

BALBOA OPEN SPACE OPEN HOUSE SUMMARY OF COMMENTS

DATE: 10:00AM-1:00M, JUNE 23, 2018

LOCATION: INGELSIDE LIBRARY PROGRAM ROOM

1. OPEN HOUSE BOARD COMMENTS

WELCOME BOARD

ATTENDEES

- Neighbors from Westwood and Sunnyside
- Very few students from CCSF
- San Francisco Planning Department
- San Francisco Recreation & Parks Department
- CAC members

STATION 1 – INTRODUCTION AND PROCESS

BASEPLAN

- Some neighbors expressed concern about trees on the edge of the site interacting with power lines. They inquired if it would be possible to put power lines underground
- Where is the parking garage? People debated about future car demand. Some are concerned about parking spaces, as it is a problem now. People are optimistic that car demand would decrease as autonomous car technology develops
- With regards to building design, a participant suggested to consider the problem posed to birds by large stretches of glass, especially behind planted areas
- Some people want higher density development; some people want lower density development.
- Base plan still does not follow parameters of BRAC; the heights increase dramatically west to east

AFFORDABILITY

- People expressed concerns about affordable housing
- Building a new neighborhood like this is fine, but it should *all* be affordable housing, given that the site is public land
- A neighborhood like this wouldn't *have* to be built by private developers; it *could* be publicly developed by the City
- Affordable housing is not affordable, it's different than low income housing

VIEW AND WIND STUDY

- Wind vortex; sometimes wind comes from west
- Use the wind in design, maybe sculpture or wind mills in the landscape

STATION 2 – OPEN SPACE

OPEN SPACE PROGRAMS

- Consider ecology garden center for kids, similar to EcoCenter in Haron's Head Park
- Have kids' education program on site
- Provide as much habitat as possible; it's rewarding to see butterflies in the City.
- Look at the native and horticulture trees near Havelock on CCSF; extend the ecosystem; Garden for Environment is a good example of protected open space.
- Dog park is critical—too many dogs use other people's front lawns

OPEN SPACE NETWORK AND TYPOLOGY

- Use the five elements in the open space design: "gold, wood, water, fire, earth"
- Don't use shrubs/bushes; they grow too big and displace people

CENTRAL PARK DESIGN

- Who's going to maintain the park?
- From maintenance point of view, consider active programming
- Programming for central park and leasable area for parties could generate income
- Dog park and playground are active all day long
- Other desired active programming options include soccer field, sports court; court could be full size, smaller size such as U10 and half size are also good
- Community garden is great, there are many successful management experiences within the city, people can interact with neighbors and compete how they maintain their gardens.
- Need public access from Ocean Ave.
- For mixing designated dog area and lawn, refer to Alamo square. 10,000 square foot minimum desired
- Refer to Park Merced open space: no one wants lawn
- Park examples: South Park, Dolores Park
- Need restroom access
- Consider one dog park and one playground in north of the site, so Sunnyside people don't need to walk very far when it's rainy or windy
- Consider partnership with City College and Riordan where students help maintain the open spaces—fits with high school community service requirements and would help create a sense of ownership of the open spaces, leading people to treat them better

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- There will be lots of foot traffic, which will generate litter and create a problem with vermin. This is already a problem in the neighborhood, given the number of mice, rats, pigeons, crows, skunks, raccoons, etc. in the area due to the nearby greenbelts
- Think carefully about trash can design—lids of some kind are critical, animal-safe (City College trash cans don't have lids, and crows sit on their edges and strew garbage around)

PUC OPEN SPACE DESIGN

- Save existing tree in PUC
- Brighton needs to be very public and have clear signage so people don't need to question whether they entered private property
- Farmers market next to Unity Plaza

STATION 3 – SUSTAINABILITY

SUSTAINABILITY STRATEGIES

- Environmentally sustainable approach to landscape is important
- Rain gardens and storm water bio-retention desired
- Landscape needs to be resilient and look nice in varied weather conditions (don't want plants to die during a drought)

PEDESTRIAN, BIKE AND VEHICULAR CONNECTION

- Give all City College students Clipper Cards
- Provide free shuttle bus between City College campuses
- Neighborhood parking only in Westwood Park.
- Get MUNI involved
- Love our MUNI/BART transit in the neighborhood, one reason we retired here
- More housing will inevitably mean more traffic, but people can adapt—people just need to get over it.
- Lots of commuter traffic getting off the freeway now, but increasingly, commuters/others in San Francisco don't use cars
- The connection at San Ramon *should* be a street, at the very least a pedestrian way
- Once the new neighborhood and park are built, people in Westwood Park will be *happy* to have the connection to be able to get to the park. Many people there have grandchildren who the park would be ideal for
- Daycare drop-off on the shared dead-end street as shown (off of South Street) is good, more out of the way. Need to consider how drop-off circulation and turnaround will work.



