

OCEAN BEACH CLIMATE ADAPTION PROJECT

RFI RESPONSE (DRAFT)

March 18, 2019

Prepared for:

**The San Francisco Zoo
1 Zoo Road
San Francisco, CA 94132**

**Attn:
Tanya Peterson - Executive Director
Joe Fitting - Deputy Director**

**San Francisco Rec and Park
501 Stanyan St
San Francisco, CA 94117**

**Attn:
Stacy Bradley - Deputy Director
Brian Stokle - Planner**

Prepared by:

**MKThink
1500 Sansome St
San Francisco, CA 94118**

**Mark R Miller, FAIA - Executive Director
Wanyi Song - Project Planner**

Background Reference:

SF Zoo prepared a full Campus Master Plan in 1994 that provided the basis for the CEQA compliant EIR. This EIR - Case Ref # 95.469E - was approved in 1998. The scope considered the entire 100 ac (approx.) site and anticipated growth of the SF Zoo through the foreseeable future.

The SF Zoo has continued to improve the campus in accord with the Master Plan and EIR to date. Current conditions have not yet approached the impact parameters anticipated by these approvals.

Recently, in response to SF Zoo strategic plan initiatives as well as the SPUR Ocean Beach the SF Zoo has been studying refinements to the framework of the Campus that remain in alignment with the 1994 Master Plan and 1998 EIR approval. These studies are encompassed in a draft Framework Plan.

Highlights of the EIR include the following:

Scope:	100.8 acre campus
Structures:	5.06 acres
Animal Habitats:	18.7 acres
Conservation Areas:	10.6 acres
Other open space:	34.6 acres
Parking Capacity:	1715 vehicles: SF Zoo and Beach local combined capacity 985 vehicles: On-site Capacity 865 visitors: Located along Coastal Zone 120 staff: Located along Zoo Road
Parking Coverage:	19.57 acres: all surface parking
Vehicular Access:	Great Highway: Primary ingress and Egress Sloat Blvd: Local ingress only Zoo Road: Service and staff



Highlights of the EIR Compliant Campus (pending) Framework Plan upgrades include the following:

Scope:	100.8 ac. campus
Building Coverage:	5.06 ac. (not including proposed parking garage)
Animal Habitats:	25.8 ac. (inc new 6.8 acre Coastal Conservation Habitat)
Conservation Areas:	10.6 ac. (no change)
Other Open Space:	35.8 ac. (630 space parking structure saves 8.0 ac. open space)
Parking Capacity:	1465 spaces: Total local. Down 250 due to coastal measures 985 vehicles: On-site Capacity 210 visitors: Located along Coastal Zone 625 spaces: For visitors not in Coastal Zone 120 staff: Dispersed (none in Coastal Zone)
Parking Coverage:	11.57 acres: 8 ac saved due to parking structure
Vehicular Access:	Great Highway Removed. Sloat Blvd: Limited ingress/egress for events and local access Zoo Road: Primary Visitor vehicular access Herbst Rd: Service and staff
Proposed Habitats:	Great Ape Passage: P1 Completed 2018, P2 open 2019 Lemur Sanctuary: LFMC P1 start Q1 2019, open Q2 2020 PDC Renovation: LRMC P2 start Q2 2019, open Q3 2020 Snow Leopards: P1 start 2019, open 2019 P2 start 2022, open 2023 Andean Condor: Start Q3 2019, Start Q1 2020 Islands: Start Q1 2021, P1 open 2023, P2 open 2025 Big Cat Country: Start Q3 2021, P1 open 2023, P2 open 2024 Coastal Zone: Start 2023, P1 open 2024, P2 open 2026



RESPONSES TO RFI QUESTION #1:

Project 4b will remove the SFZ prime vehicular ingress and the only egress at the Great Highway. The remaining secondary visitor vehicular ingress (only) on Sloat Rd will be impacted and possibly unavailable during the Sloat Rd improvement phase. (Note: the current entry has a potential egress function that is not in use to minimize the safety issues of right hand turns onto Sloat.)

Also, both Project 4a and 4B remove considerable public parking for Zoo visitors as well as Ocean Beach goers. These functions will overstress the currently insufficient parking resource on SF Zoo property.

