BALBOA RESERVOIR DRAFT REQUEST FOR PROPOSALS

Revisions: Housing, Public Realm, Urban Design & Transportation







DEVELOPMENT PROPOSAL PROCESS (Proposed Timeline)



Orange = Public Input Opportunity

RFP = Request for Proposals from developer/designer teams

Revisions to Draft Parameters based on Feedback

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Members of the Balboa Reservoir Community Advisory Committe

Subject: Revised Urban Design & Neighborhood Character Parameters

At the November 5, 2015 CAC meeting, City staff proposed parameters related to the urban design

of any future development at the Balboa Reservoir Site ("Site"). CAC members and members of the

staff and the CAC received additional comments from stakeholders via email. The feedback can be

Links to all of these files are posted online at http://www.sf-planning.org/index.aspx?page=4224.

Based on this feedback, City staff proposes revising the public realm parameters as shown on the following pages. At the upcoming CAC meeting scheduled for January 11, 2015, the CAC will discuss the changes and feedback received. Once finalized, City staff will incorporate the revised

parameters into a Request for Proposals (RFP) process to select a developer partner for the Site.

public then provided feedback on these proposed parameters at the November 5th meeting. City

Jeremy Shaw, Planning Departmen

found in its entirety within the following files:

- November 5, 2015 meeting minutes

- November 5, 2015 meeting recording

- November 5, 2015 written public comment

December 30, 2015



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- Emily Lesk, Office of Economic and Workforce Development Erom
- October 9, 2015 Date:

Subject: Revised Housing Parameters

At the CAC meeting scheduled for September 14, 2015, City staff proposed development param related to housing at Balboa Reservoir. Once finalized, these parameters will be incorpor-Request for Proposals (RFP) process for the selection of a developer partner for the Balboa Recervoir site

At the September 14 meeting, CAC members and members of the public provided feedback on the proposed parameters. City staff and the CAC received additional comments from stakehold mail. This feedback can be found in its entirety within the following files:

- September 14, 2015 meeting minutes
- September 14, 2015 meeting recording

Written public comment

Links to all of these files will be posted online at http://www.sfplanning.org/index.aspx?page=4224 during the week of October 12, 2015.

Based on this feedback, City staff proposes revising the housing parameters as follows. At the upcoming CAC meeting scheduled for October 19, 2015, staff will present these changes an respond to the feedback received.

Revised Parameters

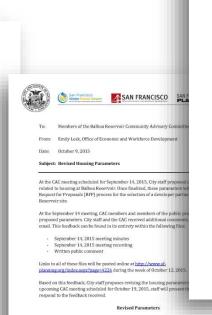
Principle #1: Build new housing for people at a range of income levels

Draft Parameters

a. Make at least 33% of total housing units permanently affordable to low or mod income households, consistent with Proposition K (2014). (Note: This Proposition K (2014), which is described above) 1. Make at least 15% of total housing units affordable to low-incom (up to 55% of Area Median Income (AMI)).

Draft Housing Parameters September 14

Draft Public Realm Parameters October 19



Principle #1: Build new housing for people at a range of income level:

Draft Parameters

a. Make at least 33% of total housing units permanently affordable to low or moderate income households, consistent with Proposition K (2014) (Note: This is consistent with

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Proposition K (2014), which is described above.)
1. Make at least 15% of total housing units affordable to low-income households
   (up to 55% of Area Median Income (AMI))
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Draft Urban Design Parameters November 5



Members of the Balboa Reservoir Community Advisory Committee ("CAC")

Jeremy Shaw, Planning Department

December 30, 2015

Subject: Revised Transportation Development Parameters

At the November 30, 2015 CAC meeting, City staff proposed transp Request for Proposals (RFP) process to select a developer partner of the Balboa Reservoir Site ("Site"). This memorandum revises the transportation parameters based on public feedback ceived at the CAC meeting and from email communications. Once finalized, City staff will incorporate these parameters into the RFP.

Public feedback may be found in its entirety within the meeting minutes and written public comment from the November 30, 2015 meeting. Links to all CAC meeting files are posted at www.sf-planning.org/breac

At the upcoming CAC meeting scheduled for January 11, 2015, the CAC will discuss public feedback and the proposed parameter revisions.

