

**BALBOA RESERVOIR COMMUNITY ADVISORY COMMITTEE  
CITY & COUNTY OF SAN FRANCISCO**

**MEETING MINUTES**

**City College of San Francisco  
Multi-Use Building, Room 140  
55 Phelan Avenue, San Francisco, CA 94112  
Monday, November 13, 2017**

**6:00 PM**

**Regular Meeting**

**Please note:** Meeting minutes are only intended to serve as a summary of the meeting. For a full transcript of the meeting, refer to the audio recording of the meeting [Available online at [www.sf-planning.org/BRCAC](http://www.sf-planning.org/BRCAC)].

Documents received during this meeting are in a document titled balboareservoir\_CAC\_Public\_Documents\_Received\_and\_Emails-111317 available via the following link: [www.sf-planning.org/BRCAC](http://www.sf-planning.org/BRCAC)

Committee Members Present:

Michael Ahrens; Howard Chung; Brigitte Davila; Christine Godinez; Robert Muehlbauer; Maurice Rivers; Lisa Spinali; Jon Winston

Committee Members Absent:

[None]

Staff/Consultants Present:

Office of Economic and Workforce Development: Emily Lesk, Tom Shanahan  
San Francisco Planning Department: Sue Exline, Jeremy Shaw

- 1. Call to Order and Roll Call – [Recording: Part 1, 00:00]**
- 2. Opening of Meeting**

a. October Minutes:

i. Discussion of format:

1. Mike Ahrens: In the past, the minutes for this meeting were the most complete and accurate I have seen, and, importantly, they show the name of

- those providing public comment. The latest minutes do not provide this level of detail. I would like to see this.
2. Emily Lesk: The minutes format was adjusted based on limited staff time. A transcript is beyond what we can provide, but we'd like to find a compromise.
  3. Lisa Spinali: I would like to include the time for each agenda item so people may review the recording if they so wish. It might be easiest for Mike and me to review a draft of the minutes before they get posted.
  4. [Not stated]: My comment appeared abridged in the minutes. I stated that the public realm graphic was deceptive. The park in the plan appeared much smaller.
- ii. Motion to approve October meeting minutes
    1. Moved: Winston; Seconded: Davila
    2. Ayes: Ahrens – *Conditional upon Updated Format*, Chung, Davila, Godinez, Muehlbauer, Rivers, Spinali, Winston; Noes: [none]; Abstain: [none]
- b. CAC Chair and Vice Chair Elections
- i. Chair: Lisa Spinali
    1. Lisa Spinali Statement: When I initially joined the CAC, I disclosed that I received a contract four years prior from the SFPUC. The contract was for the development of a community benefits strategy to ensure that engineering firms who contracted with SFPUC gave back to the community. I worked in District 10 to develop a community outreach strategy for K-12 youth. The results of this included: college scholarships, the support of Urban Ed Academy, the support of Willie Brown Middle School, and the support of the Spark Internship Program. My work with SFPUC was not related to this project and was limited to working with low-income youth in District 10.
    2. Moved: Winston; Seconded: Muehlbauer
    3. Ayes: Ahrens, Chung, Davila, Godinez, Muehlbauer, Rivers, Spinali, Winston; Noes: [None]; Abstain: [None]
  - ii. Vice Chair: Robert Muehlbauer
    1. Moved: Ahrens; Seconded: Spinali
    2. Ayes: Ahrens, Chung, Davila, Godinez, Muehlbauer, Rivers, Spinali, Winston; Noes: [None]; Abstain: [None]

### **3. Developer Presentation: Public Outreach – [Recording: Part 1, 00:09:50]**

Note: Presentation slides (BRCAC\_Presentation\_11.13.17) available via the following link: [www.sf-planning.org/BRCAC](http://www.sf-planning.org/BRCAC)

**Joe Kirchofer, AvalonBay:** We're going to talk about how we developed our first draft of the site design. We want to hear what you think is good and bad. We want your feedback. We are planning to have question and answer following the presentation. The standard public comment will happen at the end.

