

BALBOA RESERVOIR POTENTIAL TIMELINE



Orange = Public Input Opportunity

DRAFT - SUBJECT TO UPDATES

JULY 11, 2016



Sustainability Parameters Recap and Status Update

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

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 micro-climate and fog; i.e., mold preventative strategies



Additional Public Benefits Parameters Recap and Status Update

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 sf-planning.org/brcac



*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 project.

	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



Public Realm Parameters Recap and Status Update

BALANCING COMPETING NEEDS



RESPONSE TO COMMENTS:

Balance need for open space and affordable housing



**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)
<i>In addition</i> 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-accessible 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: sf-planning.org/brcac

San Francisco Water Power Sewer **SAN FRANCISCO** **San Francisco Planning**

To: Members of the Balboa Reservoir Community Advisory Committee

From: Jeremy Shaw, Planning Department

Date: October 8, 2015

Subject: Public Realm Parameters for Discussion at the October 19, 2015 CAC Meeting

This memo pertains to the upcoming discussion of the Public Realm (consisting of open space and streets) at the CAC meeting scheduled for October 19, 2015. City staff will propose the following Public Realm principles and parameters based on community feedback to date, consistent with our understanding of design, development and public policy requirements for the CAC.

As described at the prior CAC meeting, these parameters are a starting point for discussion. As a result of the upcoming CAC meeting, we will seek feedback on additional categories of participation, relationship with City College, institutional entities. In preparation for October 19th, please review these parameters with your respective constituents and add your feedback at the CAC meeting.

As described at the prior CAC meeting, these parameters are a starting point for discussion. As a result of the upcoming CAC meeting, we will seek feedback on additional categories of participation, relationship with City College, institutional entities. In preparation for October 19th, please review these parameters with your respective constituents and add your feedback at the CAC meeting.

Please note that the writing of these parameters will not and the City to impact the development. Once a developer process its existing proposal will be refined with additional comments and the CAC.

In our experience, the RFP process is most successful when (1) writing clear expectations about City and community proposals to us early and request those policies to be included in the developer's proposal and (2) reviewing parameters before each to ensure that balance by providing space and certain minimum requirements based on the CAC.



The Public Realm
Parks, Open
Space, Streets

Draft Public Realm
Parameters
October 2015

San Francisco Water Power Sewer **SAN FRANCISCO** **San Francisco Planning**

To: Members of the Balboa Reservoir Community Advisory Committee

From: Jeremy Shaw and Sue Edline, Planning Department, Emily Leisk, OEWD

Date: December 11, 2015

Subject: Revised Public Realm Parameters for Balboa Reservoir Draft RFP

Responses to Comments on Balboa Reservoir Draft RFP: Public Realm Parameters

Principle #1: Develop a cohesive public realm (network of streets and open spaces) which provides a range of programmed and unprogrammed spaces for functional, recreational and social activities. Public spaces should be visible and activated from adjacent streets and serve as gathering places, destinations and residences on the site and beyond, and provide a sense of identity unique to the neighborhood.

Question/Comment	Response
Desire for a larger portion of the site to be open space and/or desire for a larger minimum park size.	The minimum for Balboa Res includes a subset as well as an open and walking program would provide some comparable lot and neighborhood at least 1.5 acre accommodate open space and in addition, the RFP process would RFP open space solutions in two requirements: the parameters solutions by us which would RFP proposals that minimum, with land value to development of in the RFP level.

Finally, to be in projects in San provide even to while also new creation, by lot building.

Response to Comments

San Francisco Water Power Sewer **SAN FRANCISCO** **San Francisco Planning**

To: Members of the Balboa Reservoir Community Advisory Committee

From: Jeremy Shaw and Sue Edline, Planning Department, Emily Leisk, OEWD

Date: December 11, 2015

Subject: Revised Public Realm Parameters for Balboa Reservoir Draft RFP

At the October 19, 2015 CAC meeting, City staff proposed parameters related to the public realm in any future development at the Balboa Reservoir. Once finalized, these parameters will be incorporated into a Request for Proposals (RFP) process for the selection of a developer partner for the Balboa Reservoir site.

