

CAC April 8 Virtual Meeting

Link to event: <https://tinyurl.com/brcac0406>

To provide public comment, or listen in without internet access, please dial the number below:

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PUBLIC COMMENT

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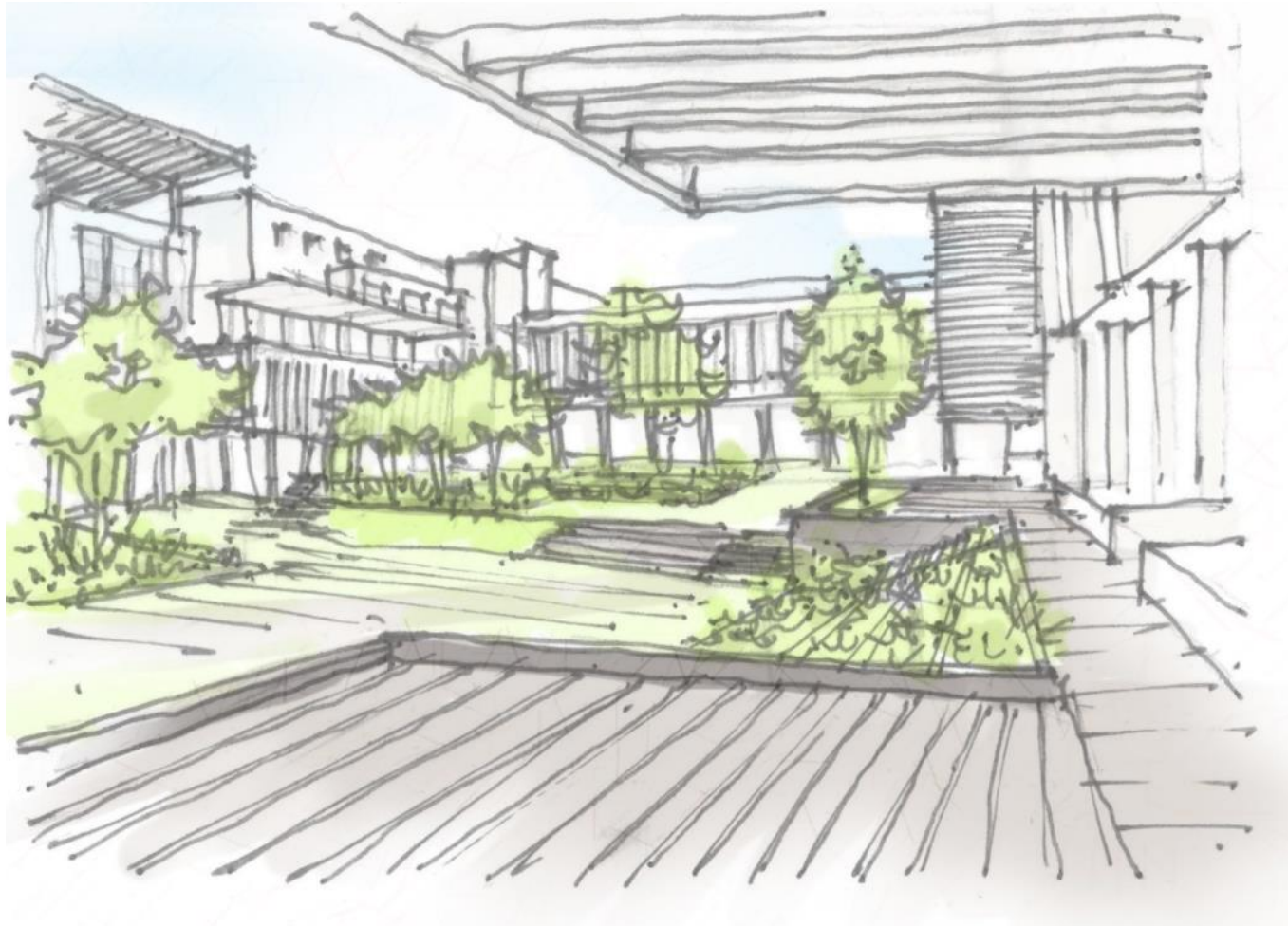
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PUBLIC COMMENT

- Comments or opportunities to speak during the public comment period are available via phone by dialing **(866) 434-5269** and enter access code **8863144**. The following is step-by-step instructions:
 - DIAL the Toll-Free Number listed for the meeting, enter the Access Code, then press '#’.
 - Press # again to join the meeting as a participant
 - When you hear that ‘you are connected to the meeting as a participant’:
 - Stop and LISTEN
 - Wait for Public Comment to be announced (by Item # or for General Public Comment)
 - When the Clerk calls Public Comment, **dial ‘1’ then ‘0’ to be added to the speaker line**
 - When the system message says you will be notified when the speaker is ready for your question and to withdraw your question, press ‘1’ then ‘0.’ - WAIT for your turn to speak.
 - When the system message says ‘your line is unmuted, please ask your question after the tone [BEEP] ‘- THIS IS YOUR OPPORTUNITY TO PROVIDE YOUR PUBLIC COMMENT after THE BEEP.
(This is not a question-and-answer period, this is your time to provide a statement.)
 - You will have the standard 2 minutes to provide your comments.
 - **Once your 2 minutes have ended, you will be moved out of the speaker line and back listening as a participant in the meeting (unless you disconnect)**
 - Participants who wish to speak on other items on the Agenda or for other comment periods may stay on the meeting line and listen for the Clerk's next prompt

The Balboa Reservoir Neighborhood Design Standards and Guidelines (DSG)

Review of Public Draft Dated 2/24/2020



DSG Overview

Related Documents

IMPLEMENTATION DOCUMENTS

1. Special Use District (SUD)
2. Development Agreement (DA)

DESIGN DOCUMENTS

3. **Design Standards and Guidelines (DSG)**
4. Infrastructure Master Plan (MIP)



Figure 2.1-1: Illustrative Plan

DSG Overview

Chapter Headings

Chapter 1: Project Overview

Chapter 2: Design Framework

Chapter 3: Land Use

Chapter 4: Sustainability

Chapter 5: Circulation

Chapter 6: Open Space

Chapter 7: Building Design

Chapter 8: Appendices

Please refer to Appendix slides at end of presentation for detailed content of each chapter.

DSG Principles

Foundation for Design

1. Create distinct places
2. Connect indoor and outdoor
3. Embrace the natural setting
4. Reinforce neighborhood connections
5. Collaborate to create cohesive design
6. Activate the ground floor
7. Commit to a sustainable community
8. Use design to discover opportunities

For more information on the Design Framework, please refer to the [CAC Presentation](#) dated June 13, 2019.





Figure 2.1-1: Illustrative Plan

From Principles to Details

Building Design

- Building Envelope
- Ground Floor
- Placemaking
- Building Details
- Townhouses

Sustainability

Building Envelope

Parameters for Design

Height

Setbacks

Mass Reduction

Roof Shape

Ground Floor

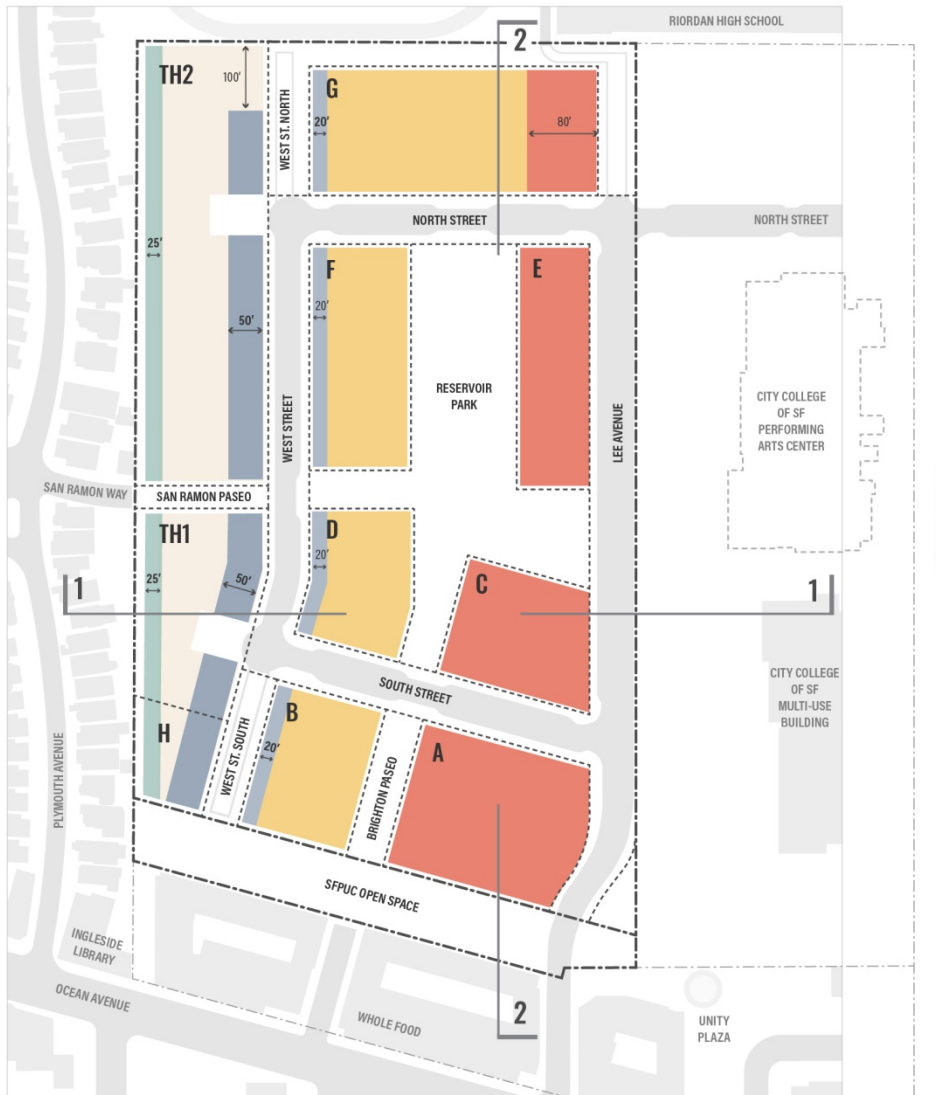


Figure 7.1-1: Building Height Diagram

HEIGHT CONTROLS

- 2 Stories, 25 Feet
- 3 Stories, 35 Feet
- 4 Stories, 48 Feet
- 6 Stories, 68 Feet
- 7 Stories, 78 Feet
- Flexible Height at Townhouses