**Karen Murray:** Our first meeting relates to public open space because we see this as framing the larger design: where the buildings go and how transportation will be laid out.

Community Engagement Timeline:

- The goal is to have a draft master plan based on technical and community feedback completed by the Fall of 2018.
- Between now and then there will be a variety of planned community engagements:
  - Monthly CAC meetings will continue to occur during this time
  - Walking tours of the site; the first of which is planned for December 2<sup>nd</sup>
  - An open house in mid-January at a nearby location
  - Variety of meetings with local neighborhood groups and stakeholders
  - Ongoing collaboration with City College
- Planned topics for the upcoming CAC Meetings:
  - Public Open Spaces (Tonight)
  - Transportation, Circulation & Parking (December 11<sup>th</sup>)
  - Housing and Neighborhood Character (January 15<sup>th</sup>)
  - Sustainable Design (February 12<sup>th</sup>)

#### **4. Question and Answer: Public Outreach – [Recording: Part 1, 27:00]**

**Bridgette Davila:** Could you explain the CAC workshops?

**Karen Murray, VMWP:** The CAC workshops are the CAC meetings. We are hoping to make them more interactive.

**Robert Muehlbauer:** It would be great to have renderings in the library and Unity Plaza. I would like to have MTA here to discuss public transit capacity for the area.

**Lisa Spinali:** There needs to be clear identification of issues brought up at the meetings and how they were addressed. There should be a review at the end of the meetings to identify the meeting format ideas that worked and those that did not. I have asked Supervisor Yee to direct MTA to detail a person to these community meetings.

**Joe Kirchofer, AvalonBay:** I believe MTA has identified a person. We have met with MTA, and they are aware that this is important. However, it is not the same as them being here.

**Max Ewald, Ingleside:** How are we going to be informed of when these events are occurring?

**Karen Murray, VMWP:** The workshops/meetings will occur at the regular CAC times. The other events will be posted to the CAC website and will be publicized in Planning Department newsletters.

**Chris Hansen, Excelsior:** What is collaboration with City College?

**Joe Kirchofer, AvalonBay:** We are currently working on what form that will take. There are several things in our design that are only possible with close coordination with City College. We've been working with the City College Board of Trustees, Chancellor, and staff. I understand that they have just hired a project manager on their side to coordinate for this project. We also need to reach out to City College faculty, staff, and students.

**Chris Hansen, Excelsior:** Will there be a public release of information from these private meetings?

**Joe Kirchofer, AvalonBay:** It's up to City College how they want to disclose their financial structure and capacity.

**Madeline Mueller, CCSF Faculty:** I noticed that your site design included student/faculty housing on City College property, where the Visual Arts building is planned.

**Joe Kirchofer, AvalonBay:** That design is from our original site design. As part of the initial proposal, we were limited in how much we could reach out to City College and the community. We expect our initial design to be modified and change.

**Max Ewald, Ingleside:** What do you mean negotiating with City College?

**Joe Kirchofer, AvalonBay:** We would like City College to be involved in a formal way in faculty housing. This would likely be necessary for the plan to include student and faculty housing, due to Fair Housing requirements. This would involve a legal and financial relationship.

**Mike Ahrens:** The developers are talking about possibly having an additional 200 units on City College property. This could mean 1,300 units in total. Westwood Park thinks 1,100 is too many.

**[Not stated]:** I would request that anything posted be in a variety of languages. It could be beneficial to have someone available at the library to answer questions.

**[Not stated]:** Has the project been mentioned in the news?

**Joe Kirchofer, AvalonBay:** I believe it has been mentioned. Media is welcome to attend these meetings.

**Hedda Thieme, Westwood Park:** How will you ensure that the housing goes to people who work in San Francisco? Many of the houses sold recently in Westwood Park have gone to people who work in Silicon Valley.

