

Responses *to public feedback heard at the November, 2016 CAC Meeting*

Responses to Questions

Question	Staff Respse
<i>Since CAC is not a decision-making body, how can a CAC representative be on the panel?</i>	<ul style="list-style-type: none"> • The evaluation panel is not a decision-making panel. It makes recommendations to the SFPUC General Manager and Commission.
<i>Is the new housing really needed?</i>	<ul style="list-style-type: none"> • Staff has provided numerous presentations explaining the need for market rate and below market rate housing due to San Francisco’s affordability crisis. • Question is outside of CAC’s scope. The legislation creating the CAC identifies “providing affordable housing” as a primary purpose of the Balboa Reservoir site. We are not in a position to question this direction from the Board of Supervisors. • Staff will continue to provide data about the City’s housing undersupply, as part of periodic presentations on the project’s context and history.
<i>How much unoccupied housing is there in San Francisco?</i>	<ul style="list-style-type: none"> • Question has been addressed previously • San Francisco’s vacancy rate is 3.0% for apartments and 0.9% for homeownership

Question	Staff Response
<p><i>Is the 50% affordability level adequate to qualify as a “public purpose”?</i></p>	<ul style="list-style-type: none"> • The affordable housing will be one of many public purposes that the project serves. • The market rate housing component will serve public purposes by: <ul style="list-style-type: none"> • Providing funds for SFPUC, which translates into lower utility rates for all San Francisco ratepayers. • Generating revenues to subsidize the affordable housing. Without these subsidies, Balboa Reservoir’s affordable housing would need to take subsidy dollars away from other affordable housing projects in San Francisco. • Alleviating the City’s undersupply of housing, which impacts people at all income levels. • The City Attorney’s Office is advising to ensure legal requirements are satisfied.

Question	Staff Response
<p><i>Can a Westwood Park resident be added to the evaluation panel?</i></p>	<ul style="list-style-type: none"> • The purpose of having a CAC member on the panel is to represent the Development Principles and Parameters and all of the CACs' constituencies, including Westwood Park, as well as Sunnyside, City College, OMI, etc. The Chair is the most logical CAC member for this role. • Staff is confident that the Chair will represent all constituencies, and the development parameters, fairly. • Although it is up to the City to decide who will sit on the evaluation panel, staff has appreciated hearing the CAC's perspective in its advisory capacity. At the November, 2016 CAC meeting, some CAC members expressed reservations around changing the evaluation panel.

Question	Staff Response
<p><i>How large will the development be?</i></p>	<ul style="list-style-type: none"> • Question has been addressed previously. • Because this public process has begun so far in advance of project design, the parameters and constraints of the site have not yet been translated into a physical project. • At the RFP stage, developers' proposals will include their anticipated unit counts (or ranges) based on preliminary design analysis, though the precise unit count can continue to evolve as design progresses. • The Development Parameters limit how much of the site can be occupied by buildings and how tall the buildings can be. Within this envelope, the number of units will depend on a number of factors, including the size of the units.
<p><i>How are projects' impacts and benefits balanced with citywide interests?</i></p>	<ul style="list-style-type: none"> • CAC legislation takes both sets of interests into account: the project is "an opportunity for the City to realize a substantial amount of new affordable housing, as well as other community benefits, while still allowing the Public Utilities Commission to receive fair market value for the land." • Citywide interests considered by policymakers approving the project: Board of Supervisors, Planning Commission, SFPUC Commission, etc.

