

**WPA Balboa Park Reservoir Sub-Committee Minutes:**

Date held: August 17<sup>th</sup>, 2015

Attendees: Kishan Balgobin, Laura Frey, Linda Judge

Presented during WPA Board Meeting held August 18<sup>th</sup>, 2015.

~~~~~

A. The WPA specific survey for the Balboa Reservoir site found the five top choices of the 113 WP residents who responded are:

1. Retaining neighborhood character and integrity (30.09%)
2. Large open spaces for multiple uses (25.66%)
3. Large open space for programmed use (14.16%)
4. Affordable housing for all incomes (13.27%)
5. Housing for local workforce / Paths, walkways and routes to go on walks (Tie – 11.80% and 11.50%)

**The interpretation of residents wishes are: to not impact the neighborhood and its character with any visual or access changes (point 1), to provide additional space for WP residents to enjoy in the new development (points 2-3 and part of 5), while being open and welcoming to new residents on the east side of the new development (Points 4-5).**

B. Concerns of the Westwood Park residents who are most highly impacted are:

**1. Retaining neighborhood character and integrity, specifically:**

- a. Reasonable and appropriate space / distance between resident backyards and any new development or open space bordering the perimeter of the existing backyards.
- b. Ensuring that large open space and walking trails, paths, etc. or private homeowner backyards are programmed/preserved in the space between Plymouth Avenue homeowners' backyards and the western edge of the reservoir development.
- c. Ensuring that any proposed multi story housing is developed on the eastern side of the reservoir so there are no towering new development residents looking down into WP neighborhood backyards.
- d. Preserving and maintaining the 40' height restriction (measured from the bed of the reservoir) for any development bordering the Westwood Park neighborhood.

(con't)

e. Preserving and beautifying the earth berm on the west side of the reservoir site, which provides a reasonable and known buffer between the Plymouth Avenue residents' backyards and the proposed development site.

f. Prohibiting vehicular access from San Ramon and Wildwood into the new neighborhood. Additionally, there are concerns if pedestrian traffic is encouraged, residents and guests of the new development will use WP streets for parking. WP residents would like to hear the pro's for pedestrian access.

h. Ensuring that construction and earth moving activities during construction of the site do not affect or impact 90+ year old plaster and lathe houses located on the east side of Plymouth Avenue, as was experienced during the berm replacement and during the construction of the Avalon Apartment development (e.g., structural cracks, foundation issues, and other matters when heavy equipment and large amounts of earth are moved which are next to existing 90+ year old structures).

### **C. Open questions / comments:**

- 1. Who is the person @ the City that we need to convince?**
- 2. For the new development, what % is guaranteed 'low' and guaranteed 'moderate' (of the 33% designated)?**
- 3. Presentation or PDF to the CAC or = we're very proud of our neighborhood, we bought into the community with the restrictions that are in place, these are an important component of 'maintaining neighborhood character and integrity' (e.g., height restrictions, density restrictions, etc.)**
- 4. If preference is no vehicular access, and limited pedestrian access, do we have any suggestions for vehicular access?**
- 5. Draft RFP?**