Board exhibition

BALBOA OPEN SPACE OPEN HOUSE SUMMARY OF COMMENTS

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2. OPEN SPACE DESIGN GAME SUMMARY

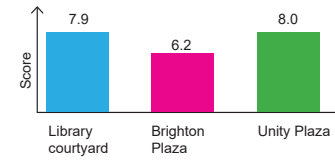
- Some people prefer large peaceful lawn with no planned program, while some people prefer no lawn with lots of program
- People love to have community gardens and playgrounds near where they live
- Windbreak is very important due to the windy weather here
- Some ecology programming for kids' education would be great
- Public connection from Ocean Ave
- Farmers market close to Unity Plaza



Design game

3. QUESTIONNAIRE SUMMARY

- People rank Unity Plaza and Library courtyard with score of 8 of 10. Brighton plaza scored 6 out of 10.



(Ranking from 1-10, 10 is very comfortable, 1 is very uncomfortable)

- What do you like about library courtyard?
 - Beautiful; feels warm, enclosed and safe; spacious, clean, very safe; sunny in the morning
- What don't you like about library courtyard?
 - Want Ocean Ave gateway, library wants 10' fences; dark, full of litter and homeless human dropping; need more tree; not enough seating and tables, shading with trees would be nice
- What do you like about Unity Plaza?
 - Tremendous improvement; good landscape and art, also controls wind with building location
- What don't you like about Unity Plaza?
 - Really windy; dark and unsafe
- What do you like about Brighton Plaza?
 - No comments yet
- What don't you like about Brighton Plaza?
 - Motor vehicles seem to dominate this plaza, peds need more and better pathways; rather dismayed about too much paving/not enough plants; dangerous to cross; windy; would like entry way to parks; dark
- Other comments:
 - Would like to see playgrounds, community garden and a childcare center incorporated.
 - The bike paths on Phelan should be moved w. into the project site to allow more lanes in Phelan; library courtyard/PUC row is attractive, because of its good wind control.
 - Better pedestrian facilities would help. unity plaza is good for large events and has feel of being safe because of Mercy housing, viewers look over the plaza;
 - Love the plaza, would be convenient to enter the park
 - Remove the homeless, remodel for safety
 - We need a department store like Ross Store
 - Library courtyard most protected so most comfortable;
 - windbreak placed strategically placed would be the best; use native plants

