



To: Members of the Balboa Reservoir Community Advisory Committee

From: Jeremy Shaw, Planning Department

Date: December 30, 2015

Subject: **Revised Urban Design & Neighborhood Character Parameters**

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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 public then provided feedback on these proposed parameters at the November 5<sup>th</sup> meeting. City staff and the CAC received additional comments from stakeholders via email. The feedback can be found in its entirety within the following files:

- [November 5, 2015 meeting minutes](#)
- [November 5, 2015 meeting recording](#)
- [November 5, 2015 written public comment](#)

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.

## Revised Principles & Parameters: Urban Design & Neighborhood Character

### ***Principle #1: Connect and relate to the surrounding fabric of streets, blocks and open spaces.***

#### *Draft parameters:*

- a. Create a general block scale that respects the scale of nearby neighborhoods, provides permeability, and uses a pedestrian network to connect the surrounding network of streets and open spaces.
- b. Break the scale of blocks by providing mid-block alleys, pedestrian paths, courtyards, or plazas to better connect networks of public and common spaces
- c. Orient the site, blocks, and street and pedestrian connections to maximize pedestrian safety, accessibility and mobility.

### ***Principle #2: Harmonize the relationships between existing buildings, streets and open spaces.***

#### *Draft parameters:*

- a. Design the Site and buildings to integrate with, respect and reflect local character, scale, design, and uses.
- b. Design variation in building architecture, height, scale, massing and materials. Maintain visual interest and limit the extent of uniform, unvaried surfaces on all building facades.
- c. Locate taller buildings where adjacent buildings are tallest, with heights tapering down on approach to single-family neighborhoods. Buildings on the western side of Site should generally be lower in height than building on the eastern side, and should respect the scale, privacy and light of adjacent homes to the west of the Site.
- d. Building heights should fall within a range of 25 feet to 65 feet, allowing for heights of up to 85 feet in the eastern portion of the Site where, due to economic efficiencies, the additional height allows for a substantial set of additional community benefits.
- e. Situate and design buildings to enhance public spaces, while minimizing their impacts on existing residential privacy and access to light.
- f. Shape the height and bulk of buildings to respect views and vantage points; avoid buildings that are top-heavy or bulky appearance.
- g. Design roofs to enhance and not detract views from above.

### ***Principle #3: Design with and complement the site's natural context.***

#### *Draft Parameters:*

- a. Maximize exposure to sun and protection from wind, ~~in particular afternoon winds from the West~~. Utilize trees to reduce wind impacts.
- b. Design the Site, buildings and public realm to accentuate local topography, integrate with local landscape and incorporate natural habitat.

**Principle #4: Express neighborhood character, celebrate cultural history and build on neighborhood activities.**

*Draft Parameters:*

- a. Design amenities and the public realm to align with neighborhood activities, desires or needs, including current uses of the Site for families, dog walking and exercise
- b. Express the cultural and historical elements of the community in the Site or public realm design.
- c. Design the Site and public realm to respect and reflect community heritage, the City College campus, and the role of the intersection of Ocean Avenue and Phelan Avenue as a “gateway” to the neighborhood.