Mass Reduction

Carving the Building

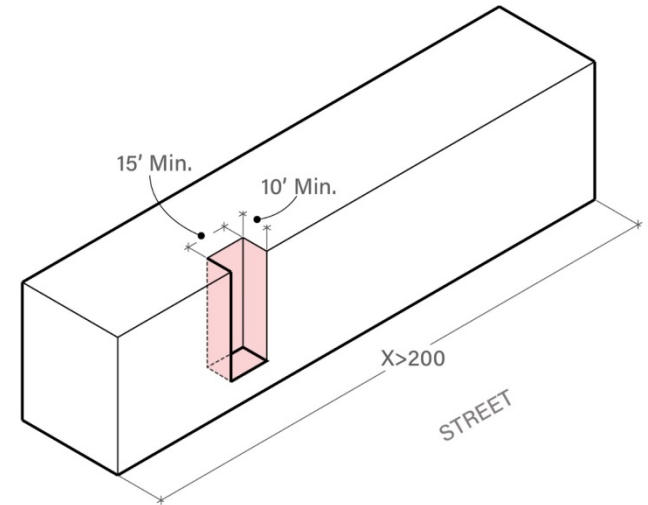


Figure 7.5-1: Exterior Recess

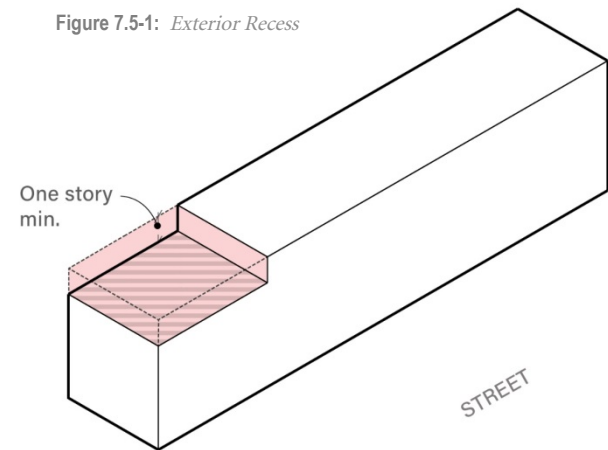


Figure 7.6-2: Step Back, End Condition

Openings to Courts

Creating an Open Space Network

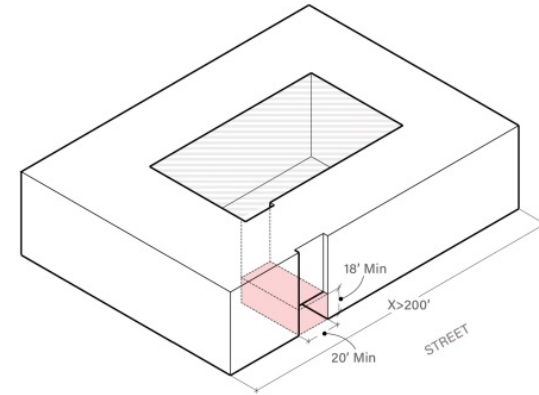


Figure 7.7-2: *Opening to Interior Courtyards*

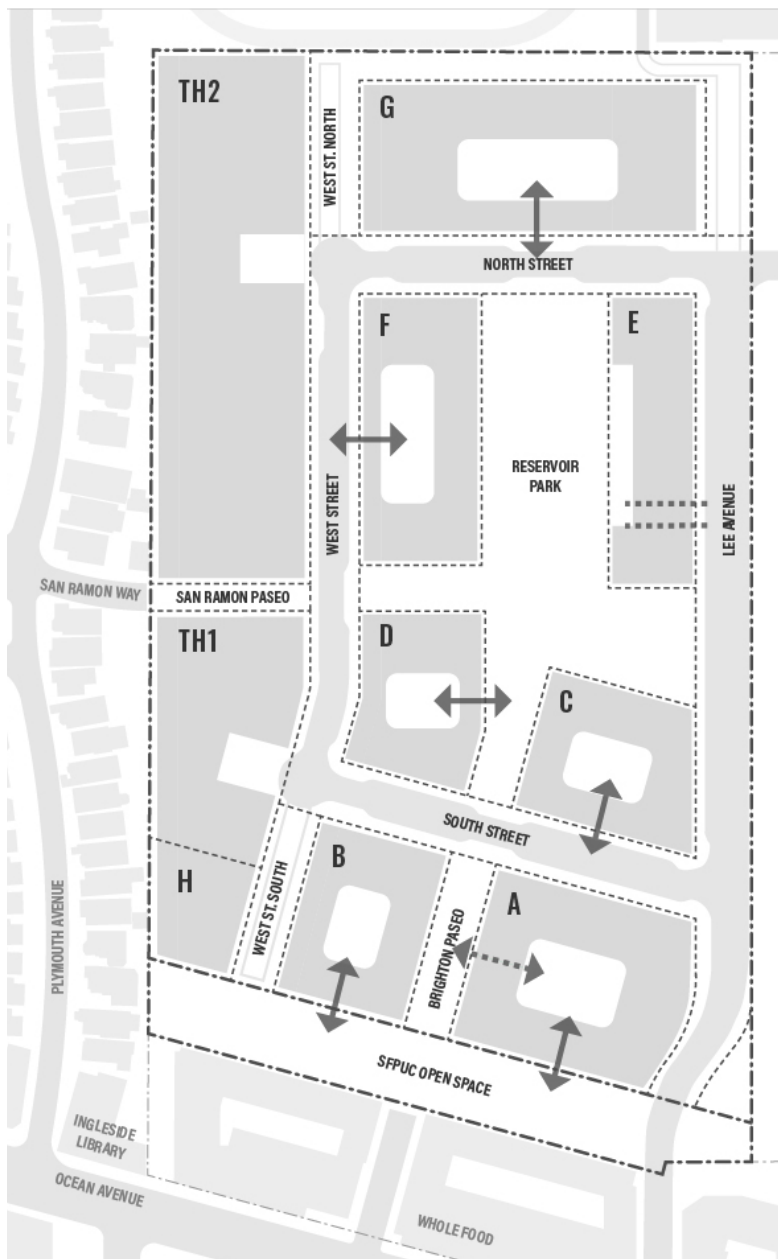


Figure 7.7-1: *Openings to Interior Courtyards Diagram*



Shaping the Roof

Varied Building Silhouette

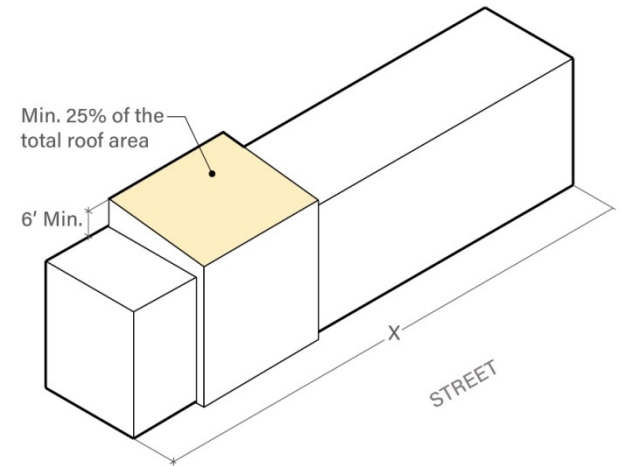


Figure 7.15-1: *Articulated Roof Form*

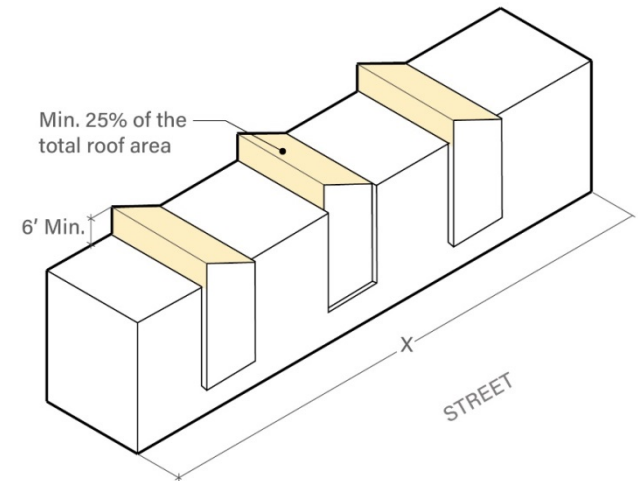


Figure 7.15-2: *Distributed Roof Form*

Active Ground Floor

Entries and Common Areas

