BALBOA RESERVOIR POTENTIAL TIMELINE

- **2014**: Public Workshops Neighborhood meetings
- **2015**: CAC meetings to advise RFP
- **2016**: CAC meetings Community design workshops
- **2017**: RFP/Select Developer
- **2018**: Draft Design & Development Proposal
- **2019**: Environmental Review & Public Comment
- **2020+**: Final Environmental

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
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.

<table>
<thead>
<tr>
<th>Question/Comment</th>
<th>City Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>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?</td>
<td>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...</td>
</tr>
</tbody>
</table>
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

Balboa Reservoir CAC
July 11, 2016
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](http://sf-planning.org/brcac)
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**

<table>
<thead>
<tr>
<th>RFP Parameters Minimum for Balboa Reservoir</th>
<th>PLANNING CODE for comparable buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 acres of open space, including goal of 2-acre park</td>
<td>Impact fees (typically not enough for new park)</td>
</tr>
<tr>
<td><em>In addition</em> to 4 acres, 60 ft² of publicly-accessible space or 80 ft² of private open space</td>
<td>54 ft² of publicly-accessible space or 80 ft² of private open space</td>
</tr>
<tr>
<td>Landscaped paths or buffers near neighbors</td>
<td>Smaller setbacks (varies by zoning)</td>
</tr>
<tr>
<td>Streets &amp; publicly-accessibly spaces to read as part of overall public realm</td>
<td></td>
</tr>
</tbody>
</table>
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
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)