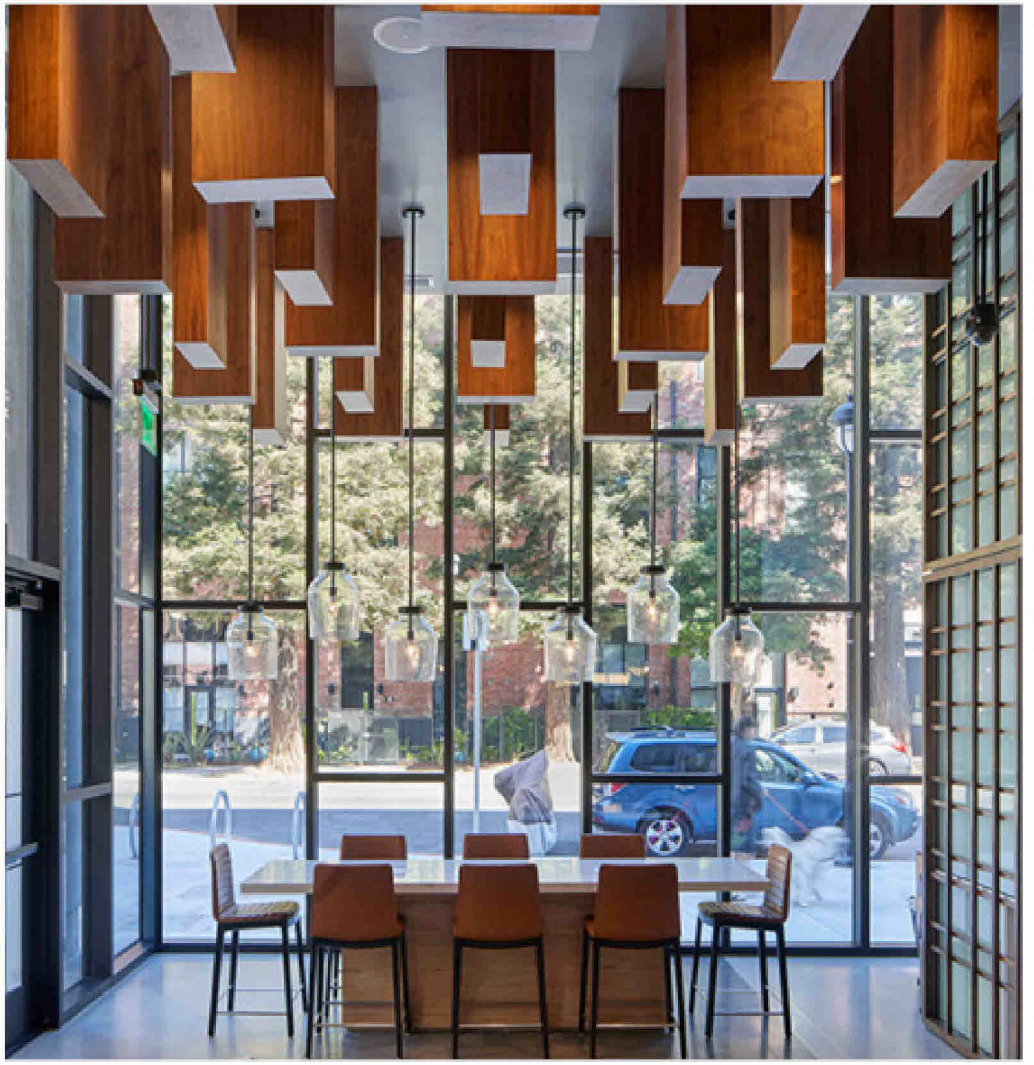
- *2 Stories, 25 Feet*
- *3 Stories, 35 Feet*
- *4 Stories, 48 Feet*
- *6 Stories, 68 Feet*
- *7 Stories, 78 Feet*
- *Required one-story step down; min 15-20% of total roof area; location flexible*