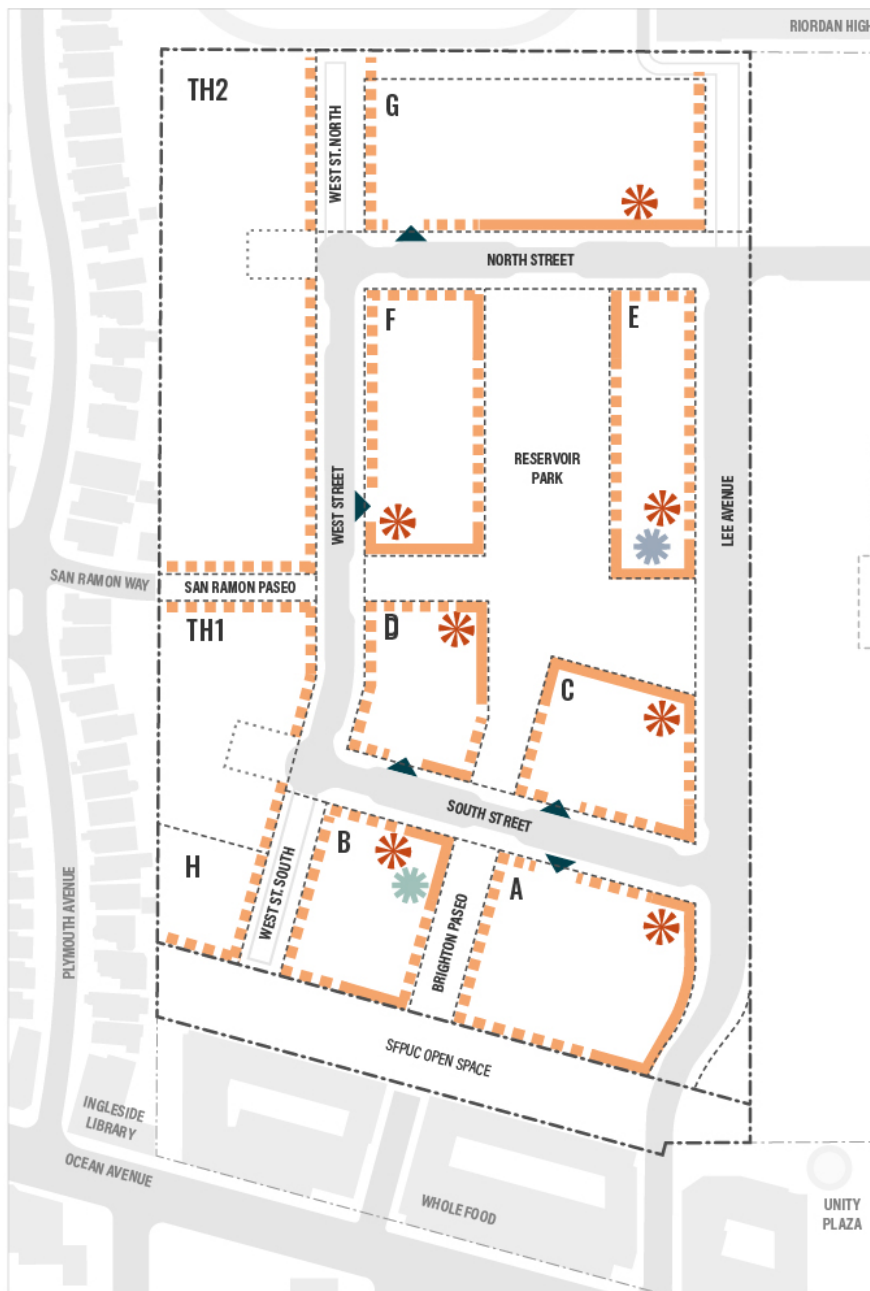


Figure 7.10-1: Ground Floor Active Uses



Stoops and Terraces

Connecting Residents to the Street

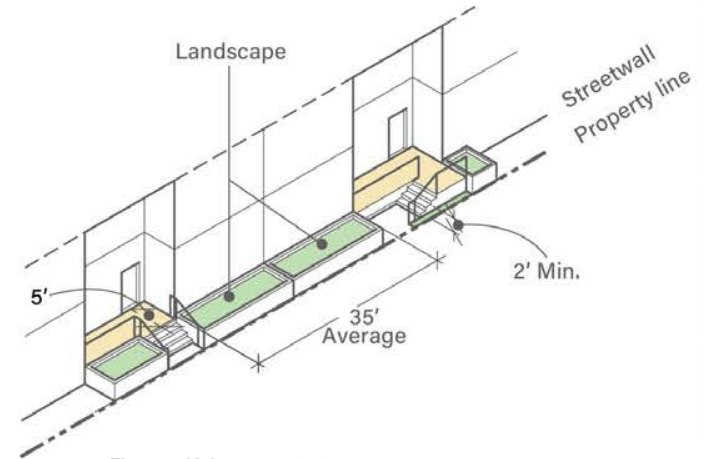


Figure 7.12-3: Ground Floor Stoops

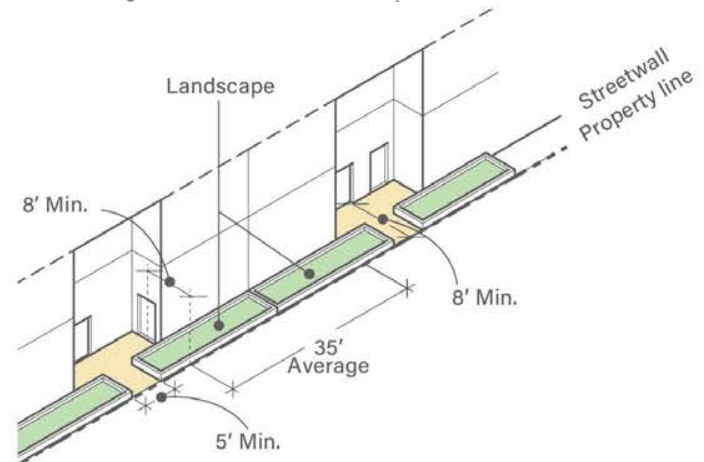


Figure 7.12-4: Unit Entry at Grade

Placemaking

Creating Distinct Places

1. Lee Avenue
2. Reservoir Park
3. SFPUC Open Space
4. West Street



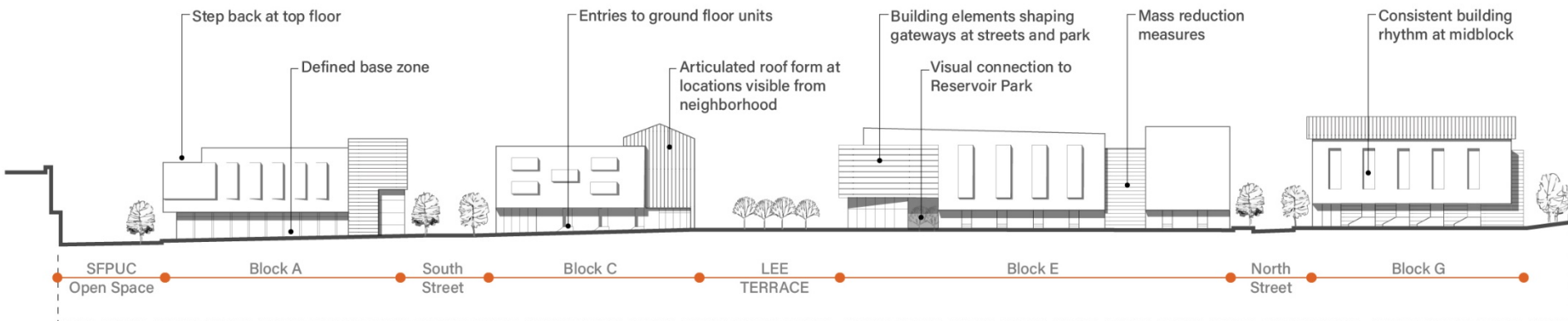
Balboa Reservoir Neighborhood Places



Lee Avenue Looking North

Lee Avenue

*Front Door to the
Balboa Neighborhood*

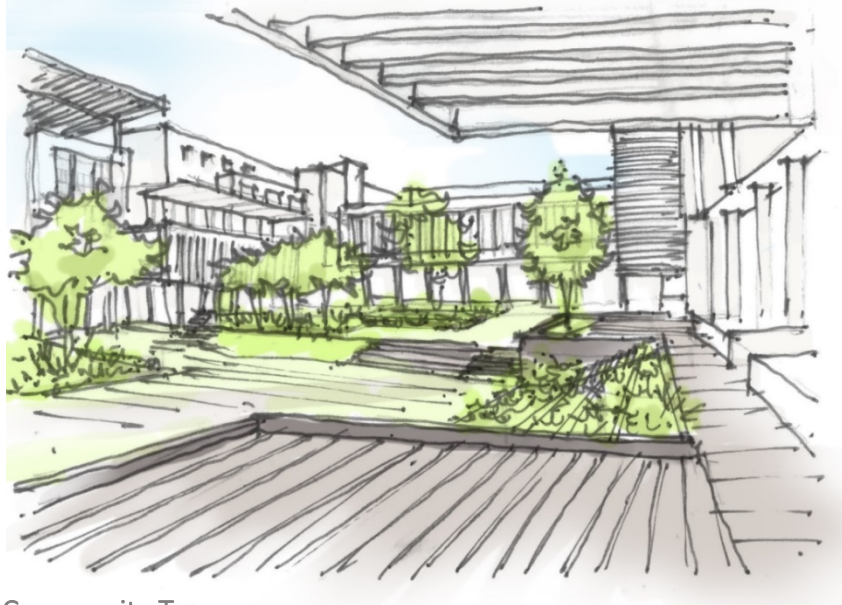


Reservoir Park

*Buildings Embrace Shared
Green Space*



Reservoir Park Looking North