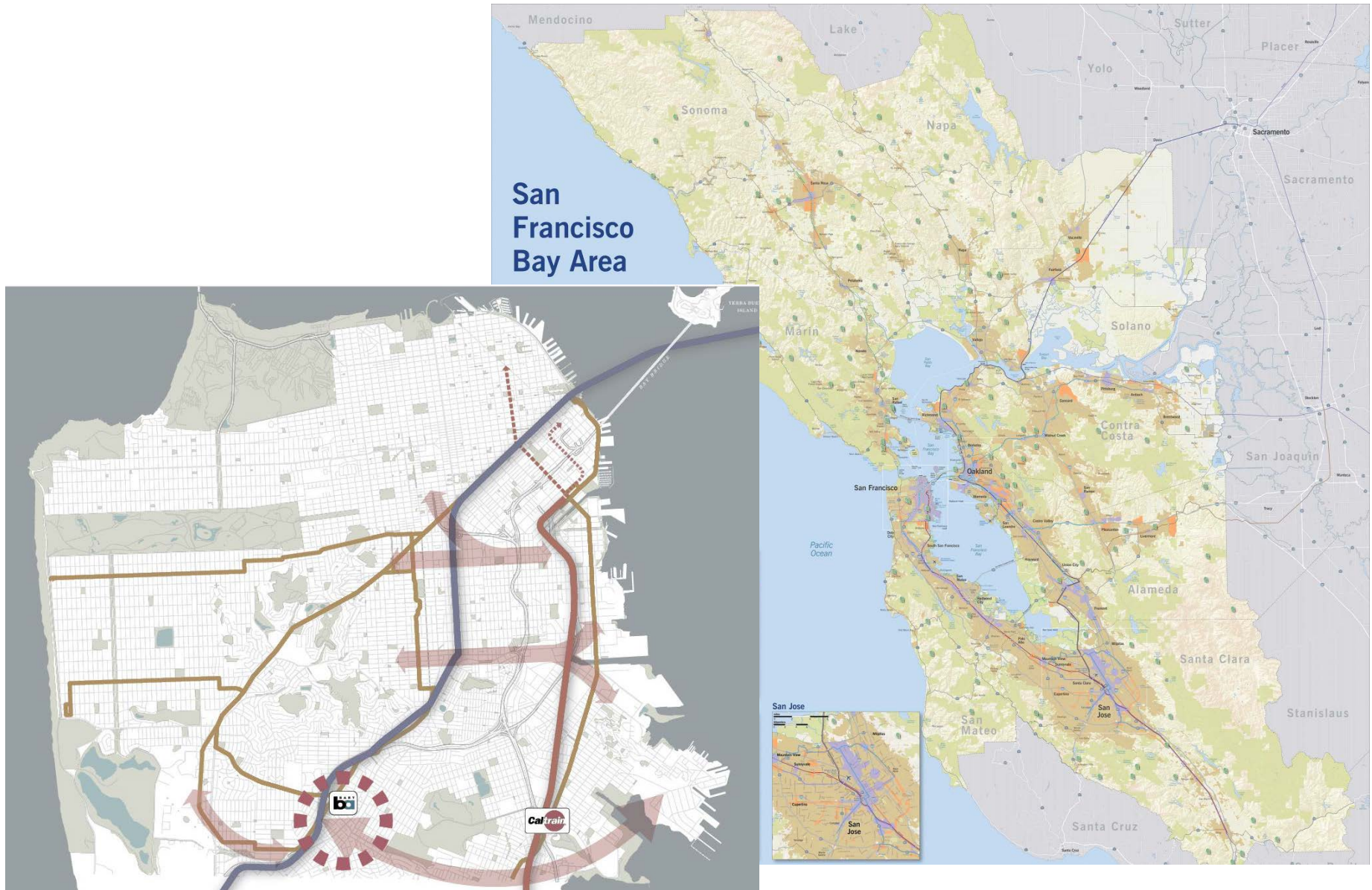
Question	Staff Response
<i>Why doesn't the RFQ discuss the SFPUC Land Use Framework?</i>	<ul style="list-style-type: none"> • It is not necessary, or feasible, for an RFQ to name all of the City policies and procedures that apply to the project • SFPUC management and legal counsel were involved in writing the RFQ and feel that it is consistent with SFPUC policies and practices
<i>What will be the CAC process going forward?</i>	<ol style="list-style-type: none"> 1. Periodic informational meetings while RFQ and RFP processes are underway <ul style="list-style-type: none"> • February update on TDM planning • Possible April meeting 2. Proposal feedback meeting <ul style="list-style-type: none"> • Likely to be in June • Will include broader community, other stakeholder groups 3. Meetings continue following developer selection <ul style="list-style-type: none"> • Forum to provide input to the developer as it defines and designs the project in greater detail • Schedule and frequency will reflect the pace of the developer's planning process

