BALBOA RESERVOIR POTENTIAL TIMELINE



Orange = Public Input Opportunity

DRAFT - SUBJECT TO UPDATES

JULY 11, 2016









SUSTAINABILITY PARAMETERS: HISTORY

December 2015

- First draft posted online for public review and feedback
- First draft presented and discussed at CAC meeting

January 2016

Verbal and written (email) feedback received

January – February 2016

- Draft revised based on feedback received
- Second draft posted online
- Written responses to all feedback posted online







SUSTAINABILITY RESPONSE TO COMMENTS: sf-planning.org/brcac









Responses to Public Comment and Questions Regarding Draft Sustainability Parameters Balboa Reservoir Community Advisory Committee (CAC) February 8, 2016

The following matrix contains City staff responses to questions regarding the draft Sustainability parameters. Public comment was raised during 1/11/2016 CAC meeting and in written form before or after the meeting. The original draft parameters and latest revisions can be found at sf-planning.org/brcac.

Principle #1: [ENERGY] Building on the City's robust energy efficiency requirements, reduce or eliminate greenhouse gas (GHG) emissions from new buildings to the greatest extent feasible. Maximize the use of renewable energy (generated on the Balboa Reservoir site, to the extent feasible) and realize 100% of electricity in all new development from renewable (GHG-free) sources.

| | Question/Comment | City Response |
|---|---|---|
| 1 | I know that wind turbines have come a long way. This is a particularly windy area, as the residents of Sunnyside can probably attest to. Is there any way to harness that as part of any-thing that we end up doing here? | The project will require that renewable energy generation on site be realized to the maximum extent feasible, which could include wind energy, geothermal, solar, etc. As with other parameters, the idea is not to be prescriptive with how the principles and parameters are achieved, but encourage the most innovative and efficient solutions. Any proposal would then undergo environmental review to understand and mitigate potential adverse |

Balboa Reservoir CAC July 11, 2016

SUSTAINABILITY PARAMETERS: REVISIONS

- Principle 1 Energy
 - Addition of "shared" facilities (e.g. laundry)
 - Potential innovation expanded to include energy storage technology
- Principle 4 Ecology
 - Comprehensive network of public parks; public and private open spaces
 - Rooftop green should be appropriate for micro-climate
 - Garden spaces can be indoor (e.g. greenhouse)
- Principle 5 Air Quality
 - Building design and materials should address the neighborhood microclimate and fog; i.e., mold preventative strategies















ADDITIONAL PUBLIC BENEFITS PARAMETERS: HISTORY

December 2015

First draft posted online for public review and feedback

January 2016

- First draft presented and discussed at CAC meeting
- Verbal and written (email) feedback received

January – February 2016

- Draft revised based on feedback received
- Second draft posted online
- Written responses to all feedback posted online







ADDITIONAL PUBLIC BENEFITS PARAMETERS: DOCUMENTATION

Memo

- Explanation and summary of revisions
- Revised version of parameters (redline)

Response Matrix

- Written responses to all questions and requests made at meetings and in writing
- Available at <u>sf-planning.org/brcac</u>









Responses to Public Comment and Questions Additional Public Benefits Parameters Balboa Reservoir Community Advisory Committee (CAC) February 8, 2016

The following matrix contains City staff responses to questions regarding the draft Additional Public Benefits Parameters. Public comment was heard during the January 11, 2016 CAC meeting and in written form before or after the meeting. The original draft parameters and latest revisions can be found at sf-planning.org/brcac

Principle #1: Accommodate a childcare facility and additional youth-friendly elements within the

| | Question/Comment | City Response |
|---|--|---|
| 1 | Support for youth and childcare facilities, housing for multiple generations, and recognition of diversity in the city. | Noted. Principle #1 reflects this perspective. |
| 2 | Principle #1 should include youth of all ages, not just children from 0 to 5 years old. Do not overlook after-school programs for children older than five years old. | A new principle, 1(e), has been added to include youth of all ages and after-school programs. |
| 3 | Design and construction should also consider noise associated with childcare and its impact on adjacent neighbors. | A new principle, 1(c), has been added in response to this comment. |
| 4 | Look at the City's nexus study to figure out how much childcare is needed. | The specific design, size, and target users of any childcare facilities will be determined once the developer has been selected and the site program has been determined through a series of community design workshops. The City's childcare nexus study has served as a resource for other childcare requirements in the draft parameters and will inform the future determination of childcare facilities. |
| 5 | Multiple childcare providers may be needed to serve infants, toddlers, and preschoolers. | See Response #4. |
| 6 | Include age appropriate spaces for youth, pre-teens, teens, and college age adults. | Principle 1(e) has been added to include youth of all ages. Another new principle, 3(e), includes facilities for college-age adults. |