Community Terrace

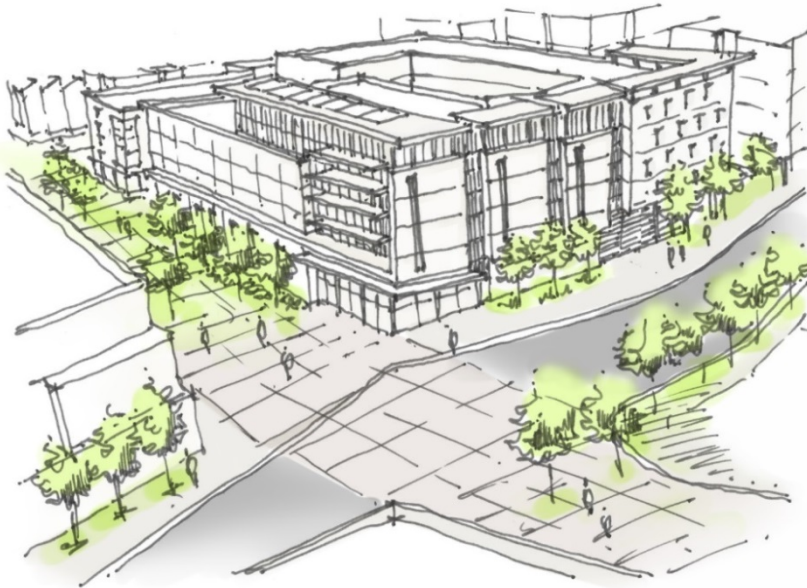


SFPUC Open Space

Gateway and Active Urban Space



Brighton Paseo



Lee Avenue Gateway



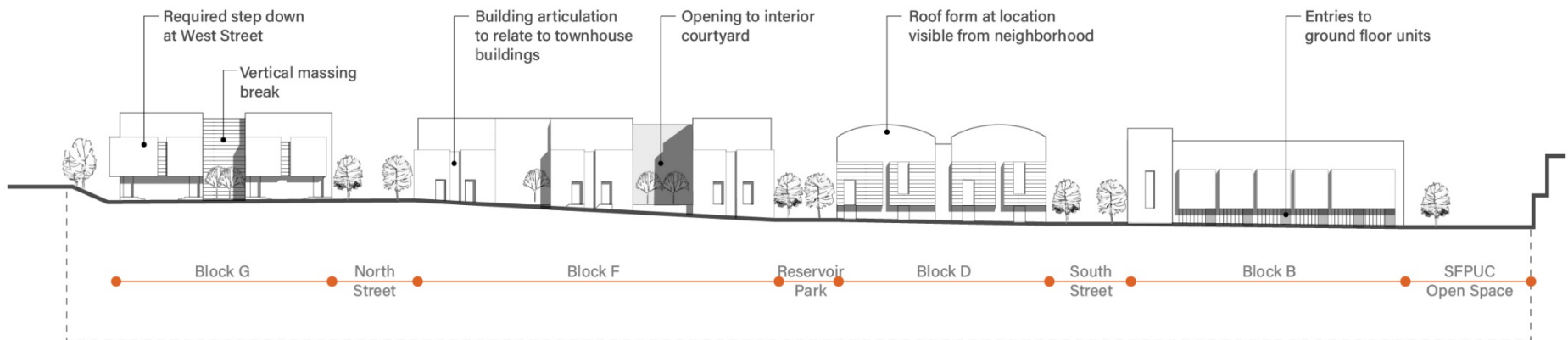
Brighton Paseo Illustrative Photograph

West Street

Neighborhood Street



Lee Avenue Looking North



Building Details

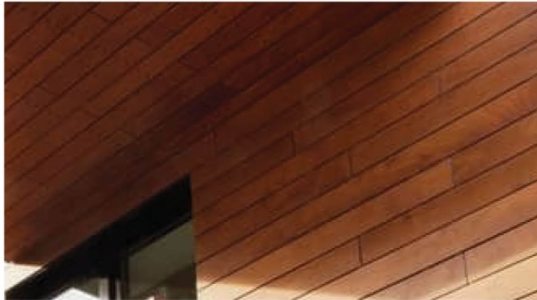
Quality Materials



High Pressure Laminate Panel



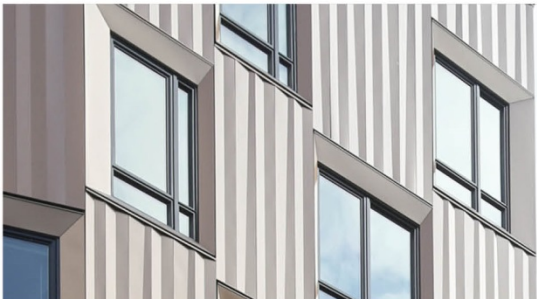
Seamed Metal Siding



Factory Finished Wood Siding



Terracotta Tile Veneer



Formed Metal Panel

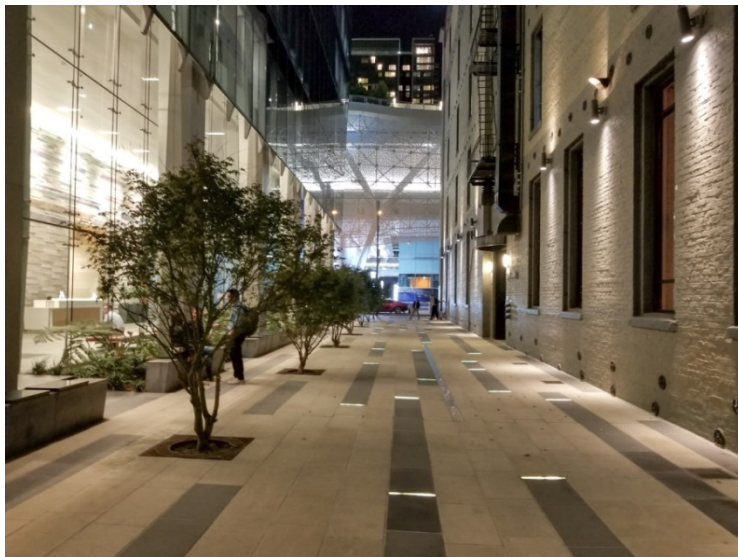


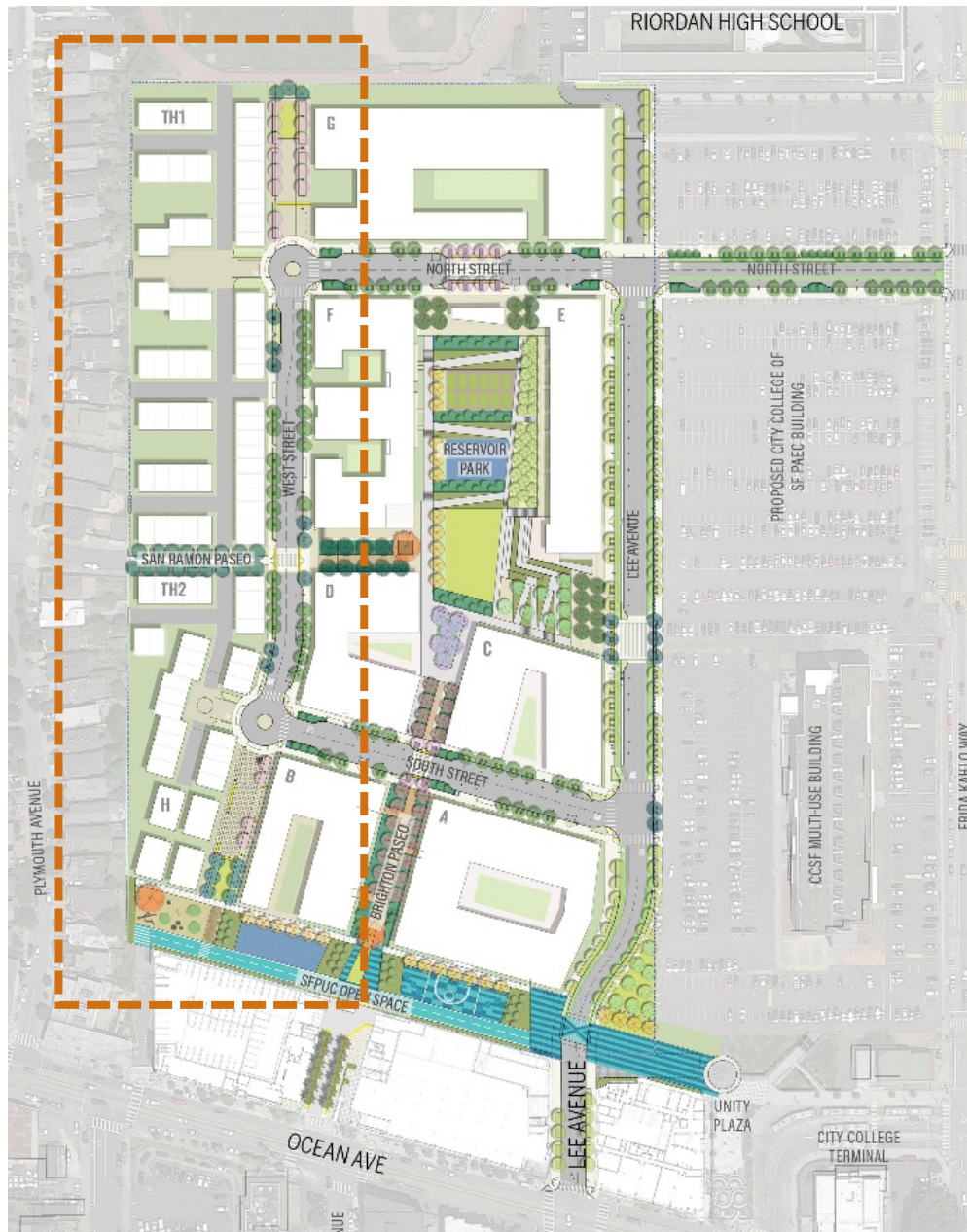
Corten Steel or Natural Weathering Steel