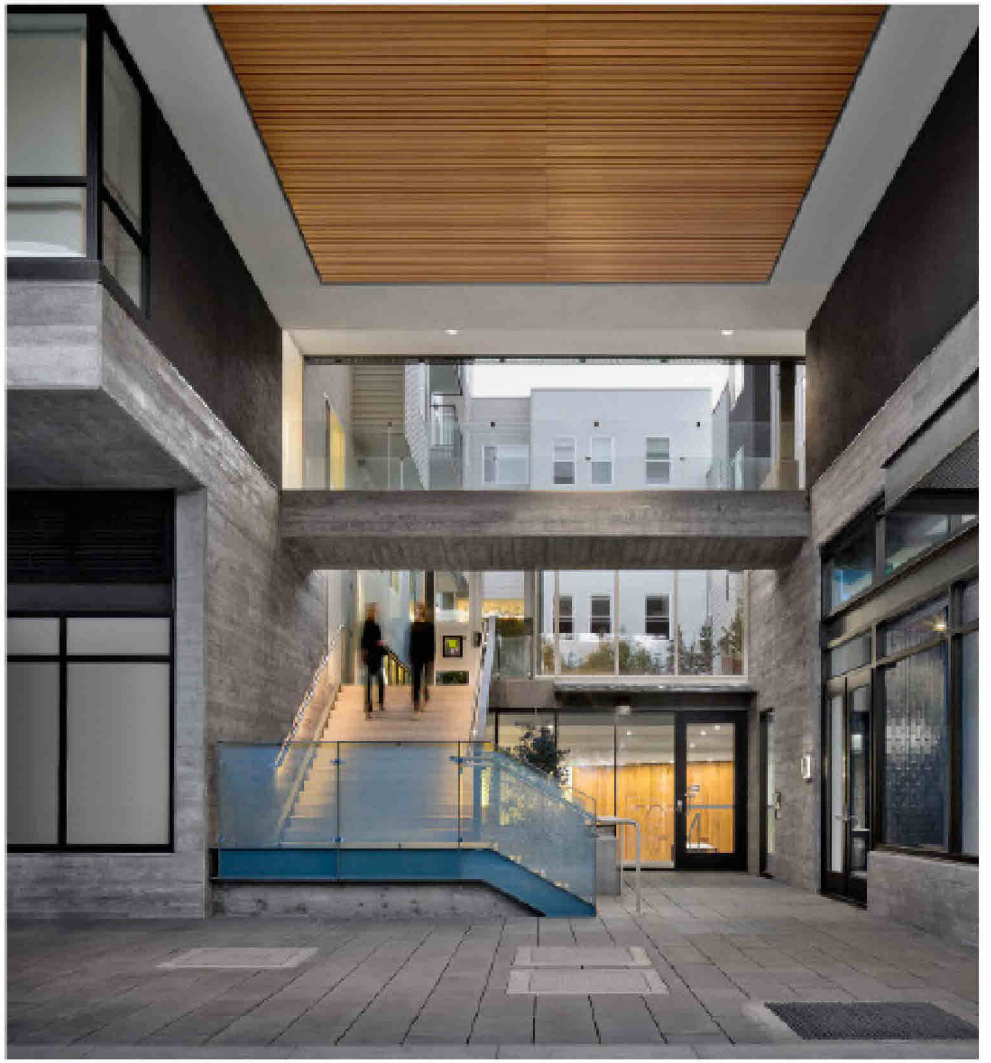


Ground Floor Activation

- To achieve a lively and engaging neighborhood, buildings will provide active ground floor uses
- No garage entries are allowed on Lee Avenue, south of North Street