**Joe Kirchofer, AvalonBay:** There will be a local preference for the below-market rate housing.

**Max Ewald, Ingleside:** Will City College be involved in the transportation discussion?

**Joe Kirchofer, AvalonBay:** It's important they're involved.

**Bridgette Davila:** I am representing City College at these meetings.

**Robert Muehlbauer:** A joint meeting between this CAC, the City College Board of Trustees, and the Balboa Park Station Area CAC could be beneficial.

## 5. Developer Presentation: Public Open Spaces – [Recording: Part1, 51:24]

Note: Presentation slides (BRCAC\_Presentation\_11.13.17) available via the following link: [www.sf-planning.org/BRCAC](http://www.sf-planning.org/BRCAC)

**Peter Waller, PYATOK:** When looking at the site design, we saw the open space as something that was important to the development and to the neighboring community. It is where we started the design process. After this we thought about vehicle circulation, which we pushed to the perimeter. Some key elements of plan:

- Reservoir site is 17 acres
- Public open space at the heart of the community
- Vehicle circulation at the perimeter
- Connections to Phelan and Ocean Avenue
- A shared parking solution for residents and City College (in the northeastern corner of the site)
- Building heights scaling down from City College to Westwood Park.

### Break

[Recording: Part2, 00:00]

**Gary Strang, GLS Landscape/Architecture:** The success of this project relies on having a cohesive network of open space, a central open space, and all of this integrated into the life of the community. The reservoir is currently a barrier between people who live in the community and important places that they may want to get to. We identified places where roads and paths dead-ended into the site; we used the network of open space to connect these pathways. We envisioned Precita Park at the foot of Bernal Hill as a model.

The parameters identified by the CAC drove our vision of the open space.

- Develop a cohesive public realm that is a useful, safe, and welcoming part of daily life.
- Develop an integrated pattern of public and private open space.
- Incorporate the surrounding natural and sculptural environment into the siting and design.
- Design attractive and pedestrian friendly generous green streets.

- Plan and design in coordination with a long-term sustainable plan and community-serving programming.
- Design a variety of open spaces to serve diverse users at different hours and seasons.

The public open space is envisioned to have:

- Large open space at the heart of the community
- Variety of open spaces for a diverse group of neighbors
- Primary vehicle circulation at the perimeter of the site
- Community serving programming
- Active and passive recreation for all ages
- Unique views from central open space
- Arrange greenery and open space to provide wind protection
- Utilize plants accustomed to fog belt climate
- Cross shaped plan, similar to Westwood Park, to capture views and create paths of movement
- Relocate existing berm landform to level site elevation and create high point to celebrate ocean view

Key Elements of Public Realm

- Pedestrian connections generate open space network.
- Large open space is located at the heart of the community.
- A site specific and integrated network has various sizes of open spaces.
- Landform with elevated terrace preserves ocean view experience and sculptural qualities of the site.
- Coastal plantings and site structures are used to create shelter and wind protection.

## **6. Question and Answer: Public Open Space – [Recording: Part2, 08:35]**

**Gary Strang, GLS Landscape/Architecture:** The site plan includes 2.2 acres of continuous open and another 2 acres distributed throughout the site in smaller open spaces.

**[Not stated]:** Could you discuss what will happen with the PUC easement? How will the development connect to Unity Plaza and Ocean Avenue? Will there be playgrounds and space for organized games on promenades? What are the dots in the purple?

**Gary Strang, GLS Landscape/Architecture:** The dots represent the building courtyards; these are not included in the public open space numbers. We have many ideas for the PUC easement. Right now, we have it programmed as a dog park. The final design will be based on community input and what the PUC requires. It will likely not be a constructed use. We also see a variety of possible connections to the library. Play structures would more likely be placed in the larger open space but the details are still malleable.

**[Not stated]:** A site plan with a central elevation with views would be appreciated.

**[Not stated]:** Where will the parking entrance be?

**Peter Waller, PYATOK:** We are thinking the northeast corner of the site along Lee Avenue. However, we're still figuring this out. A portion of the parking will be in each building, in addition to the large parking structure.

**Max Ewald, Ingleside:** I'd be excited to see trees on the site. I do not think Precita Park is very interesting. Drought resistant plants are important.