Lighting and Signage

Wayfinding and Security





Townhouses

Transition in Scale



Townhouses

Integration with Neighborhood

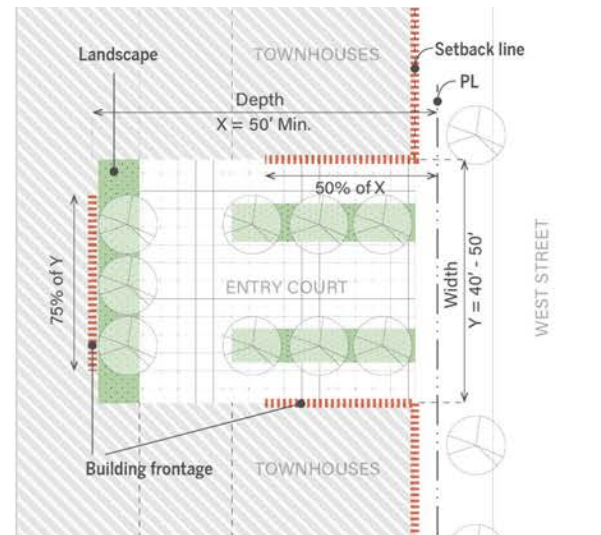


Figure 7.29-1: Entry Courts

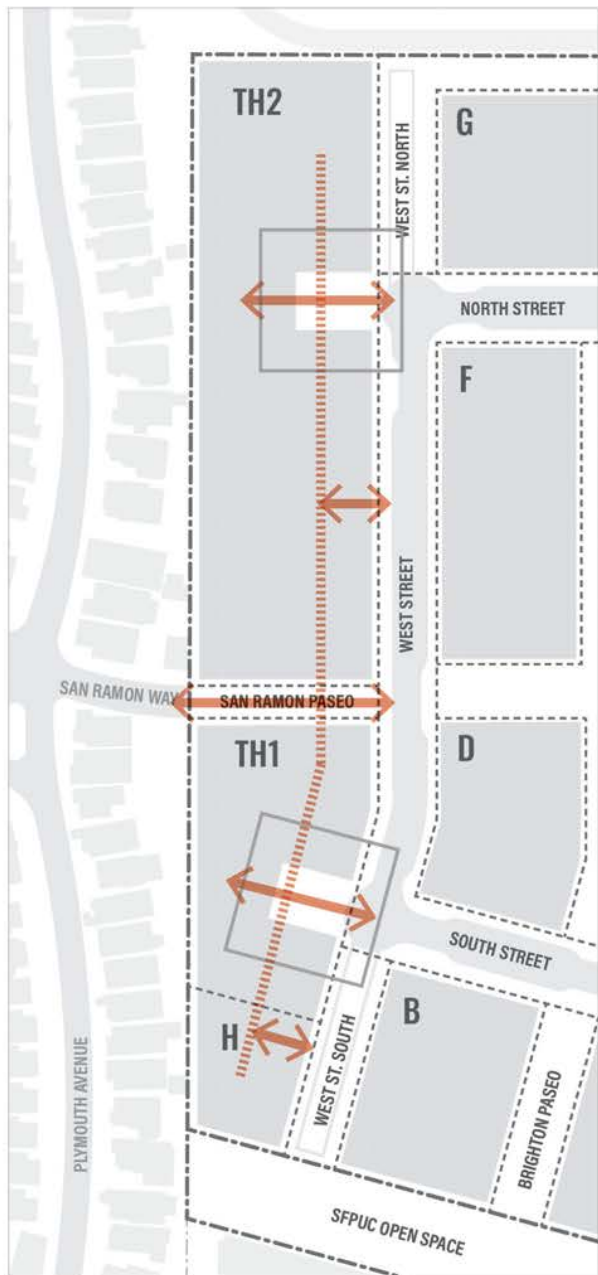


Figure 7.29-2: Entry Courts and Pedestrian Connections

Townhouses

Street Frontage and Private Drives

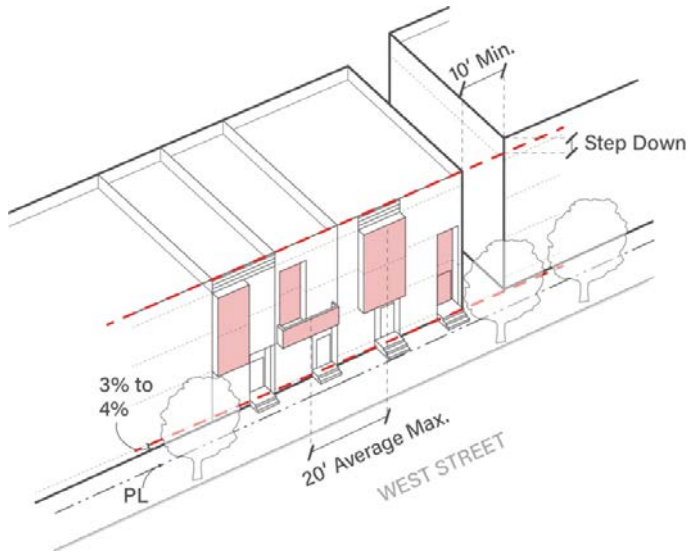


Figure 7.32-1: West Street Frontage

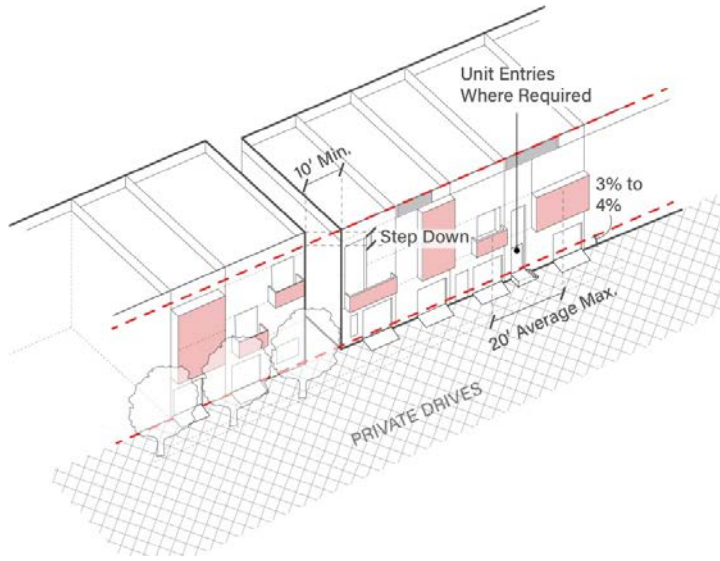


Figure 7.32-2: Private Driveway Frontage



Townhouses

Setbacks at Western Property Boundary

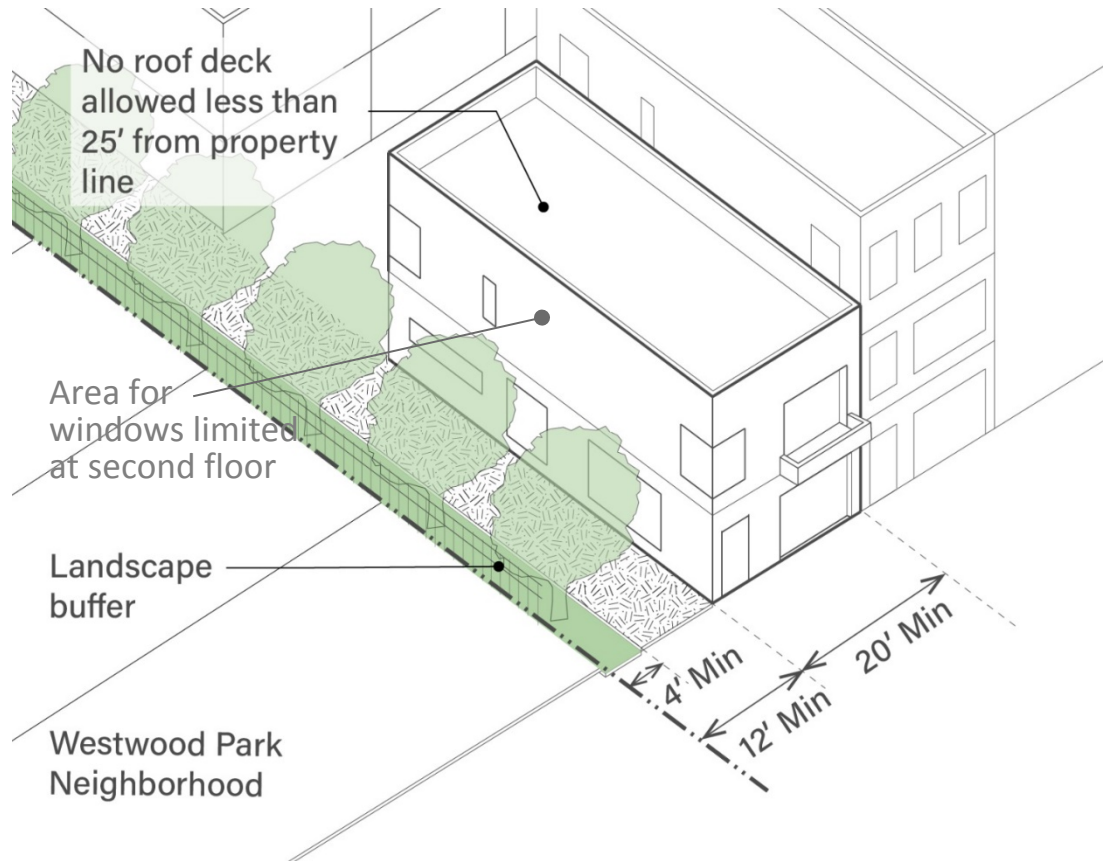
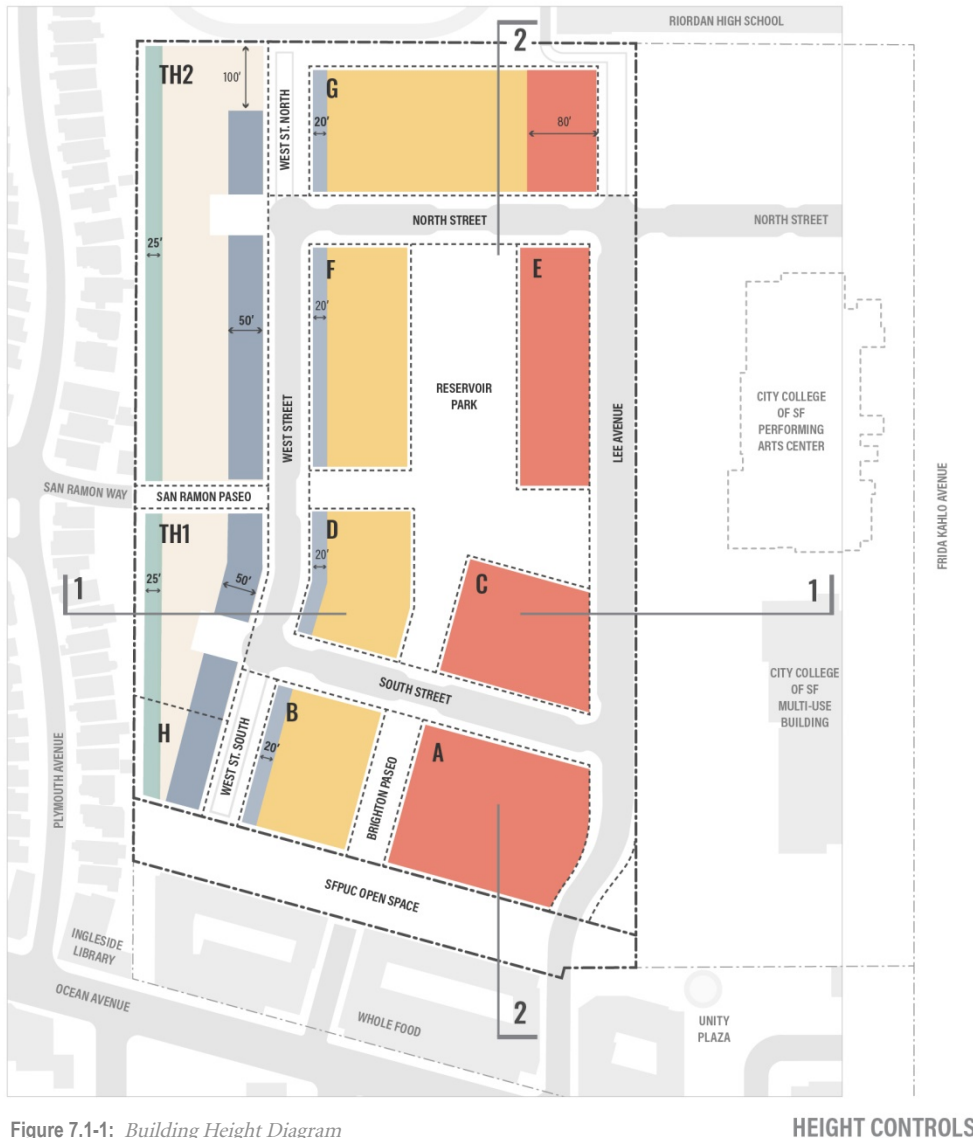