BALBOA OPEN SPACE OPEN HOUSE BOARD COMMENTS

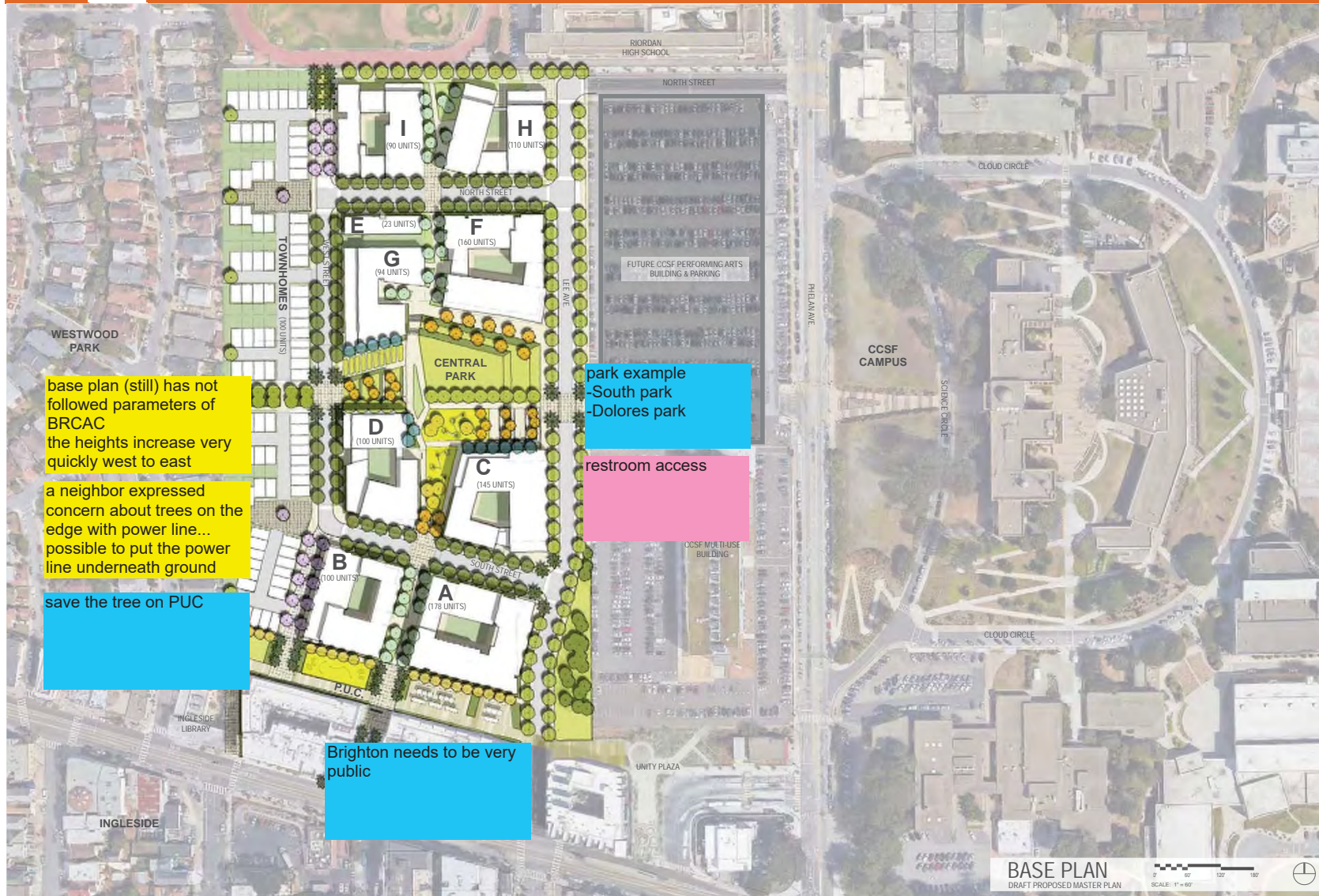
STATION

1


Introduction & Process

BASE PLAN
DRAFT PROPOSED MASTER PLAN

Balboa Reservoir Open Space Open House
June 23rd, 2018



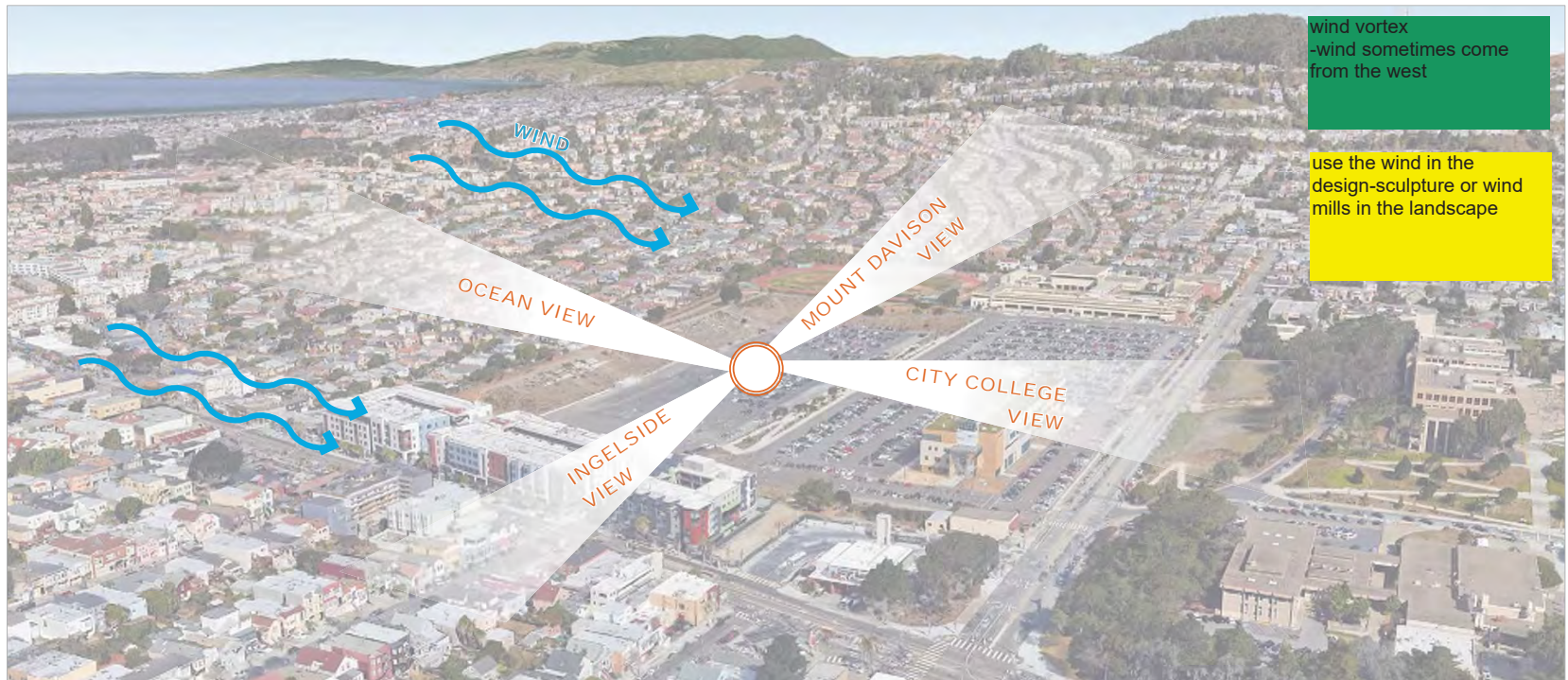
BALBOA OPEN SPACE OPEN HOUSE BOARD COMMENTS

 WIND DIRECTION:
MOST FREQUENT FROM
WEST AND NORTHWEST

 WIND INTENSITY:
GREATEST IN SUMMER
LEAST IN FALL

 DAILY WIND:
GREATEST IN AFTERNOON
LEAST IN EARLY MORNING

 STORM WIND:
STRONG SOUTHERLY
WIND



INGELSIDE



PACIFIC OCEAN



MOUNT DAVISON



CITY COLLEGE

BALBOA OPEN SPACE OPEN HOUSE BOARD COMMENTS

STATION **2** Open Space

OPEN SPACE PROGRAMS

Balboa Reservoir Open Space Open House
June 23rd, 2018

What would you like to see in the Balboa Reservoir open space?



