



To: Members of the Balboa Reservoir Community Advisory Committee

From: Emily Lesk, Office of Economic and Workforce Development

Date: June 10, 2016

Subject: Revisions to Parameters Regarding Project's Relationship to City College

This memorandum contains revisions to the draft Balboa Reservoir development parameters pertaining to the Balboa Reservoir project's relationship with City College. These revisions reflect feedback received from members of the public and by the CAC at the December 14, 2015 CAC meeting (see red text below), at the May 9, 2016 CAC meeting (see blue text below), at the June 13 meeting (see green underlined text below), and in written comments sent to the CAC and the City (reflected in red text if sent prior to January 29, 2016 and in blue text if sent after that date).

At the June 13, 2016 meeting, the CAC chair surveyed the CAC for consensus and found that that all present CAC members were willing to support the parameters below, provided that several new revisions (in green text) were made. The next and final step will be for the CAC to consider these City College-specific parameters relative to the full set of development parameters, which will occur once the CAC has finished reviewing and revising all of the other parameters.

**REVISED PARAMETERS REGARDING
PROJECT'S RELATIONSHIP TO CITY COLLEGE**

- ***Principle #1 #4: Ensure that development at the Balboa Reservoir site does not negatively impact City College's educational mission and operational needs.***

Draft Parameters:

- a. Do not develop on City College property unless an explicit agreement is reached with City College. (Note that the Master Developer may not develop on any adjacent property without reaching an express agreement with its owner.)
- b. Phase and schedule construction activity to minimize **impacts on** access, and noise, **dust, and other air quality** impacts to neighbors, including City College.

Memo to Members of the Balboa Reservoir CAC – City College-Related Parameters – 5/20/2016

- c. 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.
- d. Work with City College to establish a process for regular communication between the project, including a means of ensuring completion of the project's commitments to City College and a means of resolving new issues that may arise during construction or after the new development is complete. This process should be established prior to project approvals and should acknowledge the full range of City College stakeholder groups (including Trustees, administrators, staff, instructors, and students).

Principle #2 #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 a material amount of ~~some~~ on-site units to house students, faculty, and/or staff.
- b. To the extent that City College expresses interest in relocating or expanding ~~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, **examine opportunities to accommodate this request within the new development.**
- c. If on-site commercial space is developed, explore including retail and non-profit uses that will **serve** the needs of the City College students, faculty and staff in addition to serving residents and the site's immediate neighbors. **If proposing any such uses, demonstrate that they will complement the existing commercial and nonprofit environment without negatively impacting existing local retail businesses or non-profit activities.**
- d. As described in the Transportation Parameters, create safe, clearly navigable pedestrian and bicycle access, **including access for people with disabilities**, 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. **Allow for safe, comfortable, and convenient pedestrian, bike, and car travel between City College and the Balboa Reservoir project, with particular attention to connections to Balboa Park Station.**
- 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 #3 #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. Prior to the start of development, and in coordinateation with City College te, finalize and commit to implement transportation demand management and parking measures required to meet the Balboa Reservoir project's mode split target and other goals identified in the

**Memo to Members of the Balboa Reservoir CAC – City College-Related Parameters –
5/20/2016**

Balboa Area Transportation Demand Management (TDM) Plan. These measures should include an implementation plan to ensure that development does not outpace transportation demand management.

- b. Working with City College and the City, develop an appropriate parking and transportation demand management strategy that accommodates City College students and employees. If expert analysis demonstrates that shared parking is a viable approach, explore accommodating City College affiliates and other non-residents in shared parking facilities (garages where the same parking spaces are utilized by residents during non-peak hours nights and weekends and accessible to all others, including City College students, faculty, and staff, at other times during weekdays). ~~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. If expert analysis demonstrates that shared parking is not a viable solution, explore alternative approaches.~~
- c. Phase the project in such a way that changes to the current parking lot can occur gradually, allowing for incremental adaptations rather than the wholesale removal of all parking spaces at once.
- d. 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. **Include, and avoid conflicts with, local bicycle-related businesses in the creation of new bicycle amenities, such as by exploring partnerships to provide on-site bicycle repair facilities.**
- e. Identify **and actively pursue** 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, **capital improvements that increase the safety and attractiveness of walking or biking, including safe routes to transit and safe routes to school projects**; 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 **Balboa Park Area TDM Study Plan**.

Principle #4 #3: To ensure that the Balboa Reservoir project is sensitive to City College's mission and operations, work ~~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. Note that the Master Plan will be subject to approval by the City College Board of Trustees.

Draft Parameters:

**Memo to Members of the Balboa Reservoir CAC – City College-Related Parameters –
5/20/2016**

- a. ~~Remain actively informed about Participate actively in~~ City College’s master planning process ~~and receptive to opportunities to participate as a key stakeholder.~~
- b. Assume that City College’s planned Performing Arts & Education Center, designed for City College property immediately to the east of the Balboa Reservoir site, will be built ~~according to current designs, unless informed otherwise by City College.~~ Demonstrate an understanding of the Performing Arts & Education Center’s access and parking in Balboa Reservoir’s overall TDM strategy.
- c. Identify opportunities for the Balboa Reservoir project to help City College fulfill its master plan objectives, ~~including but not limited to objectives around enrollment growth,~~ while also meeting all other applicable development parameters.