Figure 7.31-2: Townhouses less than 25 feet from western property line

Townhouses

Updates to Height



- Flexible height zone allows up to 48 feet at West Street
- Block H maximum height increased to 48 feet
- 25 foot height limit at property boundary remains

Sustainable Buildings

San Francisco Sustainable Neighborhood Framework

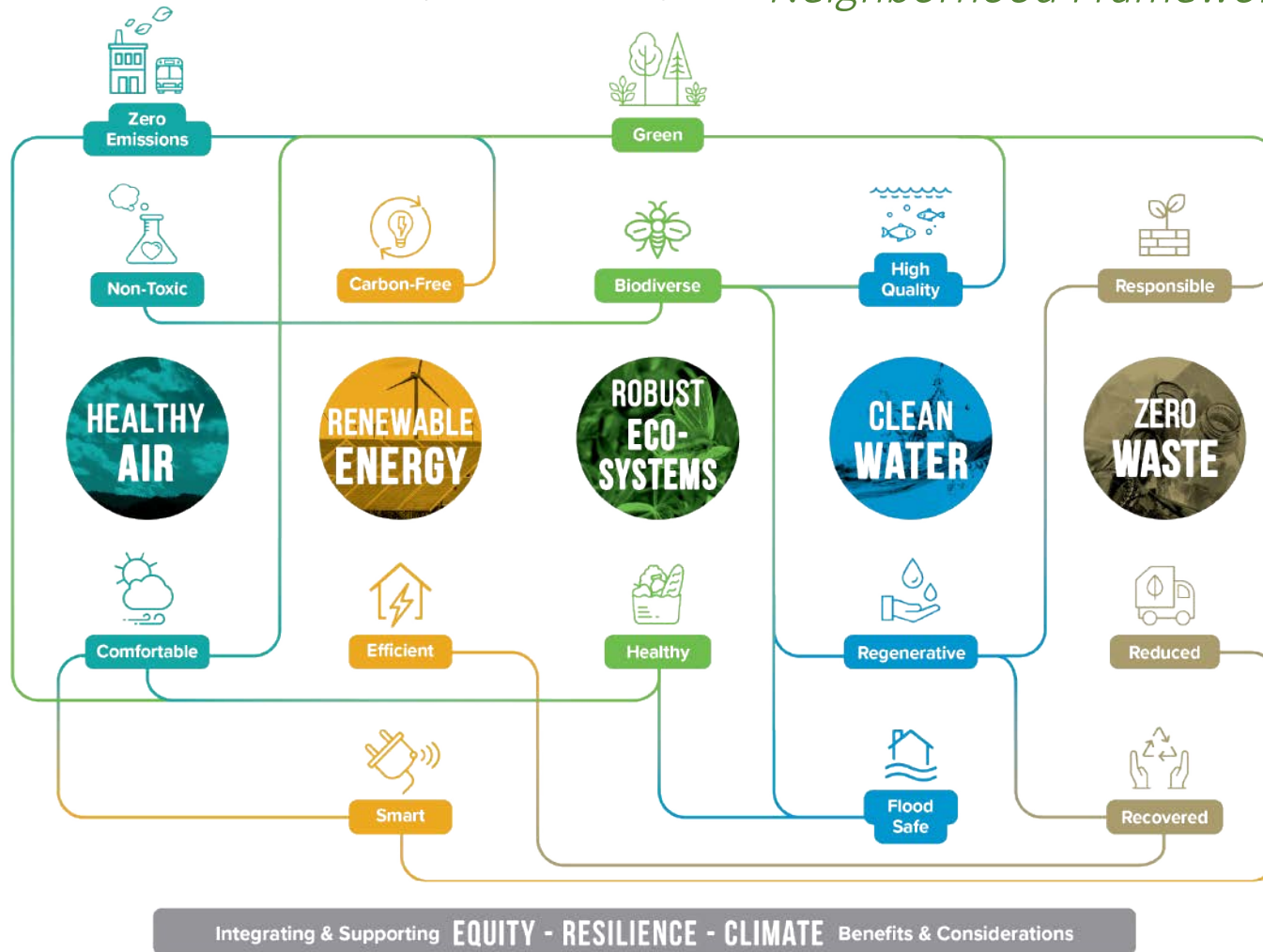


Figure 4.1-1: SF Sustainable Neighborhoods Framework

Environmental Leadership Project

- Greenhouse Gas Neutral project as defined by AB 900
- All New Buildings LEED Gold or better
- Improved transportation efficiency and reduced auto trips
- Prevailing wage construction jobs and living wage permanent jobs



Figure 2.1-1: Illustrative Plan

Sustainable Buildings

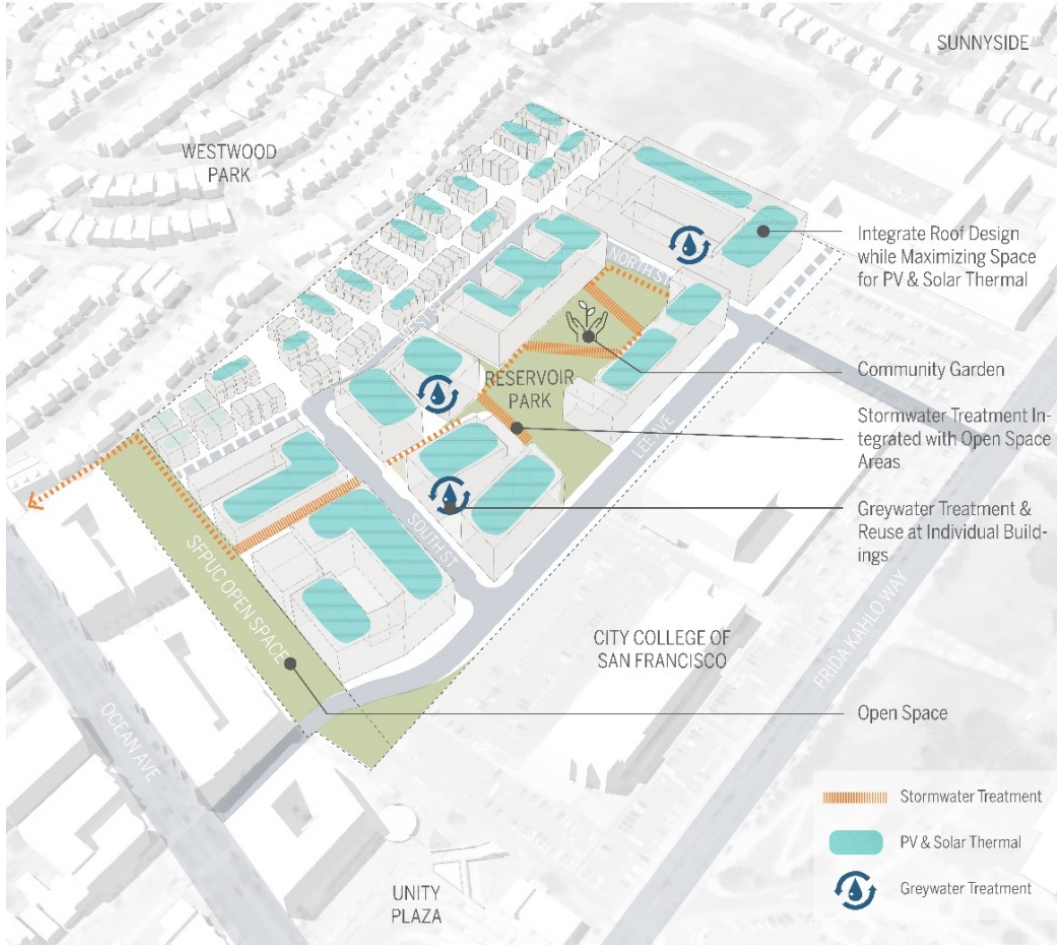


Figure 2.11-1: Sustainable Neighborhoods

- Greenhouse gas free electricity
- Goal of 25% of the building energy generated on-site
- Building envelopes minimize energy loads and maximize natural ventilation
- Gray water reuse in toilet flushing and irrigation
- Storm water management integrated into the open space
- Goal of sending zero waste to landfills
- Connect all residents, workers, and visitors to nature every day

Sustainability Matrix



GOAL 3
SUPPORT BIODIVERSITY
& CONNECT EVERYONE
TO NATURE DAILY

EQUITY

OPPORTUNITIES: access to healthy and affordable food; physical and mental health improvement; social cohesion and connection to one's environment; reduced exposure to noise, air pollution, and extreme heat; robust biodiversity minimizes rodent infestations.

CONSIDERATIONS: inequitable access, use, or quality of green spaces by vulnerable populations; additional maintenance costs (public & private); potential existing contaminants for safe food production.

RESILIENCE

OPPORTUNITIES: ecosystem services improve shoreline and urban flood management, reducing housing and work place instability and access due to flooding; planted hillsides are less susceptible to erosion and landslides; wildlife biodiversity.

CONSIDERATIONS: increased landscaping that includes too much impervious surface can increase flooding; poor plant selection or irrigation equipment can exacerbate water scarcity.

CLIMATE

OPPORTUNITIES: enhance climate regulation and carbon sequestration; reduce carbon footprint associated with to large-scale food production; distribution and waste; improve water efficiency.

