



To: Members of the Balboa Reservoir Community Advisory Committee

From: Emily Lesk, Office of Economic and Workforce Development

Date: December 4, 2015

**Subject: Development Parameters on the Balboa Reservoir Project's Relationship with City College, for Discussion at the December 14, 2015 CAC Meeting**

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This memorandum pertains to the upcoming discussion of the Balboa Reservoir development's relationship to City College, for discussion at the CAC meeting scheduled for December 14, 2015. City staff propose the following draft parameters based on community feedback to date and conversations with City College staff, combined with our professional understanding of development and public policy considerations. In preparation for December 14<sup>th</sup>, please review this memo, share it with your respective constituencies and solicit comments, and be prepared to provide feedback at the CAC meeting.

As described at prior CAC meetings, these parameters (along with the others discussed to date) will help inform the selection of a high-quality developer partner for the Balboa Reservoir site. This selection will occur through a Request for Proposals (RFP) process in which prospective developers will propose concept-level ideas for development at the site. In addition to their experience and the proposal's financial feasibility, these proposals will be evaluated on how they adhere to these "Relationship with City College" parameters. Please note that the writing of these guiding parameters is just the beginning and that the winning proposal will be refined over several rounds of design development with feedback from the City, community members, and the CAC.

It is our experience that the RFP process is most successful when the development parameters balance (1) setting clear expectations about City and community priorities and (2) providing flexibility for proposals to creatively meet and exceed those priorities. The best responses allow for continued, iterative work after the developer selection and, ultimately, the strongest end result. The draft parameters below seek to strike that balance by providing high-level guidance on important considerations related to City College.

## BACKGROUND INFORMATION

Over the last year, City Staff has received substantial public feedback about the proposed Balboa Reservoir project as it relates to City College. This feedback, which underpins the proposed parameters below, can be referenced online at the following websites.

- Memoranda summarizing community feedback provided at January, 2015 and May, 2015 community workshops, at <http://www.sf-planning.org/index.aspx?page=3989#materials>.
- Meeting minutes, recording, and written correspondence documenting public comment received as part of the Balboa Reservoir CAC process, at <http://www.sf-planning.org/index.aspx?page=4224>.

## PROPOSED PARAMETERS REGARDING PROJECT'S RELATIONSHIP TO CITY COLLEGE

***Principle #1: In conversation with City College, identify opportunities for the Balboa Reservoir project's public benefits to serve as resources for the City College community.***

### *Draft Parameters:*

- a. Consider partnering with City College and/or area schools to allocate some on-site units to house students, faculty, and/or staff.
- b. Explore the addition of on-site childcare facilities or the possible relocation or expansion of the City College Child Development Center to the Balboa Reservoir site.
- c. If on-site commercial space is developed, explore including retail and non-profit tenants that will meet the needs of the City College students, faculty and staff in addition to serving residents and the site's immediate neighbors.
- d. As described in the Transportation Parameters, create safe, clearly navigable pedestrian and bicycle access through the Balboa Reservoir site to connect surrounding neighborhoods to City College and to connect the City College community to on-site public amenities that they are likely to utilize.
- e. As described in the Open Space Parameters, when designing parks and open spaces, consider neighbors, including the City College community (students, faculty, and staff), as future user groups.

***Principle #2: In coordination with City College, design and implement the project's transportation program in such a way that also creates new sustainable transportation opportunities for City College students, faculty, and staff.***

*Draft Parameters:*

- a. Coordinate with City College to implement transportation demand management measures required to meet the Balboa Reservoir project's mode split target and other goals identified in the Balboa Area Transportation Demand Management (TDM) Plan.
- b. Explore opportunities to provide on-site parking to City College students, faculty, and/or staff; as described in the Transportation Parameters, consider the creation of shared parking facilities, where the same parking spaces are utilized by residents during nights and weekends and accessible to all others, including City College students, faculty, and staff, during weekdays.
- c. Explore the coordination of bicycle facilities with City College, potentially including shared storage, shared access to repair or charging stations, and appropriate supply of Class I and Class II parking to accommodate bicycles access to either property.
- d. Identify additional potential partnerships with the City, City College, and other nearby educational institutions to support local efforts to encourage students, faculty, and staff to utilize non- single occupant vehicle modes of transportation. Potential partnerships may include, but are not limited to, coordinating efforts around public communications and outreach regarding alternatives to single-occupancy vehicles; TDM program management; safe routes to transit and safe routes to school projects; public transit information; shuttles and paratransit, car-sharing and other potential recommendations from the ongoing Planning Department-led TDM Study.

***Principle #3: Work with City College and its master planning consultants to ensure that the Balboa Reservoir site plan and City College's forthcoming new Master Plan are well coordinated and complementary.***

*Draft Parameters:*

- a. Participate actively in City College's master planning process as a key stakeholder.
- b. Identify opportunities for the Balboa Reservoir project to help City College fulfill its masterplan objectives, while also meeting all other applicable development parameters.

***Principle #4: Ensure that development at the Balboa Reservoir site does not negatively impact City College's educational mission and operational needs.***

*Draft Parameters:*

- a. Phase and schedule construction activity to minimize access and noise impacts to neighbors, including City College.
- b. Ensure that neighbors, including City College, receive substantial advance notice of project schedule and phasing so that it can plan appropriately for access and circulation impacts and changes in parking availability.