ADDITIONAL PUBLIC BENEFITS PARAMETERS: REVISIONS

Principle 1: Childcare and youth facilities

- Added 1(c): Minimize noise to existing residents
- Revised 1(d): Clarify that childcare partnership is at City College's election
- Added 1(e): Serve youth of all ages, not just small children

Principle 2: Ground floors and public realm

- Revised principle: Added the need to create a vibrant public realm and avoid vacancies
- Revised 2(a): Added housing with active entrances as an acceptable ground-floor use
- Revised 2(b): Clarified developer's responsibility around preventing negative impacts to existing retail, services







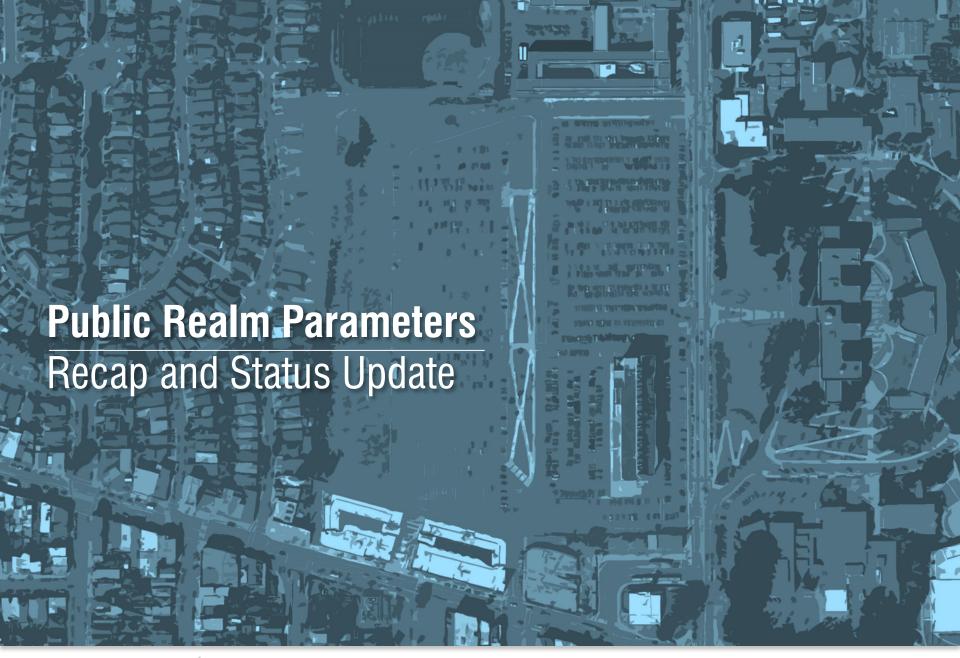
ADDITIONAL PUBLIC BENEFITS PARAMETERS: REVISIONS

- Principle 3: Additional programming and amenities
 - Added 3(c): List of additional amenities suggested by community members















BALANCING COMPETING NEEDS





RESPONSE TO COMMENTS: Over 2x the Open Space

SCHLAGE LOCK

- 20 acres total
- 1.75 open space

BALBOA RESERVOIR

- 17 acres total
- 4 acres open space *minimum*



Minimum one significant open space of at least 1.5 acres



Sunnyside Recreation Center (1.5 acres)



Minnie and Lovie Ward Recreation Center (1.5 acres)