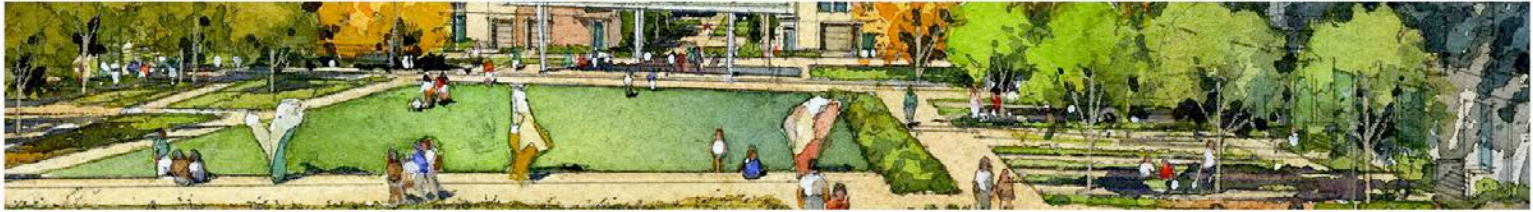
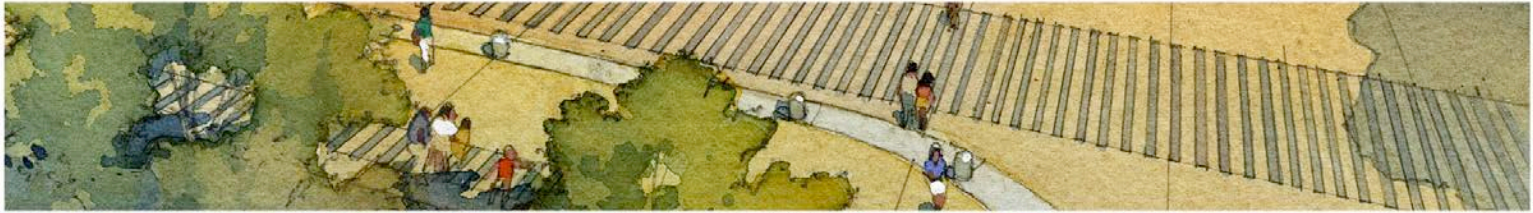
CONSIDERATIONS: gas-powered lawn equipment exacerbates emissions and health impacts of landscaping; poor landscaping maintenance practices can lead to additional methane from decomposing green waste.

CITY TARGET	APPROACHES	CITY REQUIREMENTS	GOALS FOR THE BALBOA RESERVOIR NEIGHBORHOOD	PROJECT STANDARDS & GUIDELINES FROM DSG
GREEN space equivalent to 1/2 site area	OPEN SPACES	/ X SF per unit, X SF if common space (does not require greening) [PC]	<ul style="list-style-type: none"> 50% of site area will be vegetated, including areas of tree canopy and green roofs or landscaping at courtyards. Provide a 25% peak rate and total volume stormwater management reduction for the overall site using green infrastructure and Low Impact Development. Minimize stormwater management at public streets by providing equal offsetting management at private development parcels. 	G.4.7.1 Planting at On-Site Open Space S.4.11.1 Stormwater Management G.4.11.1 Infiltration
	LIVING ROOFS	/ 25% front yard set-back landscaped (50% pervious) [PC] / 30% roof area as living roof [PC alt]		
	GREEN WALLS			
	GREEN INFRASTRUCTURE	/ Manage 25% of stormwater onsite [SMO option]		
	RIGHT-OF-WAY	/ 1 street tree every 20' [PC]		
BIODIVERSE landscapes of 100% climate appropriate, majority local species	TREE CANOPY		<ul style="list-style-type: none"> 100% healthy landscaping practices - minimizing or eliminating pesticide, herbicide or fertilizer use following the City's Integrated Pest Management Ordinance. Use all-electric / clean fuel landscape maintenance equipment. 	S.4.8.1 Native Landscaping G.4.8.1 Low Emissions Maintenance G.4.8.2 Ecological Placemaking G.4.8.3 Daily Maintenance G.4.8.4 Quarterly Horticultural Services
	UNDERSTORY PLANTING			
	NATURAL AREAS			
	BUILDING FAÇADES			
HEALTHY food & wildlife systems	BUILDINGS	/ Bird Safe Buildings [PC]	<ul style="list-style-type: none"> Collaborate with City College culinary program to create on-site programs to assist resident and neighbors in growing and preparing healthy foods. 	G.4.9.1 Access to Community Gardens G.4.9.2 Healthy Food Education G.4.9.3 Food Corridor G.4.9.4 Sustainable Pest Control
	OPEN SPACES			
	OPERATIONS			

Comments Welcome

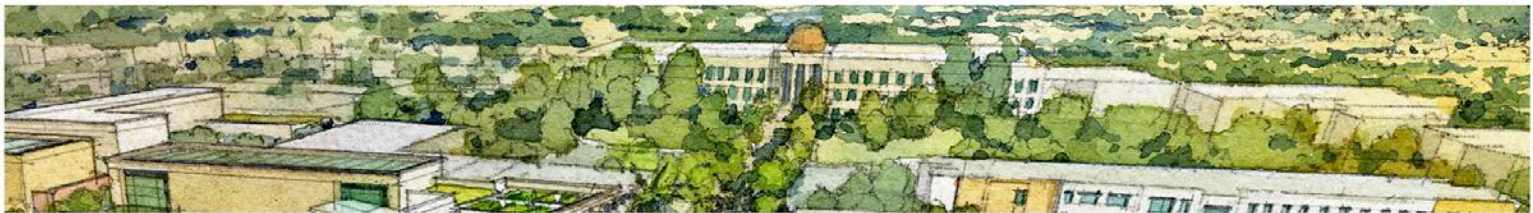


Appendix



THE BALBOA RESERVOIR NEIGHBORHOOD

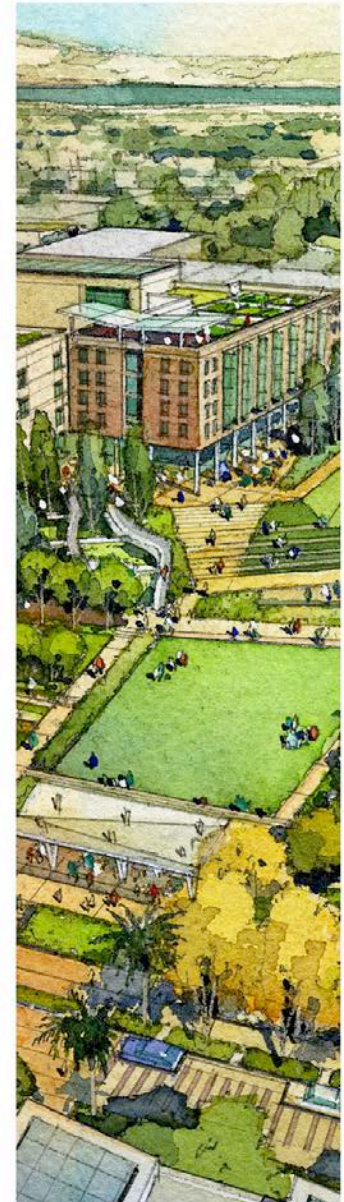
DESIGN STANDARDS AND GUIDELINES | PUBLIC DRAFT 02.24.2020



PREFACE

PREFACE

Balboa Reservoir Document Guide	vi
DSG Overview	viii
DSG User Guide	ix

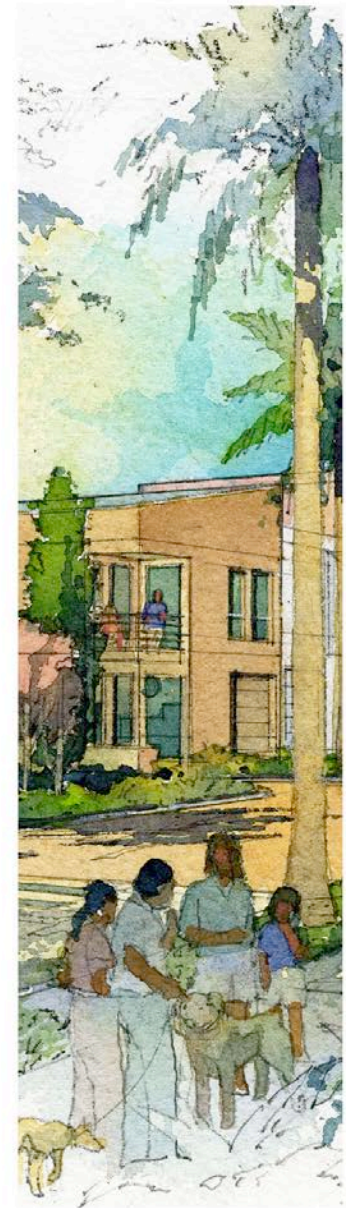


PROJECT OVERVIEW

1

PROJECT OVERVIEW

1.1	Vision	3
1.2	Project Goals	4
1.3	Site	6
1.4	Neighborhood Context	8
1.5	History of Balboa Reservoir	10
1.6	Planning Context	12
1.7	Project Timeline	14
1.8	Community Process	15



DESIGN FRAMEWORK

2

DESIGN FRAMEWORK

2.1	Introduction	18
2.2	Neighborhood Overview	18
2.3	Neighborhood Connections	19
2.4	Design Principles	20

FRAMEWORK DIAGRAMS

2.5	Restored Topography	24
2.6	Public Open Space	25
2.7	Framing Open Space with Active Uses	26
2.8	Pedestrian Priority Zone	27
2.9	Neighborhood Streets	28
2.10	Stepped Building Massing	29
2.11	Sustainable Neighborhood	30