**Hedda Thieme, Westwood Park:** What are the building heights?

**Peter Waller, PYATOK:** The buildings are planned to be 65-75 feet along Lee Avenue and 2-3 stories along Westwood Park.

**Rita Evans, Sunnyside:** Four acres of open space is not enough. The neighbors wanted more. We envisioned more continuous space, rather than smaller divided spaces. What kind of recreation might be possible in the open spaces? How big are open spaces?

**Gary Strang, GLS Landscape/Architecture:** The smaller greenways and promenades would be 50-60 feet wide. These could be programmed for urban farming but may not be big enough for sports. The calculation of open space does not include courtyard or planters in front of the buildings.

**Jennifer:** Could the townhomes be below grade to appear lower from Westwood Park?

**Peter Waller, PYATOK:** The details of grading are not yet final. The townhouses will be placed lower than the current peak of the berm as the berm material will be used to level the site.

**Max Ewald, Ingleside:** Yerba Buena Gardens are an example of a park I would like to see.

**Chris Hansen, Excelsior:** Will you need additional staging space for grading the site?

**Peter Waller, PYATOK:** Ideally not, it will be done in phases. However, this has not been finalized yet.

**Laura, Westwood Park:** According to the plan, the parks do not seem to add up to the stated amounts. The parks and landscape displayed in the plans look to be private gardens for residents and not open to the public. The open space does not appear to be continuous.

**Gary Strang, GLS Landscape/Architecture:** Our intent is that the open space be for the public and not just the residents.

**Steve Martin Pinto, Sunnyside:** I think this plan is a good start, but I would like to see the townhomes be detached to mirror the design of Westwood Park.

**[Not stated]:** Yerba Buena Gardens are great, but City College students need their parking. The site plan has too many shrubs; they just take up space. There needs to be room for people.

**Aaron Goodman, D11, Balboa Park CAC:** I find this project to be an innovative way to present public/private space. It would be great if the porches, front yards, and courtyards could be connected to the public open space. This will give it a much more park like feel. The connection to Lee Avenue could become very congested and this is near a public plaza so speed is a concern. There are already traffic issues in that area.

## **7. CAC Questions and Comment Related to Open Space – [Recording: Part2, 36:25]**

**Brigitte Davila:** Are the gateways in the site plan for autos?

**Peter Waller, PYATOK:** No, these will primarily be for pedestrians. There may be some slow auto traffic on occasion.

**Brigitte Davila:** I want to compliment you on the ideas you've come up with. At UC Berkeley, I participated in a babysitting co-op. This was a great way to create community. It's important that this develop has a sense of community.

**Christine Godinez:** How will emergency traffic access the site?

**Gary Strang, GLS Landscape/Architecture:** We want to keep traffic to the perimeter. We may have temporary entries to the center of the site for emergency access.

**Maurice Rivers:** If the unit count is increased, would a new site plan need to be created or would it just be tweaked? 2,500 units was mentioned in public comment previously.

**Peter Waller, PYATOK:** It would likely be a combination of taller buildings and smaller units to achieve a higher unit count.

**Joe Kirchofer, AvalonBay:** 2,500 units is not the proposal. That was mentioned by the public. Building taller would require different building types, which may not be economically viable.

**Michael Ahrens:** Westwood Park has had 2-3 meetings with the development team to review our issues. We do not feel now is the best time to meet with all our neighbors. We are still ironing out some issues, but we will notify you when this will happen. We have a December 15<sup>th</sup> meeting planned with the residents along Plymouth. These development is nearest to these neighbors, and we feel they will be

most impacted. We are also negotiating for fewer units and more parking. We are concerned with parking for City College and congestion.

**Howard Chung:** Thank you for incorporating the CAC parameters. Will the townhomes have parking? Will the buildings have parking or just the larger lot?

**Peter Waller, PYATOK:** Yes, the townhomes will have parking on the first floor. Most are planned to have a one car attached garage.

The buildings will have small parking structures, in addition to the larger lot.

