To: Members of the Balboa Reservoir Community Advisory Committee

From: Jeremy Shaw, Planning Department

Date: March 25, 2016

Subject: **Consensus Development Parameters: Urban Design & Neighborhood Character**

At the March 14, 2016 meeting of the Balboa Reservoir CAC (the "CAC"), the members of the CAC reached consensus around the following urban design and neighborhood character parameters, which had undergone two rounds of revisions in response to CAC and community feedback. The redlines within the text below represent additional changes requested by CAC members in conjunction with the March 14 consensus discussion.

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

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 neighborhood streets, pedestrian paths, courtyards, or plazas to better connect networks of public and common spaces

c. Orient the site, blocks, and street~~s~~ and pedestrian connections to maximize pedestrian safety, ~~accessibility and~~ mobility, and access to transit, housing recreation and other destinations.

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

Parameters:

a. Design the Site and buildings to integrate with, respect and reflect local character, scale, design, and uses; as well as to support access to transit. Designs shall harmoniously integrate with the surrounding built environment, stitching together the varied land uses and urban design on all sides of the site. Designs shall consider the scale and design of buildings, quality of open spaces (such as Unity Plaza and rear yards of Westwood Park), and pedestrian connections (such as to Riordan High School, Library Gardens, City College and transit connections),

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. Buildings blocks or prototypes shall be authored by different architects to ensure variation in design on the site.

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 shall be lower in height than buildings on the eastern side and shall respect the scale, privacy and light of adjacent homes to the west of the Site. Buildings shall be separated from Westwood Park rear yards by setbacks or open spaces. Building heights shall fall within a range of 25 feet to 65 feet.

d. Situate and design buildings to enhance public spaces and the openness provided by contiguous private open spaces (e.g. rear yard), while minimizing impacts on existing residential privacy and access to light. Appropriate landscape design and/or a reasonable distance shall buffer ~~Westwood Park~~adjacent properties in order to protect residents' privacy. As per the San Francisco Residential Design Guidelines, minimize impacts on privacy and light, through site orientation, setbacks, breaking lines of sight between buildings, landscape and topography. (See Public Realm principles for further development parameters relative to ~~Westwood Park~~adjacent properties.)[1]

e. Shape the height and bulk of buildings to respect views and vantage points; avoid buildings that are top-heavy or bulky appearance.

f. Design roofs to enhance and not detract views from above.

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

Parameters:

a. Maximize exposure to sun and protection from wind. Utilize wind-appropriate trees to reduce wind impacts.

b. Design the Site, buildings and public realm to harmoniously integrate into both the surrounding topography and local landscape. The public realm and open spaces shall incorporate natural habitat appropriate for the micro-climate of the neighborhood.

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

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.

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[1] Revision was made so parameter extends to *all* adjacent residents, including in Westwood Park