Ground Floor Activation

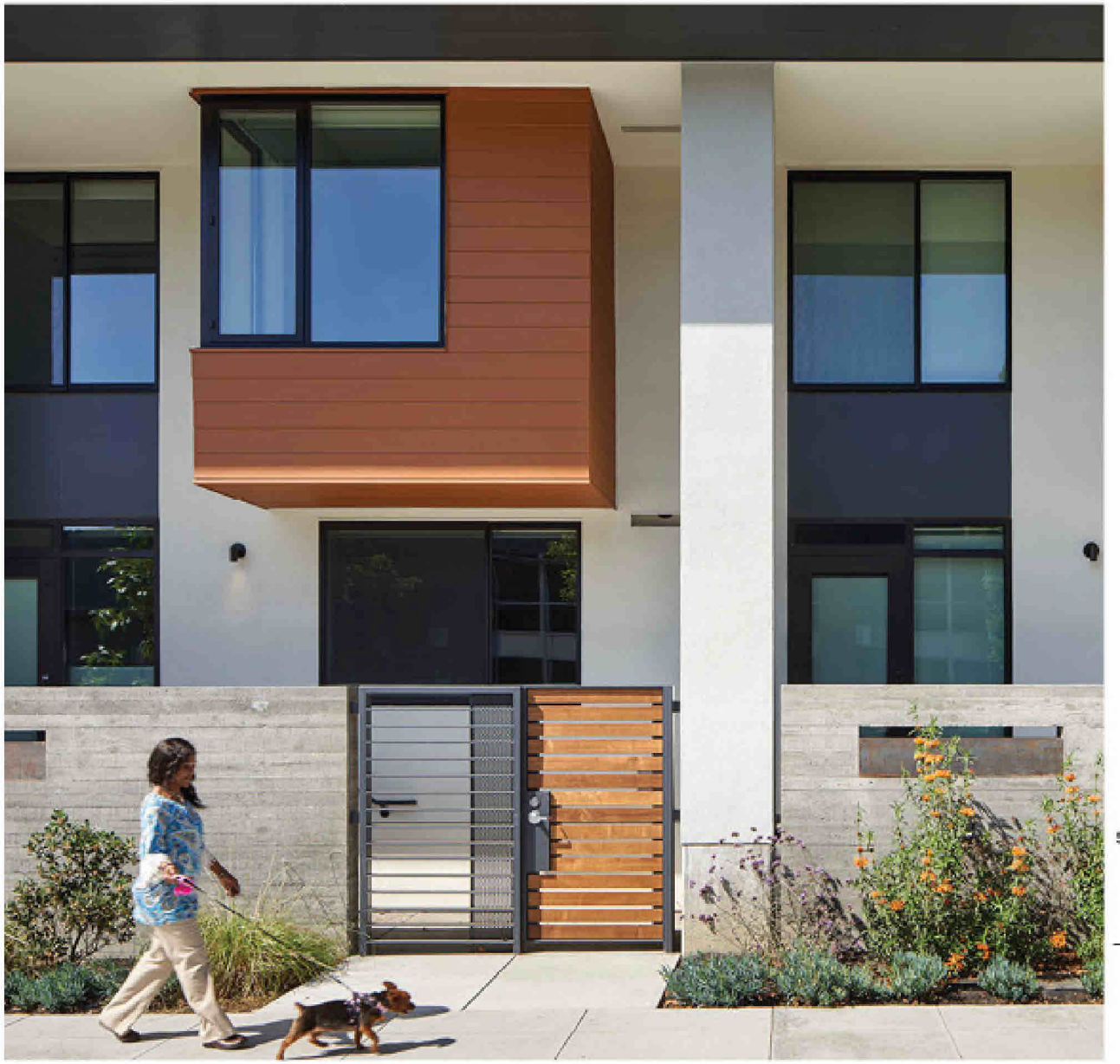


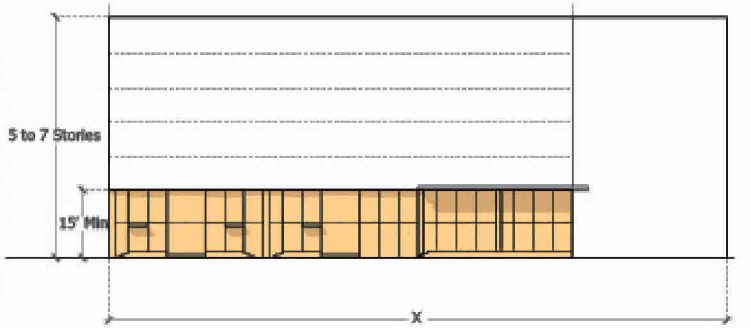


Building Entries

