



Responses to Public Comment and Questions
Additional Public Benefits Parameters
Balboa Reservoir Community Advisory Committee (CAC)
February 8, 2016

The following matrix contains City staff responses to questions regarding the draft Additional Public Benefits Parameters. Public comment was heard during the January 11, 2016 CAC meeting and in written form before or after the meeting. The original draft parameters and latest revisions can be found at sf-planning.org/brcac.

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

	Question/Comment	City Response
1	Support for youth and childcare facilities, housing for multiple generations, and recognition of diversity in the city.	Noted. Principle #1 reflects this perspective.
2	Principle #1 should include youth of all ages, not just children from 0 to 5 years old. Do not overlook after-school programs for children older than five years old.	A new principle, 1(e), has been added to include youth of all ages and after-school programs.
3	Design and construction should also consider noise associated with childcare and its impact on adjacent neighbors.	A new principle, 1(c), has been added in response to this comment.
4	Look at the City's nexus study to figure out how much childcare is needed.	The specific design, size, and target users of any childcare facilities will be determined once the developer has been selected and the site program has been determined through a series of community design workshops. The City's childcare nexus study has served as a resource for other childcare requirements in the draft parameters and will inform the future determination of childcare facilities.
5	Multiple childcare providers may be needed to serve infants, toddlers, and preschoolers.	See Response #4.
6	Include age appropriate spaces for youth, pre-teens, teens, and college age adults.	Principle 1(e) has been added to include youth of all ages. Another new principle, 3(e), includes facilities for college-age adults.

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.

	Question/Comment	City Response
7	Need to maximize active an active ground floor, make sure that we ensure vibrancies and active space in order to mitigate vacancies.	Principle 2 has been revised in response to this comment.
8	Parking should be included as an important use of the ground floors.	<p>Parking will be included in the site program; the Transportation Parameters address parking to a greater degree.</p> <p>Parking is generally not considered an “activating” use of the ground floor, as it does not contribute to a general sense of pedestrian safety and comfort in the public realm. This is why the Planning Code requires ground floor parking to be “wrapped” by architecture and uses that incorporate windows and pedestrian entries, facilitate “eyes on the street” and pedestrian safety, and generally encourage neighborhood design where residents and visitors feel safe, and even enjoy, walking. For these reasons, while ground floor parking will most likely be incorporated into the site, it is not included in this section, which discusses public benefits that activate the public realm.</p>
9	Developer and site manager need to prove that there is demand for new ground-floor retail and services.	Principle 2(b) has been revised to emphasize that this will be the developer’s responsibility.
10	Ground-floor housing could also be an activating ground-floor use.	Principle 2(a) has been revised in response to this comment.
11	Active ground spaces should possibly include manufacturing and PDR space, arts manufacturing, tech or media spaces, spaces for children’s collaboration, and production areas.	Ground-floor maker space has been added as part of parameter 3(c). Manufacturing uses, however, are typically not compatible with residential neighborhoods, nor would they be compatible with the neighborhood character that many other public comments have called for. There does not appear to be substantial community support for manufacturing, however the alternative uses suggested, as well as childcare and partnerships with CCSF, are

	certainly possible.
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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.

	Question/Comment	City Response
12	There is a need for a large public meeting space.	A new parameter, 3(c), includes consideration of a large multi-purpose community space.
13	Work with City College to create the PAEC.	A new parameter, 3(c), lists support for City College's efforts to build the PAEC as a potential additional civic and neighborhood amenity.
14	Possible options and alternatives should include reservoir, public park area, public pool.	A new parameter, 3(c), includes consideration of a public pool. Public park areas are covered in the Public Realm parameters, and opportunities to contribute to the park design process will occur once a developer is selected. A "reservoir" or body of water is not an identified project need or element, however, "detention ponds" or other stormwater storage strategies may be incorporated into the site's stormwater management plan.
15	Propose concept with water feature, stage, walkways, view platforms, exterior programming at PAEC.	A new parameter, 3(c), includes consideration of water features. Stages, walkways, and viewing platforms are smaller-scale public realm details that can be considered as part of the open space design process. Staff is not comfortable advising Balboa Reservoir developers to dictate the design of the PAEC.
16	The local arts priority is to provide/ensure parking for the expected Performing Arts Education Center of City College. The PAEC is expected to provide theater and music space that would be beneficial to the broader community, new residents and City College and regional affiliates.	See response #13.
17	Add the creation of parking for the PAEC (Performing Arts and Education Center).	See response #13.