



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 Parameters Regarding Project's Relationship to City College

This memorandum contains revisions to the draft Balboa Reservoir development parameters pertaining to the Balboa Reservoir project's relationship with City College. These revisions reflect feedback received from members of the public and by the CAC at the December 14, 2015 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 revised the parameters considerably, as indicated by the red text below. Major changes include:

- Building in a process for continued collaboration and accountability between the project and City College, even after the project has been constructed.
- Demonstrating openness to a range of parking solutions and locations.
- Clarifying that any City College-affiliated daycare on the Balboa Reservoir site would occur only at City College's discretion.
- Ensuring that new ground-floor uses include and do not compete with existing local businesses and services.
- Relative to City College's master planning process, clarifying that the Balboa Reservoir developer should stay informed and participate as any responsible neighbor should, but that the developer's interests do not supersede others.
- Explicitly acknowledging City College's plans to build the Performing Arts & Education Center (PAEC).

Staff did not, however, 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. Some of the main categories of these comments, and staff's rationale, are as follows:

- **Transportation:** Certain parking and transportation suggestions fell within the scope of the City College parameters, while others can be more appropriately addressed through the transportation parameters, which will be revised following the February 8th CAC meeting.

- **Housing:** Commenters called for any City College-affiliated housing built on the Balboa Reservoir site to prioritize certain populations, such as faculty, staff, retirees, veterans, and transition-aged youth. Should City College wish to provide housing, it would be up to the College to determine which of members of its community this housing would serve. It would not be appropriate for the parameters to determine which segments of the City College community would be served by any such housing.

**REVISED PARAMETERS REGARDING
PROJECT'S RELATIONSHIP TO CITY COLLEGE**

- **Principle #1 #4:** *Ensure that development at the Balboa Reservoir site does not negatively impact City College's educational mission and operational needs.*

Draft Parameters:

- a. Do not develop on City College property unless an explicit agreement is reached with City College. (Note that the Master Developer may not develop on any adjacent property without reaching an express agreement with its owner.)
- b. Phase and schedule construction activity to minimize **impacts on** access, and noise, **dust, and other air quality** impacts to neighbors, including City College.
- c. Ensure that neighbors, including City College, receive substantial advance notice of project schedule and phasing so that it can plan appropriately for access and circulation impacts and changes in parking availability.
- d. **Work with City College to establish a process for regular communication between the project, including a means of ensuring completion of the project's commitments to City College and a means of resolving new issues that may arise during construction or after the new development is complete. This process should be established prior to project approvals.**

- **Principle #2 #1:** *In conversation with City College, identify opportunities for the Balboa Reservoir project's public benefits to serve as resources for the City College community.*

Draft Parameters:

- a. Consider partnering with City College and/or area schools to allocate some on-site units to house students, faculty, and/or staff.
- b. **To the extent that City College expresses interest in relocating or expanding ~~Explore the addition of on-site childcare facilities or the possible relocation or expansion of~~ the City College Child Development Center to the Balboa Reservoir site, examine opportunities to accommodate this request within the new development.**
- c. If on-site commercial space is developed, explore including retail and non-profit uses that will **serve** the needs of the City College students, faculty and staff in addition to serving residents and the site's immediate neighbors. **If proposing any such uses, demonstrate that they will complement the existing commercial and environment without negatively impacting existing local retail businesses or non-profit activities.**

Memo to Members of the Balboa Reservoir CAC – City College-Related Parameters – 12/4/15

- d. As described in the Transportation Parameters, create safe, clearly navigable pedestrian and bicycle access through the Balboa Reservoir site to connect surrounding neighborhoods to City College and to connect the City College community to on-site public amenities that they are likely to utilize. **Allow for safe, comfortable, and convenient pedestrian, bike, and car travel between City College and the Balboa Reservoir project.**
- e. As described in the Open Space Parameters, when designing parks and open spaces, consider neighbors, including the City College community (students, faculty, and staff), as future user groups.

Principle #3 #2: In coordination with City College, design and implement the project's transportation program in such a way that also creates new sustainable transportation opportunities for City College students, faculty, and staff.

Draft Parameters:

- a. Coordinate with City College to implement transportation demand management measures required to meet the Balboa Reservoir project's mode split target and other goals identified in the Balboa Area Transportation Demand Management (TDM) Plan.
- b. Explore opportunities to provide ~~on-site~~ parking to City College students, faculty, and/or staff; as described in the Transportation Parameters, consider the creation of shared parking facilities, where the same parking spaces are utilized by residents during nights and weekends and accessible to all others, including City College students, faculty, and staff, during weekdays. **If expert analysis demonstrates that shared parking is not a viable solution, explore alternative approaches.**
[Note: City staff recommends deleting "on-site" from this parameter to provide greater flexibility for the developer partner to explore a wider range of solutions. This deletion does not, however, preclude the project from providing on-site parking.]
- c. **Phase the project in such a way that changes to the current parking lot can occur gradually, allowing for incremental adaptations rather than the wholesale removal of all parking spaces at once.**
- d. Explore the coordination of bicycle facilities with City College, potentially including shared storage, shared access to repair or charging stations, and appropriate supply of Class I and Class II parking to accommodate bicycles access to either property. **Include local bicycle-related businesses in the creation of new bicycle amenities, such as by exploring partnerships to provide on-site bicycle repair facilities.**
- e. Identify additional potential partnerships with the City, City College, and other nearby educational institutions to support local efforts to encourage students, faculty, and staff to utilize non- single occupant vehicle modes of transportation. Potential partnerships may include, but are not limited to, coordinating efforts around public communications and outreach regarding alternatives to single-occupancy vehicles; TDM program management; safe routes to transit and safe routes to school projects; public transit information; shuttles and paratransit, car-sharing and other potential recommendations from the ongoing Planning Department-led TDM Study.

Principle #4 #3: To ensure that the Balboa Reservoir project is sensitive to City College's mission and operations, work ~~Work~~ with City College and its master planning consultants to ensure that the Balboa Reservoir site plan and City College's forthcoming new Master Plan are well coordinated and complementary.

Draft Parameters:

- a. ~~Remain actively informed about Participate actively in~~ City College's master planning process ~~and receptive to opportunities to participate as a key stakeholder.~~
- b. ~~Assume that City College's planned Performing Arts & Education Center, designed for City College property to the east of the Balboa Reservoir site, will be built unless informed otherwise by City College.~~
- c. Identify opportunities for the Balboa Reservoir project to help City College fulfill its master plan objectives, while also meeting all other applicable development parameters.