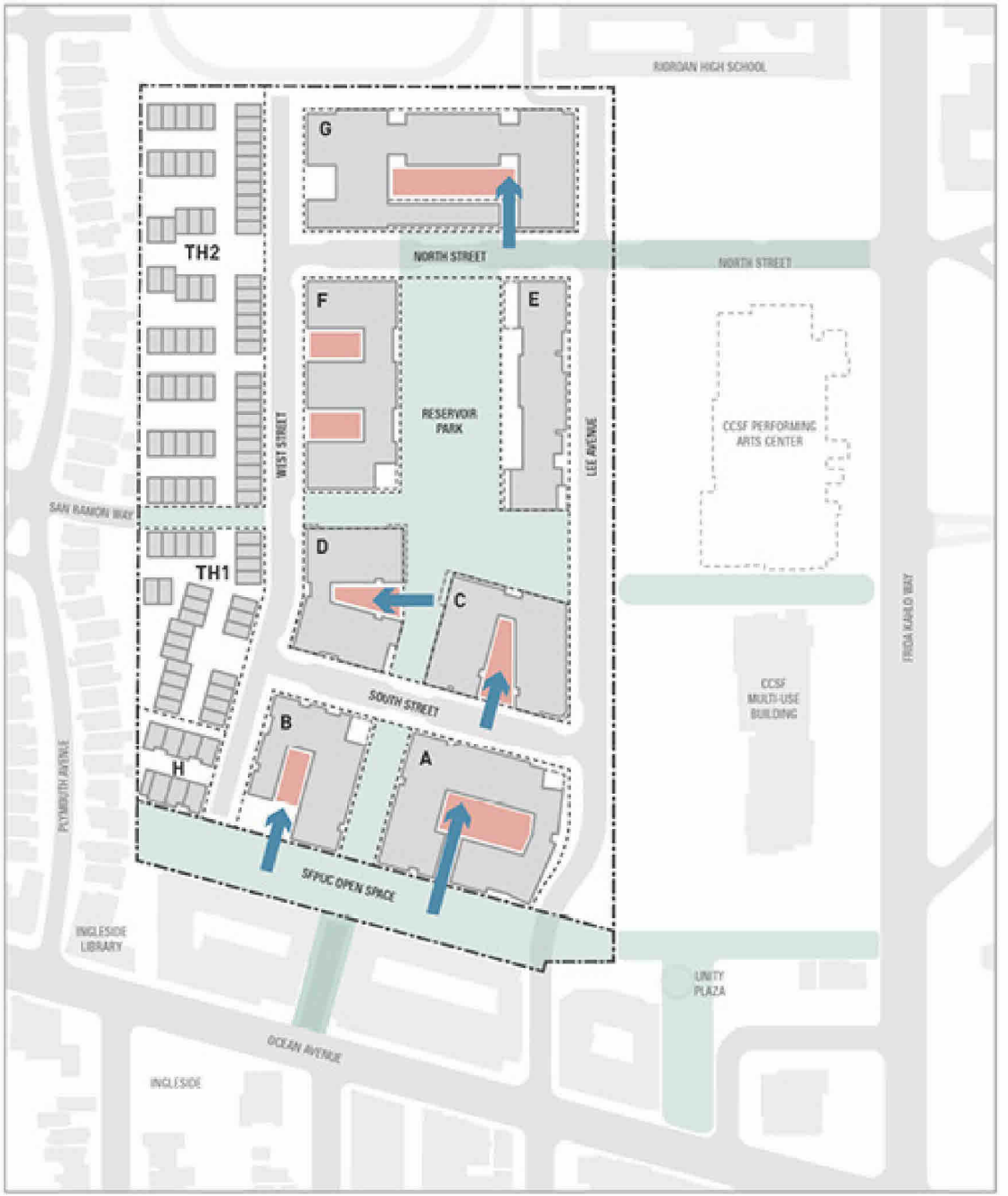
Ground Floor Unit Entries

Active connection to street





Opening to Interior Courtyards