BASKETBALL COURT



MULTI-AGE PLAYGROUND
AGE 5 AND ABOVE

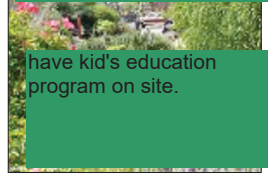


MULTI-USE LAWN

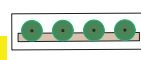
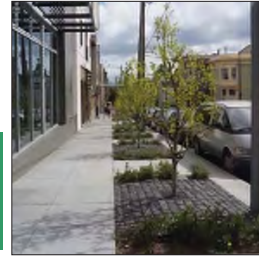


COMMUNITY GARDEN

consider ecology garden/
center for kids, such as the
EcoCenter in haron's head
park.



have kid's education
program on site.



CONNECTION



STORMWATER
BIORETENTION



TOT PLAY AREA



OUTDOOR MARKET /
FOOD TRUCKS



PICNIC AREA / BBQ



LAWN TERRACE

provide as much habitat as
possible. it's rewarding to
see butterfly in the city! I
have provided links in
website about where to get
the seeds.



RAIN GARDEN



EXERCISE STATION



SEATING AREA



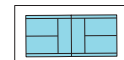
DOG PLAY AREA



WINDBREAK



TRELLIS



VOLLEYBALL COURT



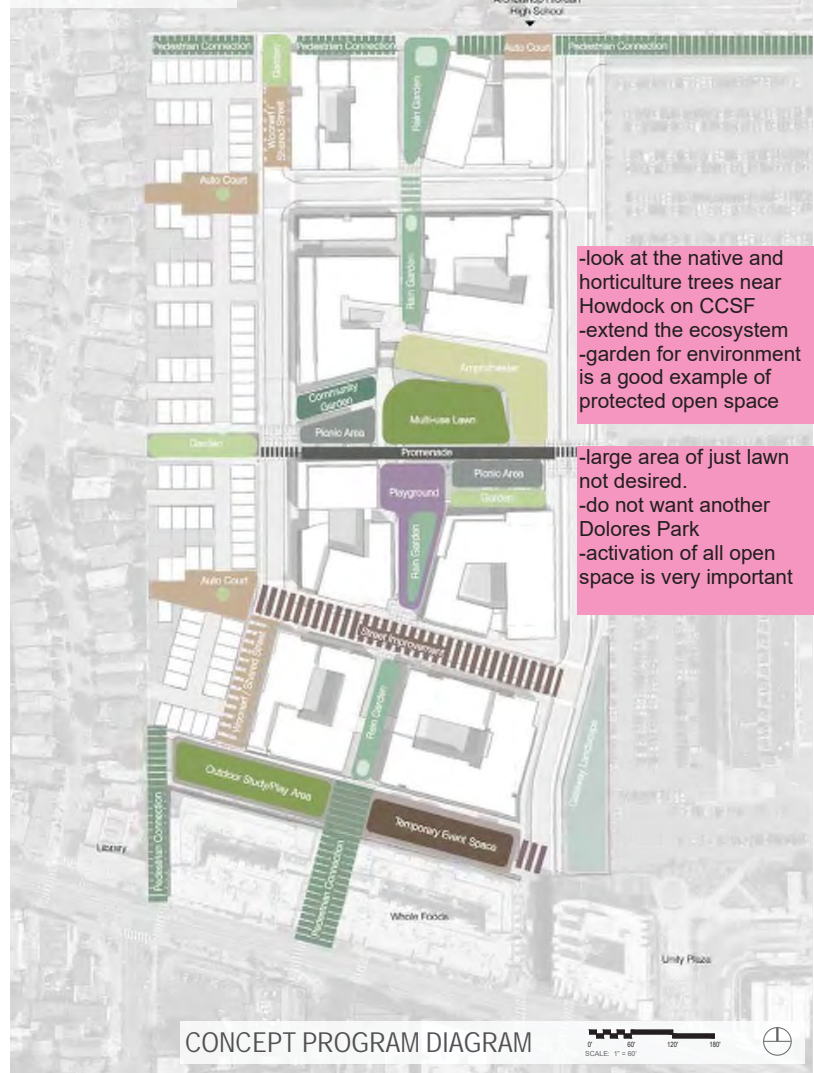
ACCESS POINT



PAVED FLEX.
SPACE

BALBOA OPEN SPACE OPEN HOUSE BOARD COMMENTS

What would you like to see in the Balboa Reservoir open space?



-look at the native and horticulture trees near Howdock on CCSF
 -extend the ecosystem
 -garden for environment is a good example of protected open space

-large area of just lawn not desired.
 -do not want another Dolores Park
 -activation of all open space is very important

BALBOA OPEN SPACE OPEN HOUSE BOARD COMMENTS

STATION **2** Open Space

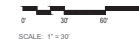
CENTRAL PARK DESIGN

Balboa Reservoir Open Space Open House
June 23rd, 2018

What is the right shape for the central park?

