



To: Members of the Balboa Reservoir Community Advisory Committee

From: Emily Lesk, Office of Economic and Workforce Development

Date: January 29, 2016

Subject: Revisions to Additional Public Benefits Parameters

This memorandum contains revisions to the draft Balboa Reservoir development parameters pertaining to additional public benefits that the project may provide. These revisions reflect feedback received from members of the public and the CAC at the January 11, 2016 CAC meeting, as well as written feedback received by the CAC and the City. Staff expects to hear additional feedback on these revised parameters at the upcoming CAC meeting scheduled for February 8, 2015, and is prepared to make additional revisions as appropriate.

Staff has substantially revised the parameters considerably, as indicated by the red text below. Major changes include:

- Expanding the definition of a youth-friendly project to include youth of all ages, not only small children from infancy to age 5.
- Clarifying that any City College-affiliated daycare center on the Balboa Reservoir site would occur only at City College's discretion.
- Emphasizing the importance of an active, vibrant, and vacancy-free ground-floor public realm.
- Listing a number of other potential public benefits suggested by members of the community and CAC, for the prospective developers' consideration. The project's developer, once selected, can facilitate the discussion about costs, benefits, and tradeoffs for these various potential benefits, with the goal of building clear consensus around the highest priorities.

Staff was not, however, able to incorporate all suggested changes. The rationale behind these difficult decisions is explained in detail in the comment/question response matrix that will be posted online as a separate document on the Balboa Reservoir CAC website.

Memo to Members of the Balboa Reservoir CAC – Additional Public Benefits Parameters

REVISED PROPOSED PARAMETERS REGARDING ADDITIONAL PUBLIC BENEFITS

Principle #1: Accommodate a childcare facility and additional youth-friendly elements within the project.

Draft Parameters:

- a. Make space available for at least one childcare facility. Secure a childcare-provider tenant serving children from infancy to five years old. Develop the space according to State requirements for this age group.
- b. Include residential units designed to accommodate in-home childcare. In marketing these units, inform prospective residents that they are conducive to in-home childcare and seek out tenants/buyers who are interested in running in-home childcare businesses.
- c. Design childcare facilities to minimize noise impacts on surrounding residential uses.
- d. To the extent that City College expresses interest in relocating or expanding the ~~Work with City College to explore the potential relocation or expansion of its~~ Child Development Center to the Balboa Reservoir site, **work with City College to explore opportunities to accommodate this request within the new development. [Revised based on comments received relative to the Relationship to City College parameters.]**
- e. Identify additional opportunities for the project to serve youth of all ages, such as by including space for after-school programs.

Principle #2: Maximize active ground-floor uses to create a vibrant public realm, complement the neighborhood's existing retail and ground-floor uses, and avoid vacancies within any ground-floor space.

Draft Parameters:

- a. According to the San Francisco Planning Department's guidelines, require ground-floor uses, including non-retail uses, which will contribute to an active pedestrian realm. These uses may include childcare, other youth-friendly uses, recreational facilities, arts and cultural facilities, service and social service providers, **housing with active entrances**, and bicycle storage facilities and/or workshops.
- b. Explore including neighborhood-serving retail uses in the project, which could serve new residents, the site's immediate neighbors, and/or City College students, faculty and staff. If proposing ground floor retail **uses, the developer will be expected to** demonstrate that any **proposed** retail use **is in demand and** will complement the current local retail environment without negatively impacting existing retail businesses.

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Parameter #3: Explore including additional programming and/or amenities designed to enhance quality of life for both new residents and neighbors.

Draft Parameters:

- a. Demonstrate an understanding of local social, arts, cultural, and other priorities by proposing programming and/or amenities that will appeal to the broader community and City College affiliates (students, faculty, and staff), as well as to the development's new residents.
- b. Demonstrate that the project's physical design will be conducive to any such proposed programming and/or additional amenities.
- c. Consider including additional amenities suggested by members of the community, which thus far have included a large multi-purpose community meeting space, a meeting place for local nonprofit organizations and neighborhood groups, a senior center, a public pool, support for City College's efforts to construct the Performing Arts and Education Center on the adjacent City College-owned property, amenities for college-age adults in addition to youth, ground-floor maker space, view platforms, and water features. Designs should be flexible or open to future suggestions and community design workshops as well.