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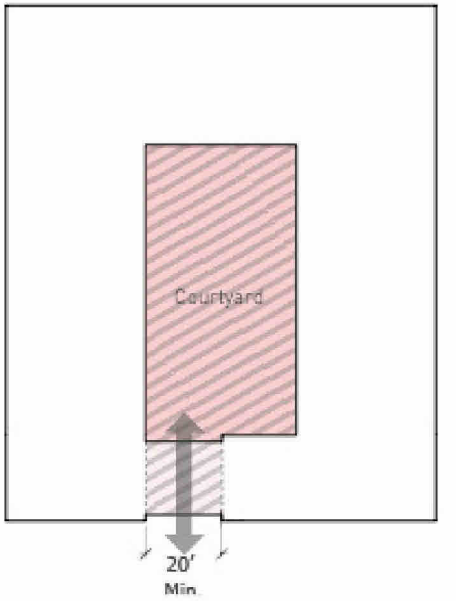
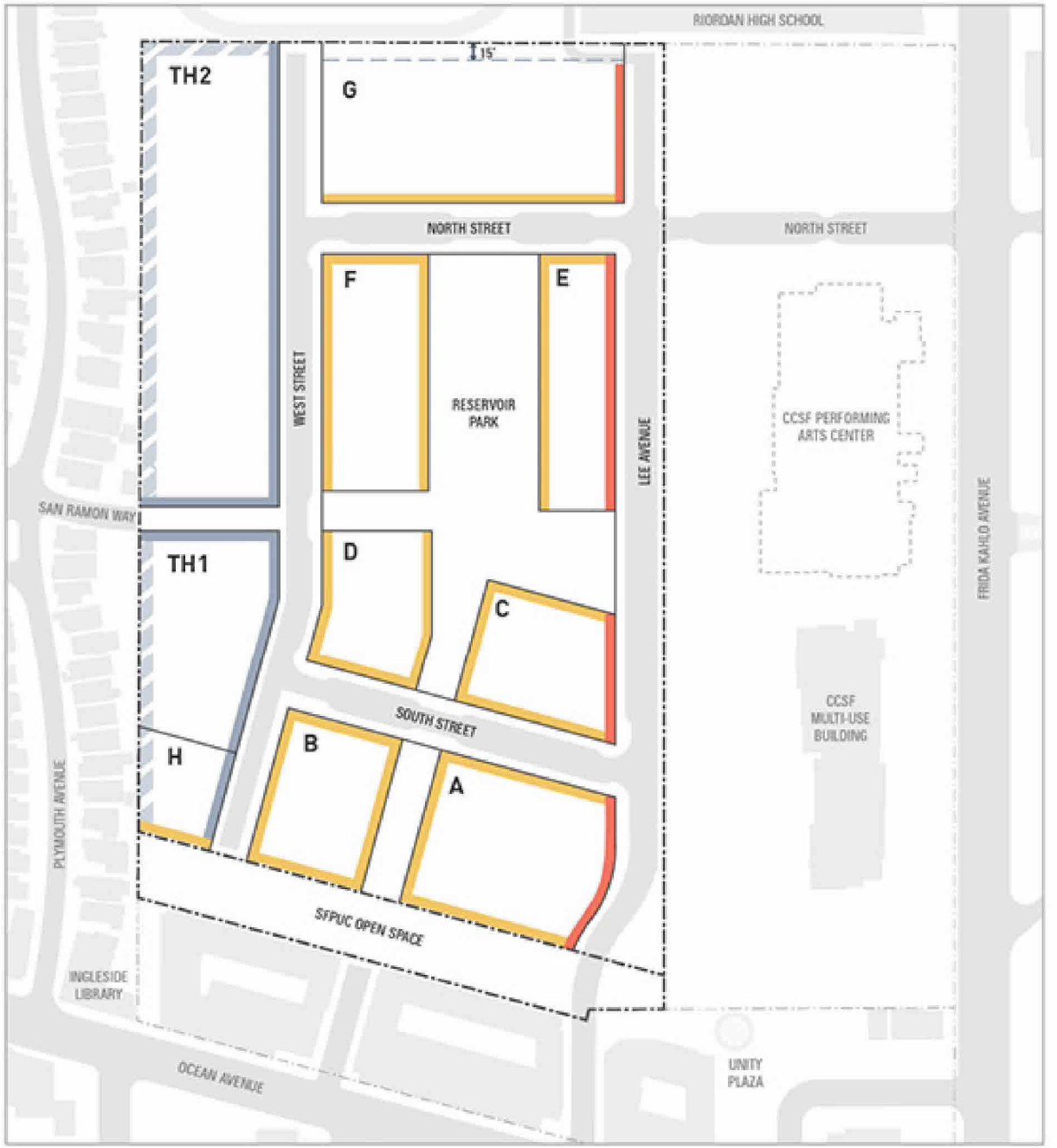