Several parameters refer to a Balboa Area "Transportation Demand Management" (TDM) Plan while others refer to a "Development Agreement" (DA). For general reference

As a result of public input, the Balboa Area TDM Plan was recently proposed and funded with the sunnort of Sunervisor Yee, the Balhoa Park Station Area CAC and the San Francisco County Transportation Authority. The intent of the Balboa Area TDM Plan is to study the neighborh phesively, rather than site by site, in order to minimize transportation demand impacts from a intential Balboa Reservoir development, as well as from future City College and neighborhoo activity. See more at www.sfcta.org/balboa-area-transportation-demand-management-study

A Development Agreement (DA) is a binding contract between the City and a developer partn expressly define the parties' obligations and a development project's rules, regulations, and policies. The intent of a DA is to strengthen the planning process by requiring the participation o the developer partner (including consultants and designers) in achieving local planning goals and community participation and in reducing the costs of development.

> Draft Transportation **Parameters** November 30

Next Meeting: Sustainability, City College, and Additional Benefits





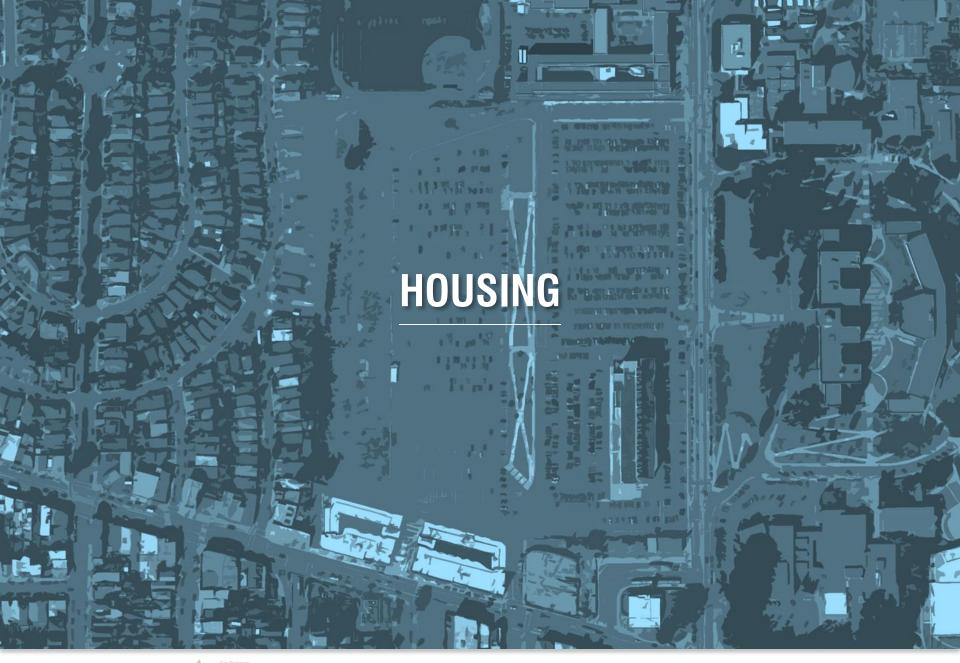


Process of Balancing Competing Needs



RFP Parameters: Process of Balancing Competing Needs

- Parameter Input to Date
 - Affordable housing need
 - Workshop and survey Input
 - 300 + Public comments
- Post-RFP
 - Developer solutions will compete based on community priorities
 - Trade off conversation about community benefits will continue







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Housing: Public Comments Incorporated into RFP

as summarized at the October 19th BRCAC meeting

- Encourage larger unit sizes that are friendlier to families
- Seek a mix of ownership and rental units
- Consider alternative housing ownership models such as coops
- Specify target populations for below-market-rate units (e.g. elderly, public servants, disabled, veterans)
- Balancing housing considerations with other issue areas

Housing: Public Questions Answered

as summarized at the October 19th BRCAC meeting

- Considerations around student housing
- Prioritization of neighborhood residents
- Durability and oversight of affordability restrictions
- Determination of fair market value







Mixed income model

- Parameters incorporate Proposition K of November 2015 directives
 - Use 33% affordability level to establish fair market value for properties owned by agencies like the SFPUC
 - Large sites (such as this one): at least 50% affordable to low/moderate/middle incomes if feasible
- Challenges of 100% affordable development
 - 100% affordable projects require significant subsidy
 - Proposed use of property tax increment financing tool would be directly affected; unclear how infrastructure and public amenities would be financed







PUBLIC REALM

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Public Land for Housing – Balboa Reservoir CAC January 11, 2016

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Public Realm: Public Comments and Questions

- Clarifications of Open Space Types (e.g. green, private, permeable)
- Will open spaces remain open spaces forever?
- Qualities of open space
 - Multiple activities and populated throughout day
 - Safe, well-lit, concern over alleys
 - Using open space to minimize scale of buildings
- Relationship to neighbors
 - Minimize impacts on existing neighbors
 - Connect to different neighborhoods, don't wall off