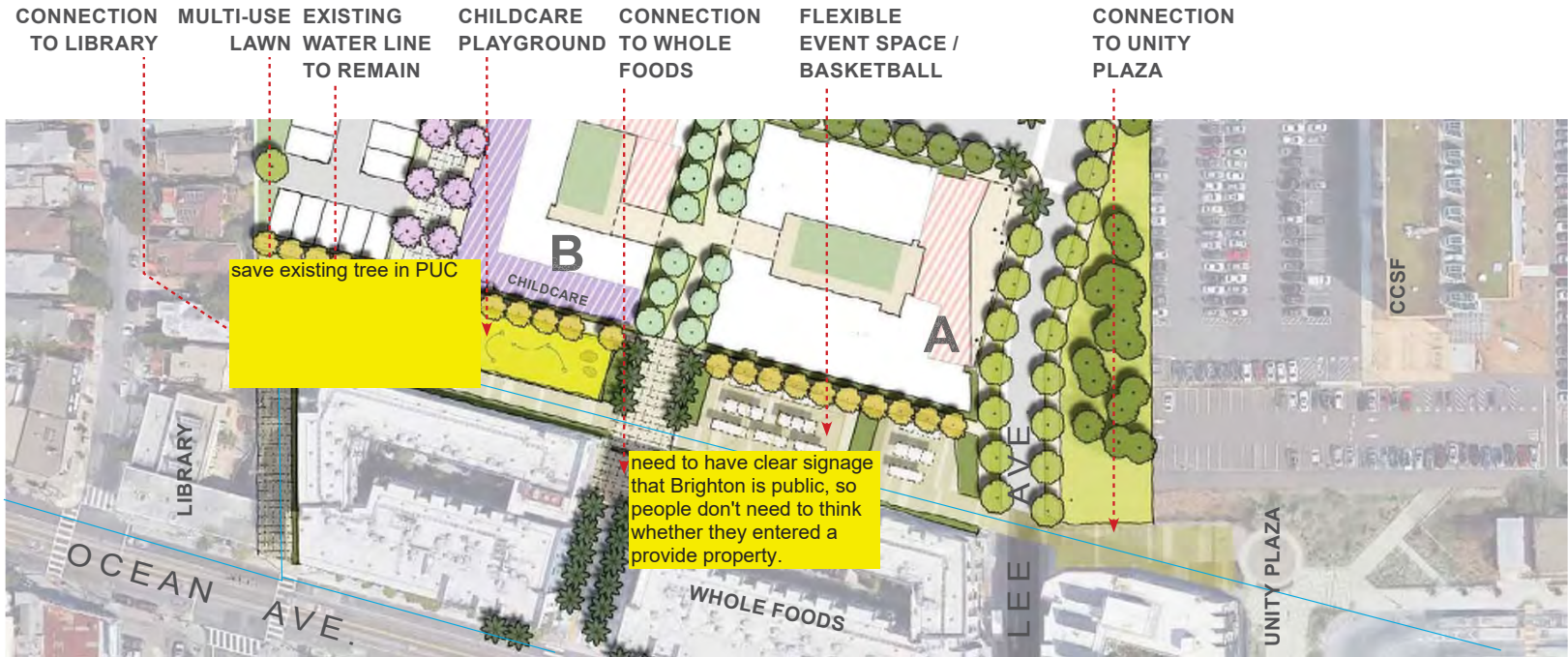


CONCEPT CENTRAL PARK PLAN



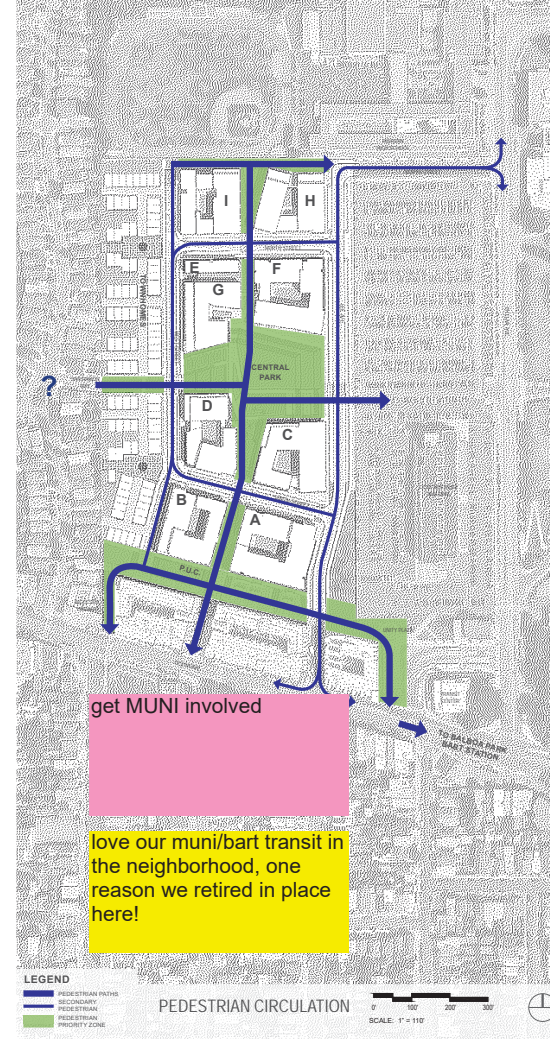
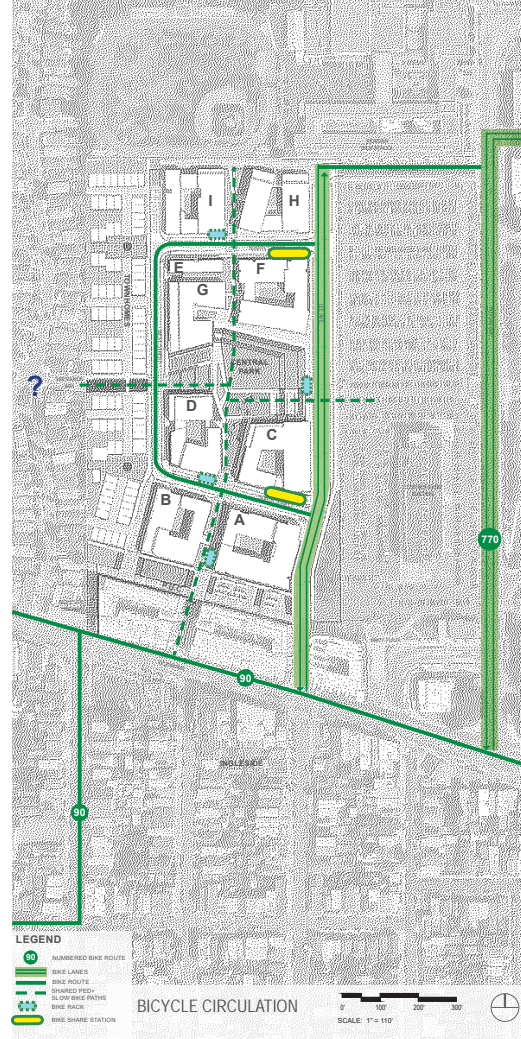
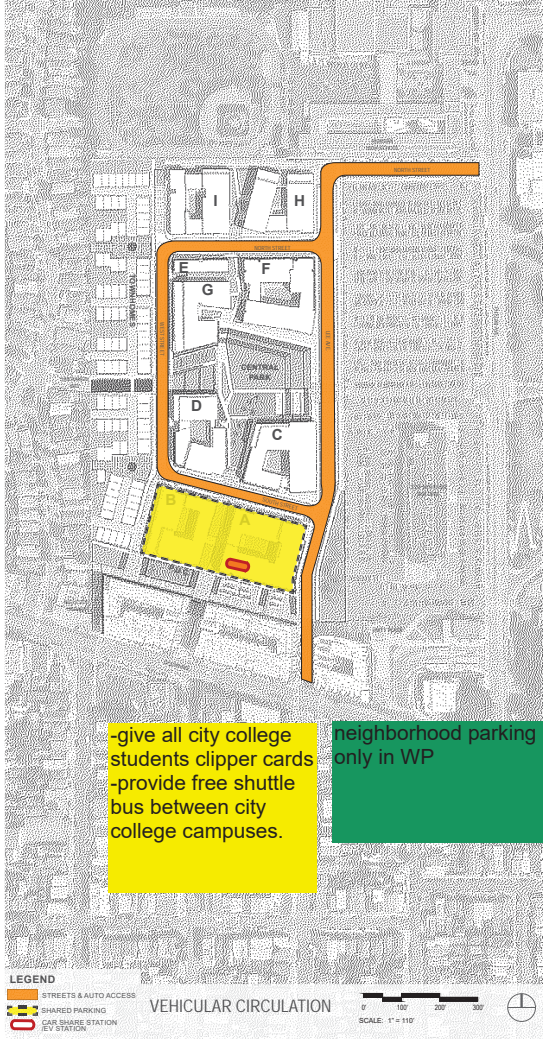
BALBOA OPEN SPACE OPEN HOUSE BOARD COMMENTS

How can the PUC greenway complement activity at Ocean Ave?



BALBOA OPEN SPACE OPEN HOUSE BOARD COMMENTS

How do we encourage all residents to walk, bike, and take transit?



BALBOA OPEN SPACE OPEN HOUSE DESIGN GAME COMMENTS



BALBOA OPEN SPACE OPEN HOUSE DESIGN GAME COMMENTS



Scheme 1

Comment:
 -have one playground closer to sunnyside
 -exercise station along the linear park
 -playground for childcare
 -farmer's market close to unity plaza



Scheme 2

Comment:
 -have one playground closer to sunnyside
 -tables and chairs for neighbors to social
 -one community garden at PUC, close to Ocean Ave, one community garden in central park



Scheme 3

Comment:
 -large peaceful lawn
 -wide connection with low maintenance paving



Scheme 4

Comment:
 -playground and ecology garden for kids education
 -no lawn
 -windbreak is important

BALBOA OPEN SPACE OPEN HOUSE QUESTIONNAIRE COMMENTS

Balboa Reservoir Open Space Open House Questionnaire (6/23/2018)

1) Ranking from 1-10 (10 is very comfortable, 1 is very uncomfortable) how comfortable (sun, wind, seating, sound, vehicular protection, program, accessibilities, safety) do you feel in these three spaces and why?

a) Ingleside Library Courtyard

i) Rank: 10

ii) Why: feels warm, enclosed, and safe

b) Brighton Plaza

i) Rank: 5

ii) Why: seems dark shady, but would like entry way to park

c) Unity Plaza

i) Rank: 9

ii) Why: love the area and would be convenient to enter park

2) Between these three spaces where would you like to hang out at most and why? How can you see these spaces improved and what design elements would you like to see repeated in the Balboa Reservoir Open Space?