NEIGHBORHOOD PLACES

2.12	Neighborhood Places	31
------	---------------------------	----

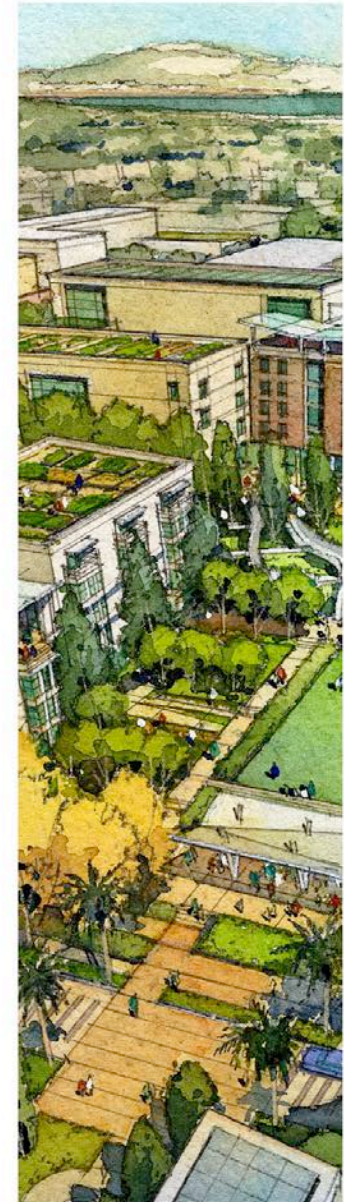


LAND USE

3

LAND USE

3.1	Overview	34
3.2	Residential Uses	35
3.3	Ground Floor Uses	35
3.4	Public Parking Garage	36
3.5	Publicly Accessible Open Space	36
3.6	Permitted Uses	36
3.7	Temporary Uses	36
3.8	Interim Uses	36



NEIGHBORHOOD SUSTAINABILITY

4

OVERVIEW

4.1 Sustainable Neighborhoods Framework	40
---	----

HEALTHY AIR

4.2 Zero Emission Environments	42
4.3 Non-Toxic Interiors	45

RENEWABLE ENERGY

4.4 Energy Efficient Environment	46
4.5 Carbon Free Energy	48
4.6 Smart Systems and Operations	49

ROBUST ECO-SYSTEMS

4.7 Green Space	50
4.8 BioDiversity	50
4.9 Healthy Food and Wildlife Systems	51

CLEAN WATER

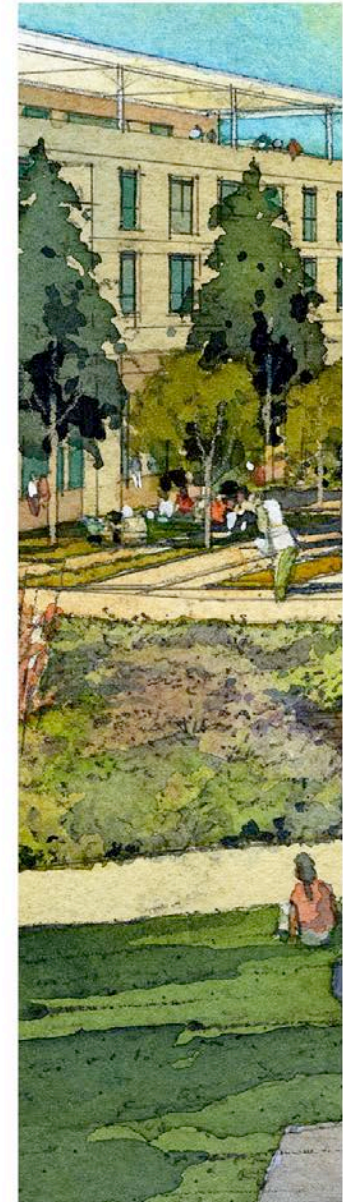
4.10 Water Conservation and Reuse	52
4.11 Stormwater	54

ZERO WASTE

4.12 Waste Generation and Recovery	55
--	----

RESILIENCY

4.13 Resiliency	56
-----------------------	----



CIRCULATION

5

STREET DESIGN OVERVIEW

5.1	Circulation Overview	58
5.2	Street Typology	60
5.3	Circulation Network Overview	61

STREET DESIGN STANDARDS AND GUIDELINES

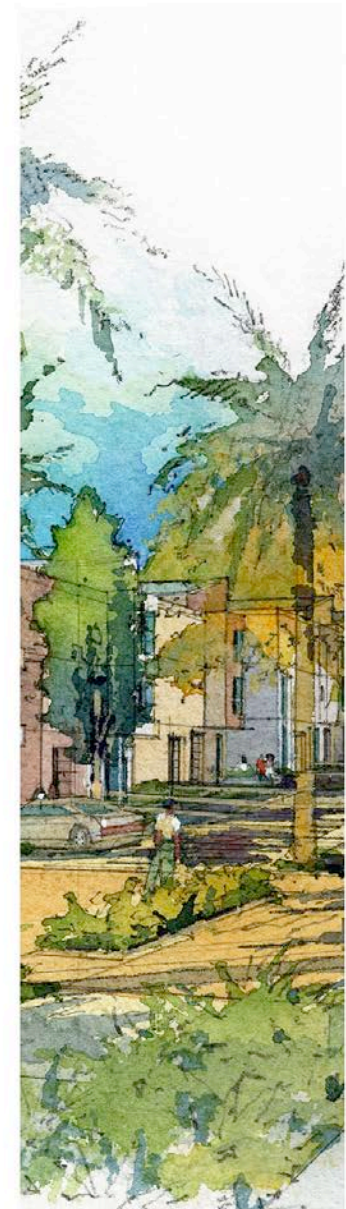
5.4	Overview	65
5.5	Street Trees	68
5.6	Traffic Calming Strategies	70
5.7	Street Utilities and Parking Meters	71

STREET MATERIAL PALETTE

5.8	Street Planting Palette	72
5.9	Street Paving Materials	80
5.10	Street Furniture	82
5.11	Street Lighting	83

STREET DESIGN BY INDIVIDUAL CASE

5.12	Lee Avenue	86
5.13	North Street and South Street	94
5.14	West Street	100
5.15	West Street South Shared Street and North Shared Street	104
5.16	Townhouse Entry Court and Driveway	110



OPEN SPACE NETWORK

6

OPEN SPACE OVERVIEW

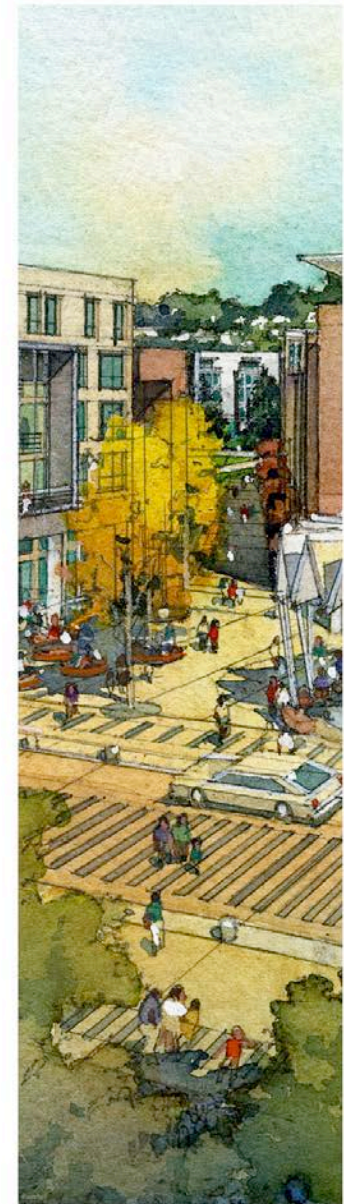
6.1 Open Space Design Overview.....	114
6.2 Open Space Ecosystem	116

OPEN SPACE PLANTING AND MATERIAL PALETTE

6.3 Open Space Planting Palette.....	121
6.4 Site Furnishing, Materials and Lighting Selection Criteria	133
6.5 Paving Materials.....	134
6.6 Site Furnishings.....	136
6.7 Open Space Lighting.....	138
6.8 Community Art	140
6.9 Wayfinding and Signage	142

OPEN SPACE DESIGN

6.10 Typologies and Hierarchy	144
6.11 Reservoir Park	145
6.12 Pavilion at the Pavilion Plaza	154
6.13 SFPUC Retained Fee Open Space	156
6.14 Gateway Landscape	163
6.15 Brighton Paseo.....	164
6.16 San Ramon Paseo	166
6.17 Dog relief area	168
6.18 Residential Open Space.....	170



BUILDING DESIGN

7

OVERVIEW

7.1 Building Design Overview	176
------------------------------------	-----

BUILDING ENVELOPE

7.2 Height	176
------------------	-----

BUILDING ENVELOPE

7.3 Setbacks	179
7.4 Streetwalls	182
7.5 Mass Reduction at Long Facades	183
7.6 Step Backs at Upper Floors	184
7.7 Openings to Interior Courtyards	186
7.8 Dwelling Unit Exposure and Rear Yards	188
7.9 Usable Open Space	189

GROUND FLOOR ACTIVATION

7.10 Common Areas and Ground Floor Units	190
7.11 Building Entries	193
7.12 Entries to Ground Floor Units	195
7.13 Ground Floor Retail	197

BUILDING MODULATION

7.14 Frontage Character	198
7.15 Roof Design	204
7.16 Facade Modulation and Composition	206
7.17 Exterior Materials and Fenestration	209
7.18 Color	216
7.19 Architectural Diversity and Innovation	217

BUILDING DETAILS

7.20 Private Parking Garages	218
7.21 Public Parking Garages	220
7.22 On-Site Bicycle Parking	222
7.23 Utilities and Services	224
7.24 Facilities for Residential Moving	225
7.25 On-Site Lighting	226
7.26 On-Site Signage	227

TOWNHOUSES

7.27 Townhouses	228
7.28 Townhouse Frontage at West Street and San Ramon Paseo	229
7.29 Entry Courts	230
7.30 Pedestrian Connections	231
7.31 Neighborhood Edge at Western Project Boundary	232
7.32 Building Facades at West Street and San Ramon Paseo	234
7.33 Building Facades on Private Drives	235
7.34 Building Facades at Western and Northern Property Lines	236
7.35 General Standards for All Townhouse Facades	236
7.36 Dwelling Unit Exposure and Rear Yards	237
7.37 Open Space	237
7.38 Vehicle Access and Parking	238
7.39 On-Site Bicycle Parking	239
7.40 Retaining Walls	240
7.41 Utilities and Services	240



APPENDICES

8

APPENDIX A

Balboa Reservoir Definitions240

APPENDIX B

Sustainable Neighborhoods Framework243

APPENDIX C

Compliance Checklist248