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Desire for larger park area





RESPONSE TO COMMENTS: Balance need for open space and affordable housing

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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)

Open Space requirements

PLANNING CODE for comparable buildings	RFP Parameters Minimum for Balboa Reservoir
Impact fees (typically not enough for new park)	4 acres of open space, including at least one 1.5 acre-park
Publicly-accessible space (54 ft ²) Or Private (80 ft ²) open space	Publicly-accessible space (60 ft ²) Or Private (80 ft ²) open space <i>in addition</i> to 4 acres
	Landscaped paths or buffers near neighbors
	Streets & publicly-accessibly spaces to read as part of overall public realm







RESPONSE TO COMMENTS: Option for Publicly Accessible Open Space

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URBAN DESIGN & NEIGHBORHOOD CHARACTER





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Urban Design: Public Comments and Questions

- Desire for Successful Streets
 - Connections, safe, small
- Desire to Respect neighbors and impacts
 - Shadows, Heights
 - Variety in design and break up scale of buildings
 - Character and Compatibility
- Heights
 - 85' Only with *substantial* additional benefits, don't compromise for more height
 - Desire for lower height, especially on west
- City College connections

Response to Comments: Urban Design

- Language was made stronger to address concerns
- Height:
 - Remains a range of 25-65 feet
 - Stronger language
 - Clear direction about impacting neighbors
- Several comments are also addressed in Public Realm, Transportation and City College sections







TRANSPORTATION

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Transportation: Public Comments and Questions

- 1. Circulation and Congestion
- 2. Parking concerns for students, neighborhoods, future residents
- 3. Prioritize pedestrian safety and access
- 4. How does TDM change travel choice and car ownership
- 5. Support incentives and encouraging alternatives, especially for students
- 6. Isn't TDM a citywide issue? Shouldn't the City be doing more?

Response to Comments

Understanding that...

- We need open space and affordable housing
- Peak hour congestion has long been a challenge
- City College access is critical...
- 1. Limited road space; take this opportunity to improve it
 - Neighborhood can benefit from parking analysis & management
 - 3. Pedestrian safety and access is of highest priority
 - 4. Transportation Demand Management (TDM) measures can make it easier to choose transit, walk, bike during peak periods

Response to Comments: Manage limited ROW



Neighborhood Benefit from Parking Analysis & Management



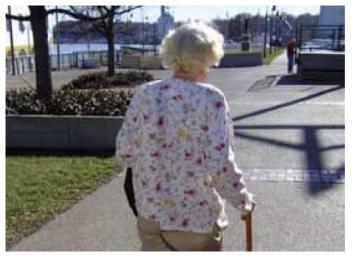
Response to Comments: Pedestrian safety & access





RFP Parameters strongly protect pedestrians

Ocean and Geneva – passed environmental review.

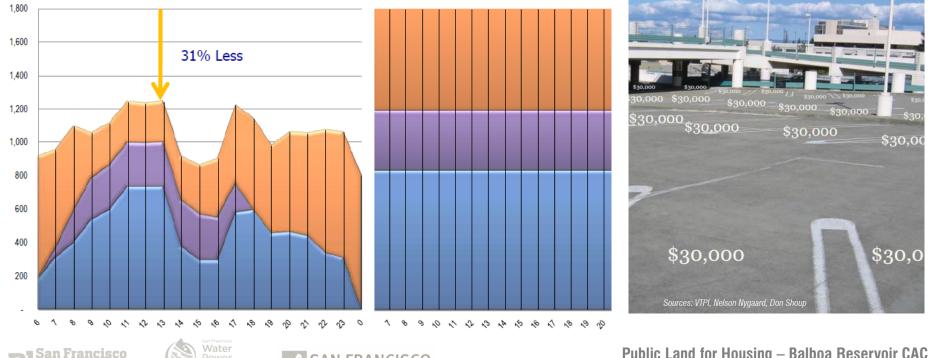




San Jose / Geneva

Response to Comments: Parking Ratio

- "One size does not fit all"
- Added:
 - Family units = 1 parking space per unit ratio
 - Student units = no more than 1 in 4



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Next Steps and Meetings

2014	2015		5 2016		016 2017		2018		2019	
				RFP/Select Developer		aft Design & v't Proposal	mental Review c Comment		mental	Approvals
Public Work Neighborho	shops od meetings	CAC meet to advise f	-	CAC meetin Community	-	sign workshops				

Orange = Public Input Opportunity







THANK YOU!

SIGN UP FOR FUTURE UPDATES: sf-planning.org/brcac

brcac@sfgov.org