At the October 19th meeting, CAC members and members of the public provided feedback on these proposed parameters. City staff and the CAC received additional comments from stakeholders via email. This feedback can be found in its entirety within the following links:

- October 19, 2015 meeting minutes
- October 19, 2015 meeting recording
- October 19, 2015 written public comment
- January 11, 2016 meeting minutes
- January 11, 2016 written public comment

Links to all of these files are posted online at <http://www.sf-planning.org/index.aspx?page=424>.

Staff expects to hear additional feedback on these revised parameters at the upcoming CAC meeting scheduled for February 8, 2016, and is prepared to make additional revisions as appropriate. Once finalized, City staff will incorporate these revised parameters into a Request for Proposals (RFP) process to select a developer partner for the Site.

The most recent round of revisions to the Public Realm Parameters appear in blue text below and were based on public comments which focus on:

- Increasing the continuity and amount of open space on the site
- Minimizing physical, light and character impacts on Westwood Park properties
- Greater consideration of the uniqueness of the site, especially the local micro-climate
- Clarifications of open space language and terminology
- Several additional comments which are incorporated into the housing, urban design and city college parameter revisions

PROPOSED PUBLIC REALM PRIN

Principle #1: Develop a cohesive public realm (network of streets and open spaces) which provides a range of programmed and unprogrammed spaces for functional, recreational and social activities. Public spaces should be visible and activated from adjacent streets and serve as gathering places, destinations and residences on the site and beyond, and provide a sense of identity unique to the neighborhood.

Draft Parameters

- Create a publicly accessible open space program (with building parks, plazas, walking routes or linear parks, and pedestrian streets). Aim to exceed recommended minimum types of open space, walk, or size of year.
- Create one significant open space and neighborhood beyond the Balboa a mix of programmed and unprogrammed neighborhood uses. Rather than create in design and uses, be scaled appropriate

Draft #2
Public Realm
Parameters
December 2015

**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

Public Realm
Discussion
January 2015

San Francisco Water Power Sewer **SAN FRANCISCO** **San Francisco Planning**

To: Members of the Balboa Reservoir Community Advisory Committee

From: Jeremy Shaw and Sue Edline, Planning Department, Emily Leisk, OEWD

Date: February 3, 2016

Subject: Public Realm Parameters: Version 3

At the CAC meeting on October 19, 2015, City staff proposed development parameters related to housing at Balboa Reservoir. Incorporating comments from the October 19, 2015 CAC meeting, staff revised the original parameters (revisions in red). Staff has now revised the Public Realm Parameters again to reflect additional comments received after October 19th and at the January 11, 2016 CAC meeting. (revisions in blue). City staff and the CAC received several comments from stakeholders via email. The feedback can be found in its entirety within the following files:

- October 19, 2015 meeting minutes
- October 19, 2015 meeting recording
- October 19, 2015 written public comment
- January 11, 2016 meeting minutes
- January 11, 2016 written public comment

Links to all of these files are posted online at <http://www.sf-planning.org/index.aspx?page=424>.

Staff expects to hear additional feedback on these revised parameters at the upcoming CAC meeting scheduled for February 8, 2016, and is prepared to make additional revisions as appropriate. Once finalized, City staff will incorporate these revised parameters into a Request for Proposals (RFP) process to select a developer partner for the Site.

The most recent round of revisions to the Public Realm Parameters appear in blue text below and were based on public comments which focus on:

- Increasing the continuity and amount of open space on the site
- Minimizing physical, light and character impacts on Westwood Park properties
- Greater consideration of the uniqueness of the site, especially the local micro-climate
- Clarifications of open space language and terminology
- Several additional comments which are incorporated into the housing, urban design and city college parameter revisions

Item	Comments	Response
1.1	Comments regarding the amount of open space on the site.	Staff is prepared to make additional revisions as appropriate.
1.2	Comments regarding the continuity and amount of open space on the site.	Staff is prepared to make additional revisions as appropriate.
1.3	Comments regarding the uniqueness of the site, especially the local micro-climate.	Staff is prepared to make additional revisions as appropriate.
1.4	Comments regarding the clarity of open space language and terminology.	Staff is prepared to make additional revisions as appropriate.
1.5	Comments regarding the incorporation of additional comments into the housing, urban design and city college parameter revisions.	Staff is prepared to make additional revisions as appropriate.

WPA Comments/ Discussion

Draft #3: Public Realm Parameters
February 2016

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)