Question	Staff Response
<p><i>Why was transportation data collected when school was out of session?</i></p>	<p>Data for the Balboa Park Area Plan was collected <u>during regular City College class sessions</u> in May 2016, and staff added to the project scope to collect more data in September 2016. The TDM Existing Conditions report is online: http://sf-planning.org/balboatdm</p> <p>Staff and consultants have collected additional school-year traffic data as well. An earlier, AECOM Balboa Reservoir existing conditions report collected data in November 2014 and (adding scope to original project) in February 2015, available at sf-planning.org/balboa-reservoir#materials. The 2014 report references even further studies with additional data, including Balboa Park Circulation Study.</p> <p>Future environmental analysis for the Reservoir site will collect even more data if sufficient, updated data does not already exist.</p>

Question	Staff Response
<p><i>How does the TDM study address traffic circulation?</i></p>	<p>While traffic circulation is typically beyond the scope of “transportation demand management” and is beyond the budget of the TDM Plan, it was important to Supervisor Yee and community members to begin addressing traffic circulation needs and opportunities. By incorporating data from previous plans and collecting further data, the TDM consultants will identify circulation needs for further study, which could potentially be addressed independently of TDM measures.</p>
<p><i>Will there be a parking study that looks at surrounding neighborhoods?</i></p>	<p>The Balboa Area TDM Plan collected parking usage data in the neighborhoods on two separate dates. It showed usage levels that vary with location, whether a street was in a Residential Parking Permit (RPP) zone, and posted parking restrictions. The existing conditions report also collected data on transportation modes used to access City College, speeds, and safety. The existing conditions report will inform the recommendations in the Plan, will be discussed at future Balboa Reservoir CAC meetings and is available at sf-planning.org/balboatdm. See following pages regarding the TDM Plan.</p>

Question	Staff Response
<p><i>How could the RFQ be released before the TDM study was completed?</i></p>	<p>TDM usually takes place only after the developer is known and a development proposal is on the table. The Balboa Area TDM plan will finish far earlier in the process in order to inform the future developer and better coordinate TDM efforts between the Reservoir development, City College, and surrounding neighborhoods.</p> <p>The current TDM study is only the first step in the transportation planning process for Balboa Reservoir, which will include street design, circulation, transit service, and pedestrian and bike infrastructure. Once the development plan is known, project-specific TDM analysis will build upon the current TDM study to inform the project's final requirements. Additionally, the environmental review process (which also cannot commence until the development plan is known) will analyze transportation impacts and propose mitigations.</p>
<p><i>How does the TDM study relate to the Reservoir, nearby neighborhoods, and CCSF?</i></p>	<p>See following slides regarding the TDM Plan.</p>

TDM IS ONE PIECE OF REGIONAL AND LOCAL TRANSPORTATION



Transportation Demand Management (TDM)

WHAT IS TDM:

- Policies, programs and incentives designed to:
 - Create more options for people who would prefer not to drive, if given desirable alternatives
 - Ease pressure on limited roadway and transportation resources