Unity Plaza since it's closest to my house

but as for comfort it's not being considered.

Balboa Reservoir Open Space Open House Questionnaire (6/23/2018)

1) Ranking from 1-10 (10 is very comfortable, 1 is very uncomfortable) how comfortable (sun, wind, seating, sound, vehicular protection, program, accessibilities, safety) do you feel in these three spaces and why?

a) Ingleside Library Courtyard

i) Rank: 4

ii) Why: Dark, Full of litter and homeless human dropping

b) Brighton Plaza

i) Rank: 4

ii) Why: Dark

c) Unity Plaza

i) Rank: 3

ii) Why: Dark and unsafe

2) Between these three spaces where would you like to hang out at most and why? How can you see these spaces improved and what design elements would you like to see repeated in the Balboa Reservoir Open Space?

None, Re Model for Safety, remove the Homeless

BALBOA OPEN SPACE OPEN HOUSE QUESTIONNAIRE COMMENTS

Balboa Reservoir Open Space Open House Questionnaire (6/23/2018)

1) Ranking from 1-10 (10 is very comfortable, 1 is very uncomfortable) how comfortable (sun, wind, seating, sound, vehicular protection, program, accessibilities, safety) do you feel in these three spaces and why?

a) Ingleside Library Courtyard

i) Rank: 7 for Library, 4 for PUC right-of-way
 ii) Why: _____

b) Brighton Plaza

i) Rank: 5 for pedestrians
 ii) Why: motor vehicles seem to dominate this plaza, Peds need more and better pathways

c) Unity Plaza

i) Rank: 8
 ii) Why: good landscaping and art dir controls wind with building location

2) Between these three spaces where would you like to hang out at most and why? How can you see these spaces improved and what design elements would you like to see repeated in the Balboa Reservoir Open Space?

Library courtyard/PUC ROW is attractive because of its good wind control. Better pedestrian facilities would help. Unity Plaza is good for larger events & has feel of being safe because of Moxey housing viewers can look over the plaza.

Greg Gaar dnetansy@yahoo.com

Balboa Reservoir Open Space Open House Questionnaire (6/23/2018)

Operates a Native Plant Nursery

1) Ranking from 1-10 (10 is very comfortable, 1 is very uncomfortable) how comfortable (sun, wind, seating, sound, vehicular protection, program, accessibilities, safety) do you feel in these three spaces and why?

a) Ingleside Library Courtyard

i) Rank: _____
 ii) Why: _____

b) Brighton Plaza

i) Rank: _____
 ii) Why: _____

c) Unity Plaza

i) Rank: _____
 ii) Why: _____

2) Between these three spaces where would you like to hang out at most and why? How can you see these spaces improved and what design elements would you like to see repeated in the Balboa Reservoir Open Space?

San Francisco native plants are the most sustainable habitat landscaping. Native plants are the foundation of all the Earth's ecosystems. They are genetically adapted to the environmental conditions of the Franciscan bioregion. They support our native wildlife.

The "berm" which will be destroyed contains scores of Coyote Bush (SF native shrub) which supports 120 native critters. White crown sparrows nest in the Coyote Bush. The larger the habitat garden, the better for the Earth.

BALBOA OPEN SPACE OPEN HOUSE QUESTIONNAIRE COMMENTS

Balboa Reservoir Open Space Open House Questionnaire (6/23/2018)

1) Ranking from 1-10 (10 is very comfortable, 1 is very uncomfortable) how comfortable (sun, wind, seating, sound, vehicular protection, program, accessibilities, safety) do you feel in these three spaces and why?

a) Ingleside Library Courtyard

i) Rank: _____

ii) Why: _____

b) Brighton Plaza

i) Rank: _____

ii) Why: _____

c) Unity Plaza

i) Rank: _____

ii) Why: _____

2) Between these three spaces where would you like to hang out at most and why? How can you see these spaces improved and what design elements would you like to see repeated in the Balboa Reservoir Open Space?

If and when housing is built at the lower reservoir, I would like to see playgrounds, a community garden and a childcare center incorporated. The bike paths on Phelan should be moved W. into the project site to allow more lanes of traffic in Phelan to lessen traffic overload.

Balboa Reservoir Open Space Open House Questionnaire (6/23/2018)

1) Ranking from 1-10 (10 is very comfortable, 1 is very uncomfortable) how comfortable (sun, wind, seating, sound, vehicular protection, program, accessibilities, safety) do you feel in these three spaces and why?

a) Ingleside Library Courtyard

i) Rank: #10

ii) Why: beautiful

b) Brighton Plaza

i) Rank: #4

ii) Why: rather dismal paved/no plants dangerous to cross

c) Unity Plaza

i) Rank: #10

ii) Why: Tremendous improvement

2) Between these three spaces where would you like to hang out at most and why? How can you see these spaces improved and what design elements would you like to see repeated in the Balboa Reservoir Open Space?