....

To accommodate these displacements to the SF Zoo, there are two primary options for currently under consideration with a variation on the second option:

Option 1 relies on only the Sloat Blvd to be shifted to align with 47th street and expanded to accommodate ingress and egress to serve all on-site visitor parking and drop off including visitor parking spaces as well as bus loading/unloading. Total parking on site served by the Sloat Blvd gate would be as per the 1998 EIR of 845 visitor spaces. The 120 staff spaces and service vehicular access would continue to be from Zoo road. The historic entry at 45th would be improved to support public transit, walk-in/bike-in guests, bus drop-off as well as ADA access.

Option 2 opens Zoo Road off Herbst Road to visitor traffic. There are two variants, Option 2A retains Sloat Blvd access in its current condition of ingress only and provides through road access to additional parking and ingress/egress at Zoo/Herbst Rds. Staff access would be from either Sloat or Herbst. Service access would be from Herbst only. Total parking on site would be as per the 1998 EIR of 845 visitor spaces and 120 staff spaces. The historic entry at 45th would be improved to support public transit, walk-in/bike-in guests, bus drop-off as well as ADA access.

Option 2B differs from Option 2A as it does not provide through road access connecting Sloat and Herbst Rd for visitors on Zoo property. Total parking on site would be as per the 1998 EIR of 845 visitor spaces and 120 staff spaces. Also the primary zoo parking reservoir is shifted East along zoo road and provided in new structured parking providing 550 spaces. The current parking lot served by Sloat Blvd would be reduced in size to be approximately 215 spaces in accord with the restricted single line ingress and egress at Sloat Blvd. Approximately 100 additional staff parking spaces would be provided in distributed locations off Herbst/Zoo Rds. All service access would be from Herbst/Zoo Rds only. The current west Zoo gate would serve the public transit, walk-in/bike-in visitors. Bus drop-off would be proximate to the new the Zoo Road gate.

More specifically:

Option 1: Sloat entry to serve as the ONLY visitor vehicular ingress and egress with additional parking added along the current service road known as Zoo Road.

This option would require:

1. Realigning the entry to align with 47th Street to provide access from East and West bound lanes on Sloat Blvd.
2. Provision of Bus Drop-off lanes along Sloat Blvd for 4-6 visitor buses
3. Renovations and reopening of the pedestrian/transit entry at 45th st. including ADA access
4. Removal of the old (historic?) Power Plant / Pump House building and relocation/recreation of its the required and operational plumbing functions to a new site (TBD).
5. Widen the entry to accommodate more lanes (2 in and 2 out?)
6. Provide adequate on-site queue lane lengths (200' estimate).
7. Replacement of parking loss due to queue lane adjustments (est. 54 cars)
8. Creation of a paved/stripped parking south of Zoo road for 234 cars with appropriate pedestrian path improvements to connect these users with the Zoo entry.
9. Location of a portion of the new parking lot inside the coastal retreat zone
10. Creation of secondary animal containment security system around the new parking lot.
11. Reservation of sufficient spaces for bus holding zone at Sloat / Skyline intersection.
12. Improvement of the west Zoo Road alignment to safely accommodate visitor traffic.
13. Closure and security improvements at the current Great Highway access point.
14. Removal and Relocation of existing industrial support building directly opposite 47th st on the Zoo (south) side of Sloat.
15. Resolution of grade change from 47th street alignment to current parking level.
16. Provision of safe transit drop-off including ADA access from Sloat.

17. Possible beach access with the provision of additional parking along Zoo Rd and the provision of new Zoo entry along Zoo rd.

Option 2 Overview: Reopen and improve (former) Zoo Road at the intersection with Herbst Road to either accommodate either

- A. OPTION: Primary vehicle access and egress as well as support through-road egress from current Sloat St entry configuration between 47th St and the Great Highway
- B. OPTION: Primary Zoo vehicle access and egress without through traffic to Sloat Blvd. Keep Sloat Blvd as a modest entry/egress to support secondary Zoo parking and access.