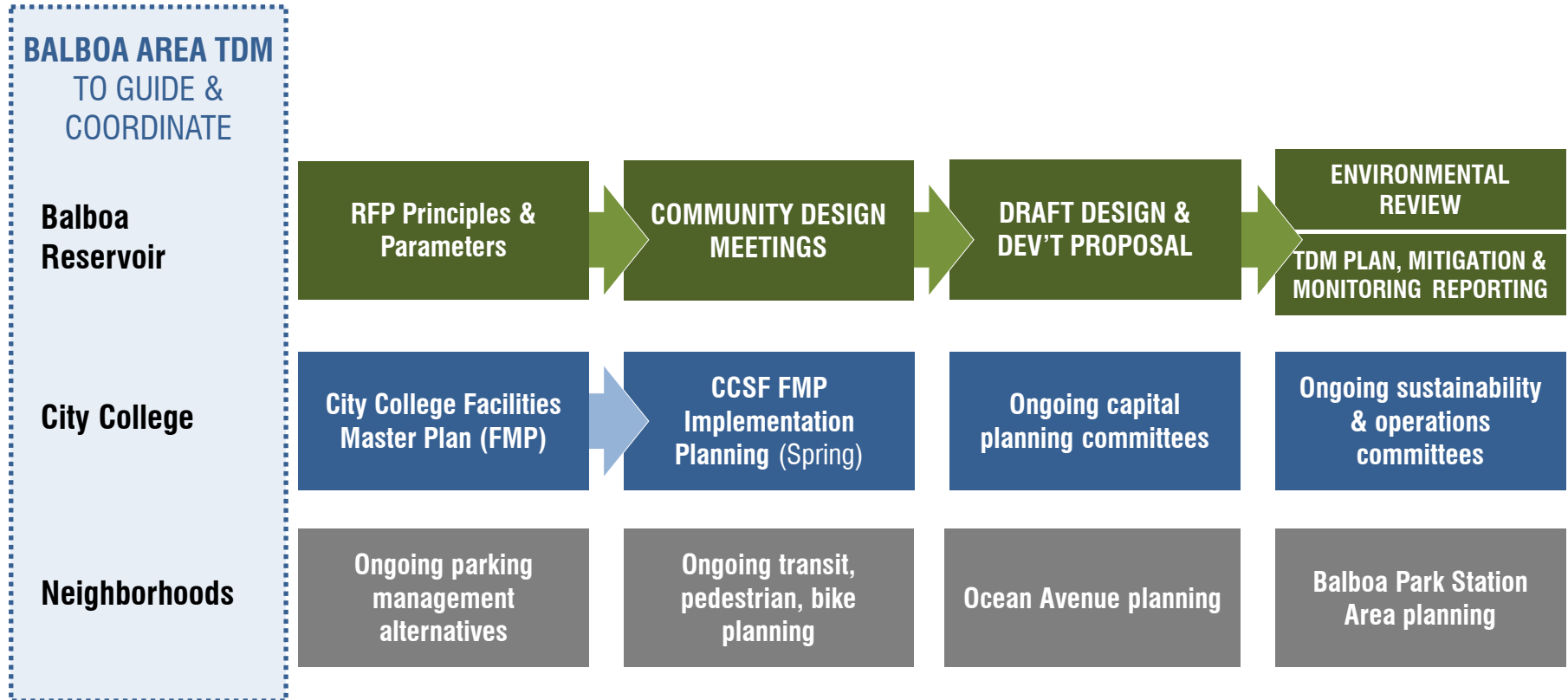
HOW:

Example TDM measures include:

- Land use planning that reduces the need for travel
- Subsidized transit passes
- Last-mile shuttle service to and from transit hubs
- Bike share and/or car share
- Market rate parking fees
- Several other strategies tailored to neighborhood and communities served

WHEN: Normally done *after* campus planning or development project description

WHY A BALBOA AREA TDM PLAN? GUIDE & COORDINATE EARLY



Balboa Area TDM Plan



Balboa Area TDM Plan

WHAT: An early framework to guide TDM measures in the neighborhood

- Recommended short term & long term TDM measures
- Ways for Reservoir, CCSF, neighborhoods to coordinate with each other
- Guidance for monitoring and implementation
- Identification of short-term circulation needs for further study

WHEN: Now, *prior* to future TDM planning and implementation within 3 sub-areas

- Given the number of public comments, wanted to proactively start the TDM conversation
- Informs the Reservoir development and City College's TDM measures
- Prior to Reservoir/CCSF plans, recommendations cannot be definitive or too precise

Balboa Area TDM Plan

- October – Existing Conditions report - <http://sf-planning.org/balboaTDM>
- January – Draft recommendations to guide TDM for Reservoir, CCSF, neighborhoods
- February/March
 - Refinement & ongoing outreach
 - Final report, including TDM recommendations, implementation, and identification of traffic circulation needs
- Ongoing
 - Coordination with City College Facilities Master Plan (FMP)