#1 c most comfortable + accomodating

BALBOA OPEN SPACE OPEN HOUSE QUESTIONNAIRE COMMENTS

Balboa Reservoir Open Space Open House Questionnaire (6/23/2018)

1) Ranking from 1-10 (10 is very comfortable, 1 is very uncomfortable) how comfortable (sun, wind, seating, sound, vehicular protection, program, accessibilities, safety) do you feel in these three spaces and why?

a) Ingleside Library Courtyard

i) Rank: 7
ii) Why: Not enough seating / tables and too sunny

b) Brighton Plaza

i) Rank: 9
ii) Why: too windy but otherwise good

c) Unity Plaza

i) Rank: N/A
ii) Why: _____

2) Between these three spaces where would you like to hang out at most and why? How can you see these spaces improved and what design elements would you like to see repeated in the Balboa Reservoir Open Space?

-the library's courtyard. open space w/ enough seating and/or tables. shading w/ trees would be nice

Balboa Reservoir Open Space Open House Questionnaire (6/23/2018)

1) Ranking from 1-10 (10 is very comfortable, 1 is very uncomfortable) how comfortable (sun, wind, seating, sound, vehicular protection, program, accessibilities, safety) do you feel in these three spaces and why?

a) Ingleside Library Courtyard

i) Rank: 7
ii) Why: We need shades (canopy), chairs and tables.

b) Brighton Plaza

i) Rank: 10
ii) Why: It's fabulous!!! Thank you!

c) Unity Plaza

i) Rank: 10
ii) Why: Too windy!!!

2) Between these three spaces where would you like to hang out at most and why? How can you see these spaces improved and what design elements would you like to see repeated in the Balboa Reservoir Open Space?

LIBRARY we need a department store such as Ross Store

BALBOA OPEN SPACE OPEN HOUSE QUESTIONNAIRE COMMENTS

Balboa Reservoir Open Space Open House Questionnaire (6/23/2018)

1) Ranking from 1-10 (10 is very comfortable, 1 is very uncomfortable) how comfortable (sun, wind, seating, sound, vehicular protection, program, accessibilities, safety) do you feel in these three spaces and why?

a) Ingleside Library Courtyard

i) Rank: 10

ii) Why: Spacious, clean, & very safe

b) Brighton Plaza

i) Rank: N/A

ii) Why: _____

c) Unity Plaza

i) Rank: N/A

ii) Why: _____

2) Between these three spaces where would you like to hang out at most and why? How can you see these spaces improved and what design elements would you like to see repeated in the Balboa Reservoir Open Space?

Ingleside Plaza - Near the library

Balboa Reservoir Open Space Open House Questionnaire (6/23/2018)

1) Ranking from 1-10 (10 is very comfortable, 1 is very uncomfortable) how comfortable (sun, wind, seating, sound, vehicular protection, program, accessibilities, safety) do you feel in these three spaces and why?

a) Ingleside Library Courtyard

i) Rank: I

ii) Why: _____

b) Brighton Plaza

i) Rank: II

ii) Why: Windy

c) Unity Plaza

i) Rank: III

ii) Why: Really windy

2) Between these three spaces where would you like to hang out at most and why? How can you see these spaces improved and what design elements would you like to see repeated in the Balboa Reservoir Open Space?

Library courtyard most protected, so most comfortable
Wind breaks, strategically placed would do the best

BALBOA OPEN SPACE OPEN HOUSE QUESTIONNAIRE COMMENTS

Balboa Reservoir Open Space Open House Questionnaire (6/23/2018)

1) Ranking from 1-10 (10 is very comfortable, 1 is very uncomfortable) how comfortable (sun, wind, seating, sound, vehicular protection, program, accessibilities, safety) do you feel in these three spaces and why?

a) Ingleside Library Courtyard
i) Rank: _____
ii) Why: Want ocean view gateway
library, want 10' fences

b) Brighton Plaza
i) Rank: _____
ii) Why: _____

c) Unity Plaza
i) Rank: _____
ii) Why: _____

2) Between these three spaces where would you like to hang out at most and why? How can you see these spaces improved and what design elements would you like to see repeated in the Balboa Reservoir Open Space?

Balboa Reservoir Open Space Open House Questionnaire (6/23/2018)

1) Ranking from 1-10 (10 is very comfortable, 1 is very uncomfortable) how comfortable (sun, wind, seating, sound, vehicular protection, program, accessibilities, safety) do you feel in these three spaces and why?

a) Ingleside Library Courtyard
i) Rank: _____
ii) Why: Sunny in the morning

b) Brighton Plaza
i) Rank: _____
ii) Why: _____

c) Unity Plaza
i) Rank: _____
ii) Why: _____

2) Between these three spaces where would you like to hang out at most and why? How can you see these spaces improved and what design elements would you like to see repeated in the Balboa Reservoir Open Space?

Need larger tree in library courtyard