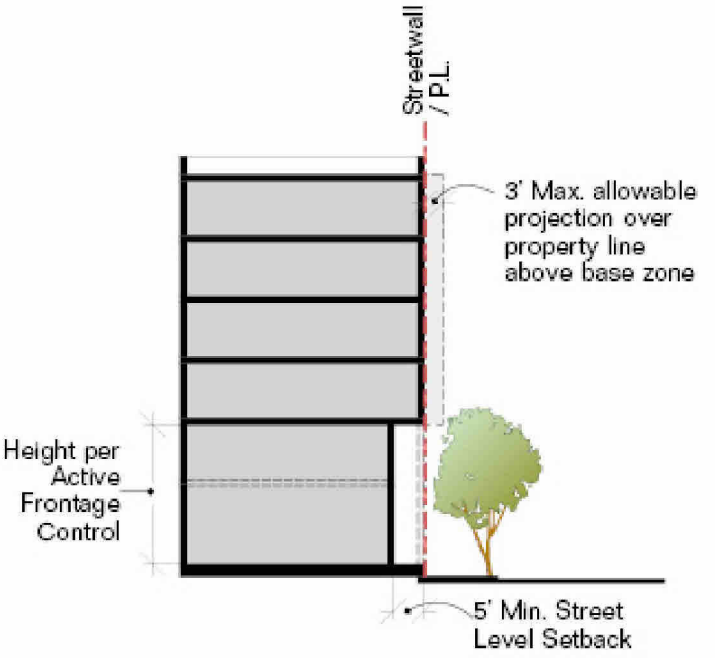
Landscaped Setbacks

- Ground floor setbacks will be provided to enhance the pedestrian zone and to provide added privacy between ground floor units and the public way
- Setbacks are measured from face of finish at building to public right of way, or to property line at publicly accessible open space

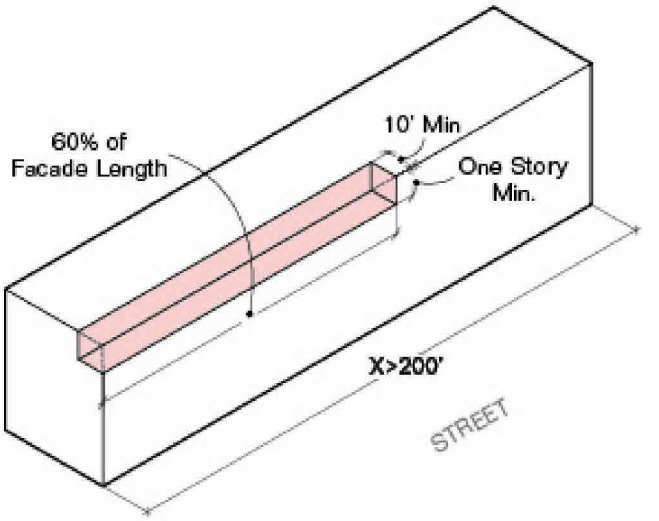
LEGEND

- *Type A, Lee Avenue, 5 Foot Setback at Street Level*
- *Type B, Typical Streetwall, 5 Foot Setback*
- *Type C, Townhouses, 3.5 Foot Setback*
- *Reservoir Side / Rear Yard, Refer to 7.35*
- *Reservoir Rear Yard Minimum Setback*

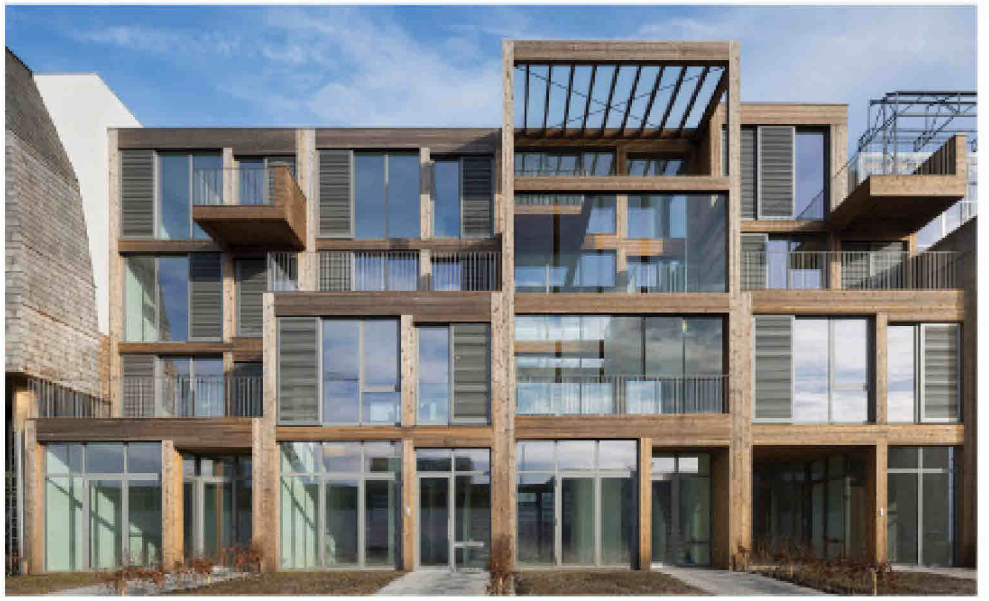
Landscaped Setbacks



Building Modulation



Roof Articulation



Illustrative Massing Concept

QUESTIONS & COMMENTS

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