Options 2A and 2B would both require:

1. No need for modification of Sloat Blvd location.
2. No need for modification of the Power Plant / Pump House Building.
3. No need to repair and open the (former) Zoo gate at 45th street.
4. Creation of a visitor vehicular access gate at Zoo/Herbst roads with 2 right hand entrances and two (2) right exit lanes.
5. Improvements to existing road/gate access just south of Zoo/Herbst intersection for new Zoo access road to access service and Wellness Center.
6. Sloat Blvd to remain in its current configuration.
7. Single right turn access only from Sloat St east bound lane into the Zoo.
8. Creation of a additional parking south of Zoo road to maintain capacity of 965 spaces.
9. Closure and security improvements at the current Great Highway access point.
10. Realignment of security barriers and animal containment along north and south sides of Zoo road.
11. Elimination of PUC layby access from Great Highway.
12. Creation of a new service entry off Herbst Rd.
13. Additional parking and security measures with any provision of Beach User Access from Zoo parking lots.
- 14.

Option 2A may specifically require:

1. Through traffic for vehicles that arrive from Sloat Blvd along Zoo Road to exit at Herbst Road. (no Sloat egress due to limited capacity).
2. Expansion south of the existing parking reservoir with the addition of 435 paved and stripped visitor parking spaces (965 total on site).
3. Improvement of the west Zoo Road alignment to safely connect the new south lot with the existing visitor parking.
4. Location of a portion of the new parking lot inside the coastal “100-year retreat” zone
5. Removal of the mature tree zone located just north of the west end of Zoo Road to accommodate the required parking.
6. Additional security and secondary animal containment along the full length of Zoo Road to isolate this zone from intrusion into and from the visitor and animal areas of the Zoo.
7. Improvement of the west Zoo Road alignment to safely connect the new south lot with the existing visitor parking.
8. Grade separated cross over (bridges) to safely connect
 - Zoo staff assisted animal movements from the North Zoo animal habitats to the south Zoo animal wellness facilities as well as the EIR approved animal paddocks and in-development animal sanctuary coastal zone.
 - Visitor connection “inside-the-gate” from the north Zoo zone to the South Zoo visitor zone.
9. At grade or elevated safe passage for trucks and other service vehicles across Zoo Road to/from the Service yard, (if it is not relocated to the proposed new site)
10. Reservation of a natural habitat zone midway along Zoo Rd to accommodate animal habitat and the visitor experience as per the Zoo’s (pending) updated Framework Planning
11. Relocation of the Zoo service yard to a new area south of the wellness zone – near the armory access road.
18. Possible beach access at the west end of Zoo Rd. with the provision of additional parking along Zoo Rd (east) and the provision of new Zoo entry along Zoo rd.

Option 2B may specifically require:

1. No through traffic for visitor vehicles that arrive from Sloat Blvd to Zoo Road to exit at Herbst Road.
2. Emergency and Service access from Zoo road through to Sloat Blvd.
3. Limit Sloat Parking Lot to 215 vehicles.
4. Consider Beach User access from remaining Sloat Lot (may require increase to total Zoo parking elsewhere)
5. Create new Structured Parking along south-east portion of Zoo Road.
6. Capacity of new structured and nearby surface parking to accommodate 630 vehicles.
7. Creation of a new, safe Zoo Road visitor drop-off north adjacent to new structured and surface parking.
8. Creation of a new Zoo visitor gate/plaza/entrance north of parking structure/drop off area.
9. Accommodate 120 staff vehicles along Zoo road and in appropriate service areas.
10. Possible improvement of the west Zoo Road alignment to safely connect Zoo Road and the modified south lot for emergency and Zoo service vehicles.
11. Additional security and secondary animal containment along the area associate with the Herbst/Zoo Road entrance and the new parking structure to isolate this zone from intrusion into and from the visitor and animal areas of the Zoo.
12. Reservation of a natural habitat zone midway along Zoo Rd to accommodate animal habitat and the visitor experience as per the Zoo's (pending) updated Framework Planning
13. Possible beach access from the historic Fleishacker Site
14. Natural site restoration of a portion of the west parking lot to create Beach User access and a related walk-in / bike in entry to the SF Zoo