**Howard Chung:** The large green space shown on the graphic, will this be flat? Will there be access on Brighten?

**Peter Waller, PYATOK:** The open space will be flat. Access on Brighten will likely be for pedestrians and bikes only.

**Jon Winston:** The cross pattern mirroring Westwood Park is nice. I would like to see the plazas and open spaces be welcoming like unity plaza. Will there be a corner store onsite?

**Peter Waller, PYATOK:** We would like Ocean Avenue to be the commercial center of the development. I not sure if the development would be large enough to support a commercial component on site.

**Jon Winston:** How much bike traffic will be on site?

**Gary Strang, GLS Landscape/Architecture:** We are envisioning low volume, local bike traffic. We do not think this will be a bike thoroughfare.

**Jon Winston:** I like pushing autos to the perimeter. It reminds me of the superblocs in Barcelona. How will the shared parking work? I'm worried that the parking ratio could rise above 0.5 per unit in the evenings.

**Peter Waller, PYATOK:** We are looking closely at the shared parking. We want to prioritize walking. We do not want to build too much parking.

**Jon Winston:** How does townhome parking work?

**Peter Waller, PYATOK:** Parking would be bundled with the for sale townhomes

**Robert Muehlbauer:** I am encouraged by your open space plan. I am hoping that buildings are not sheer walls. I would like to see articulation, varied roof lines, and interesting details. This is the same for the walkways. I would like to see interesting pavers and colors to make it an interesting place to be and pass through. Could you use caulk during the walking tours to mark the planned site design on the reservoir?

**Peter Waller, PYATOK:** That is a great idea; we are looking at ways to mock up the site.

**Lisa Spinali:** This looks like a good first pass. I would like to hear more about the programing and how this relates to site design. For example, having the child care near the park. Philz Coffee and Unity Plaza have a nice symbiosis. People get coffee and sit on the plaza. It would be great to do something like this. It would also be great if we could create an interchange between neighbors and City College students. I'm concerned about traffic and congestion on the corner by Unity Plaza. There's a lot of vacant store fronts on Ocean Avenue. Could we create a popup restaurant spot that would build entrepreneurs, who could then fill vacant space on Ocean Avenue? I am concerned that if we put all the tall buildings on Lee Avenue that it will not be a welcoming entrance; we need to think strategically about design. The site should only include community gardens if people will actually use them. We want to make sure that precious space is programed well.

## **8. General Public Comment – [Recording: Part2, 1:01:35]**

**Aaron Goodman, D11, Balboa Park CAC:** As a reminder, there will be a Balboa Park CAC meeting coming up soon. There is also an MTA meeting about updating maintenance yards. The schedule for these is posted on SFMTA.com/buildingprogress. The maintenance of Muni vehicles is important for transit in the neighborhood.

**Laura, Westwood Park:** I am concerned about the water capacity for firefighting on the westside of the City. I hope the capacities will be upgraded.

**Corey Smith, SFHAC:** There have been 42 meetings about this project in this neighborhood. This project has citywide impact. I respectfully ask that at least one CAC meeting be held downtown.

**[Not stated]:** I am worried about for-profit developers coming into our neighborhood. I hope you do not start thinking about 6 stories. We would need to have more police. It is going to be a ridiculous amount of people in a small space. Small units stress families.

**Hedda Thieme, Westwood Park:** I hope power lines will be put underground.

**[Not stated]:** I would like to see a commercial component on the site.

**Kevin Griffith, Bridge Housing:** We have never had a retail component. We have talked about food trucks or a popup. We believe Ocean Avenue is the commercial center of the neighborhood.

**Lisa Spinali:** The parameters left the retail component open-ended. Maybe with more people, the neighborhood would need more retail space or a post office.

**Joe Kirchofer, AvalonBay:** The open space at the Avalon building on Ocean Avenue has just done okay. It has not been fantastic. A commercial component may not be viable. We also don't want to bring more cars into the site.

**Michael Ahrens:** I am opposed to retail.

## **9. Adjournment – [Recording: Part2, 1:12:30]**