Responses to Comments Regarding CAC Meeting Practices

Comment	Staff Response
<i>Post materials farther in advance, ideally two weeks prior to meetings</i>	<ul style="list-style-type: none"> • City team typically needs 3+ weeks to prepare and internally vet materials • 2-week advance posting should be achievable with bi-monthly meetings
<i>Continue reminding people of the project's history and context; bring back the pre-meeting presentation</i>	<ul style="list-style-type: none"> • With CAC Chair's permission, staff can repeat this background presentation periodically • Recommend including this item within meeting agendas; staff stopped doing the pre-meeting presentation due to limited attendance
<i>Hold joint meetings with City College Board of Trustees (BOT) and Balboa Park Station Area Plan CAC (BPSCAC)</i>	<ul style="list-style-type: none"> • BOT: Suggest that BRCAC members and participants attend BOT meetings where Balboa Reservoir is agendized; defer to Trustee Davila on further meeting coordination • BPSCAC: Joint meetings or reciprocal invitations suggested for CAC meetings focused on transportation • Encourage CAC members to suggest specific meeting goals, topics, and formats for this kind of collaboration.

Comment	Staff Response
<i>Not all questions get answered</i>	<ul style="list-style-type: none"> • Staff has worked hard to answer all questions that apply to the CAC's scope and meeting topics, as well as many questions that are outside of this scope • Written responses to many questions and comments have been provided in "matrices" posted on project website • Staff is responding again to these questions at tonight's meeting • Staff will continue to be responsive to questions and comments verbally, as directed by the CAC
<i>Meetings should not run longer than the allotted timeframe</i>	<ul style="list-style-type: none"> • Noted for Chair's consideration • Few meetings have run more than 15 to 30 minutes late
<i>People making public comment should announce whether they're from an organization</i>	<ul style="list-style-type: none"> • Noted for Chair's consideration • Members of the public cannot be required to disclose personal information as a condition of commenting

Comment	Staff Response
<i>CAC should have fewer Mayoral appointees</i>	<ul style="list-style-type: none"> • CAC seats are established through legislation by the Board of Supervisors, so neither staff nor the CAC can change them
<i>People living in adjacent neighborhoods should have more of a voice in the process</i>	<ul style="list-style-type: none"> • CAC seats determined by Board of Supervisors • All members of the public may attend and participate regardless of where they live or any other affiliation
<i>Format/rules are too rigid</i>	<ul style="list-style-type: none"> • Public meeting procedures (e.g. around public comment) are established by state and local law • After the RFP process, alternative meeting formats for community design workshops can be coordinated with the selected developer team

Comment	Staff Response
<p><i>Do more informational presentations by experts (e.g. on playgrounds, MUNI)</i></p>	<ul style="list-style-type: none"> • Suggest that these briefings occur close to the time that the CAC is asked to consider related topics (e.g. learn about playgrounds close to the time when developer shares a park design proposal)
<p><i>CAC should review Sunshine Ordinance and Brown Act</i></p>	<ul style="list-style-type: none"> • Brown Act: http://ag.ca.gov/publications/2003_Main_BrownAct.pdf • Brown Act – Summary of Key Provisions: http://ag.ca.gov/publications/2003_Intro_BrownAct.pdf • Sunshine Ordinance: http://www.sfcityattorney.org/good-government/sunshine/sunshine-ordinance/

Comment	Staff Response
<p><i>CAC should facilitate greater participation by more groups of people, including:</i></p> <ul style="list-style-type: none"> • <i>City College</i> • <i>Avalon and Mercy residents</i> • <i>Non-English speakers</i> • <i>People who are busy working, raising children</i> • <i>Younger voices</i> • <i>OMI residents</i> • <i>People without internet</i> 	<ul style="list-style-type: none"> • Staff have begun planning 2017 outreach efforts (See prior question, “What will be the CAC process going forward?”) • Staff will continue CAC meetings, TDM planning, master plan coordination with City College, and implementation of the Balboa Park Area Plan (see Balboa Park Station CAC). Outreach efforts include conversations with City College committees, schools, and neighborhood organizations. • We will have additional, more specific responses to this comment at future CAC meetings. • After they are selected, the developer/designer team will lead much of the community design outreach for the Reservoir. City staff will help manage this process, ensure a diversity of meeting formats and input processes, and build on the years of neighborhood and CAC dialogue. • Developer teams’ community engagement experience and vision will be considered in the RFQ/RFP process. • If community members are unable to access reports online, we are happy to discuss them or bring copies to CAC meetings upon request.