PUBLIC REALM PARAMETERS: MINIMUM REQUIREMENTS

| RFP Parameters Minimum for Balboa Reservoir | PLANNING CODE for comparable buildings |
|---|---|
| 4 acres of open space, including goal of 2-acre park | Impact fees (typically not enough for new park) |
| In addition to 4 acres, 60 ft ² of publicly-accessible space or 80 ft ² of private open space | 54 ft ² of publicly-accessible space or 80 ft ² of private open space |
| Landscaped paths or buffers near neighbors | Smaller setbacks (varies by zoning) |
| Streets & publicly-accessibly spaces to read as part of overall public realm | |
| | |







PUBLIC REALM PARAMETERS: HISTORY

October 2015

- First draft posted online for public review, discussed at CAC meeting
- Verbal and written (email) feedback received

November 2015

Comment and response matrix posted

December 2015

Draft #2 posted based on feedback received

January 2016

Draft #2 discussed at CAC

February 2016

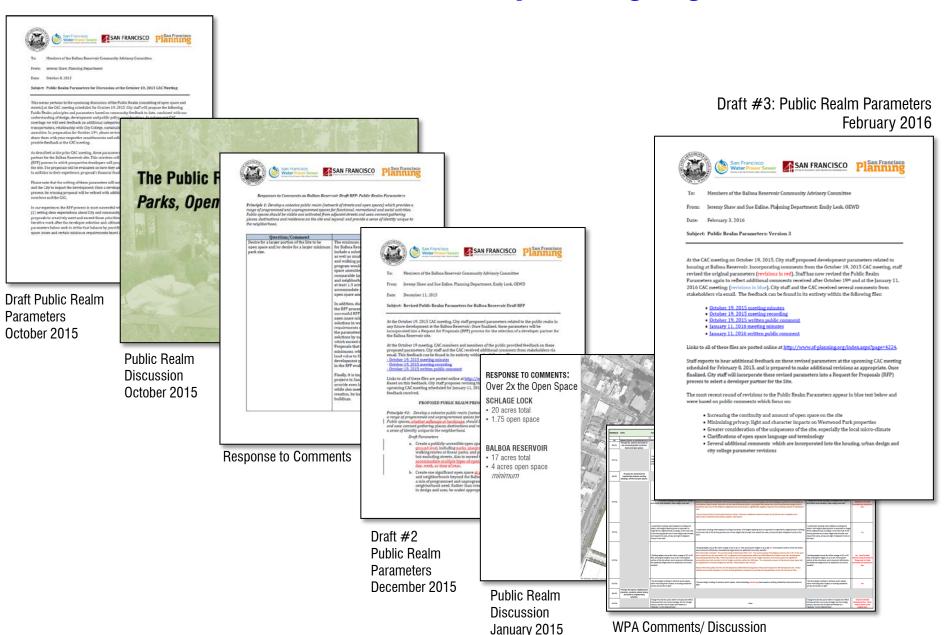
- Additional review and discussion with Westwood Park board members
- Draft #3 posted based on feedback received and discussed at CAC







DOCUMENTS ARE AVAILABLE: <u>sf-planning.org/brcac</u>



PUBLIC REALM PARAMETERS: REVISIONS (Version 2)

Principle 1

- (a) Activated throughout year and day with diverse activities
- (d) Walking routes and gathering spaces should respect neighbor privacy
- (g) Open space to remain in perpetuity
- (i) Language added to complement nearby educational institutions
- Amended several open space requirements to be "at-grade"

Principle 3

- Privacy language strengthened
- Principle 4
 - Clarification to per-unit open space requirements above 4 acres
- Principle 5
 - Emphasize local uniqueness, design for wind and micro-climate







PUBLIC REALM PARAMETERS: **REVISIONS** (Version 3)

- Principle 1
 - 1(b) "Significant continuous" Open Space
 - no bisecting roads
 - Strives for 2 acres
 - 1(f) "Reasonable distance," "in perpetuity" between BR site and Westwood Park
 - 1(h) Incorporate view studies into community workshops
- Protect from construction impacts on nearby homes (2e)
- Removed "alley" from document (4b,6a)
- Maximize sun exposure to adjacent neighborhoods, in addition to public spaces (5b)
- Proposals must identify who will be accountable for maintaining open spaces (7b)

sf-planning.org/brcac

(sign up for "alerts" when documents added)

sf-planning.org/balboareservoir

(background info and newsletter sign up)

brcac@sfgov.org

(questions and public comment)





