



# BALBOA RESERVOIR CAC

# PRESENTATION OVERVIEW

1. Project Status and Timeline
2. Entitlement Overview
3. Next Steps

# PROJECT STATUS AND TIMELINE



*Orange = Opportunities for Public Input*

# ENTITLEMENT OVERVIEW

- Requires EIR Certification
- Anticipated Project Entitlements
  - Purchase and Sale Agreement between SFPUC and Developer
  - Developer will enter into a Development Agreement with the City
  - Special Use District and Design Standards and Guidelines will control uses and design

# ASSOCIATED PROJECT DOCUMENTS & REGULATIONS

- Development Agreement (DA)
  - Negotiated between project sponsor & City
  - Describes project sponsor and City commitments (e.g. housing affordability requirements, open space obligations, transportation demand management, childcare, and other community benefits, etc.)
- Special Use District (SUD)
  - New Planning Code section
  - Describes overarching land use and design controls as well as approval processes
  - Explicitly refers to DSG for detailed controls
- Design Standards and Guidelines (DSG)
  - Standards and guidelines related to physical design and land use
  - Supplements SUD
- Infrastructure Master Plan (IMP)
  - Describes large scale site infrastructure (e.g. water, sewer, electricity, streets, sidewalks, AWSS, etc.)
  - Drafted to ensure all infrastructure is coordinated and consistent with the overall design in the DSG

# WHAT'S IN THE DSG?



- Project Vision and Goals
  - How can the project support the community's collective values and aspirations while maximizing housing production and achieving a goal of 50% affordable housing?
- Land Use
  - How much housing, community space or childcare? How will the ground floors of buildings be activated and enliven the streets?
- Streets
  - How wide will the sidewalks be, how will intersections be designed, where will bike facilities be located, where will pick up and drop off zones be located?

# WHAT'S IN THE DSG?



## ■ Parks

- Where are the main paths of travel and connections between places? How much green versus paving? What types of activities will be included?

## ■ Buildings

- How tall will buildings be?

## ■ Sustainability

- How to encourage sustainable modes of transportation? How to conserve water usage?

# DSG EXAMPLES

- [Pier 70](#), Mission Rock, Treasure Island, Transbay District, Shipyards, Candlestick

## HOW TO USE

### SECTION INTRODUCTION

Where included, introductory text provides an overview of the standards and guidelines to follow, but is not itself a standard or guideline.

### STANDARDS

Numbered in teal, standards are requirements. Compliance is mandatory, and modification or deviation from standards is strictly regulated by the procedures laid out in the Pier 70 SUD.

### GUIDELINES

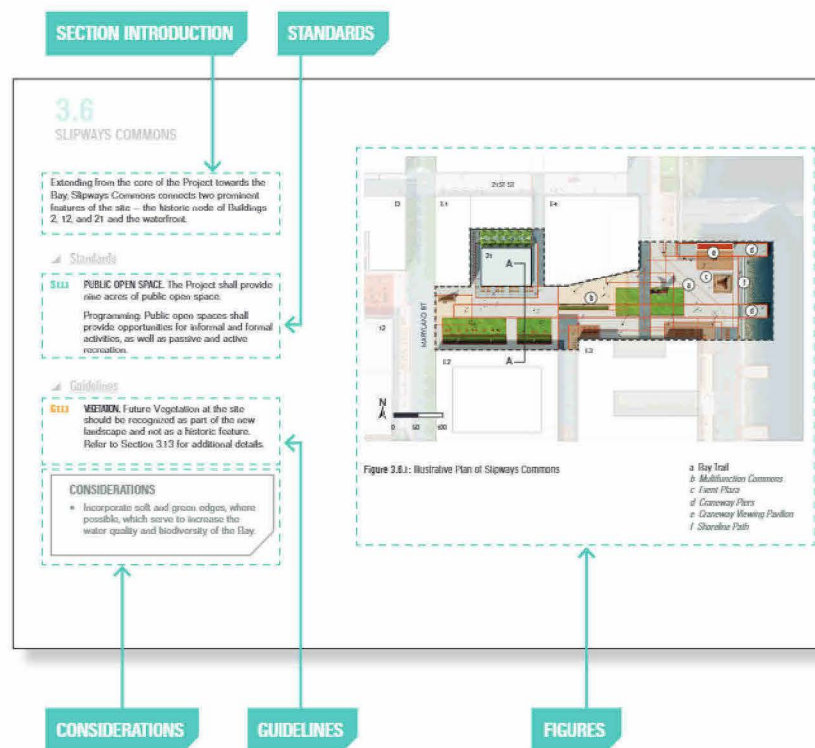
Numbered in orange, guidelines are typically more subjective and set forth design intent, design expectations, and encouraged or discouraged features. Accordance with guidelines generally is anticipated in order to fully implement the intent of the D4D. Project sponsors should consider guidelines in good faith, recognizing that achieving consistency with many (though not all) guidelines may be subjective or subject to external conditions or factors, or may be achieved through a variety of strategies.

### CONSIDERATIONS

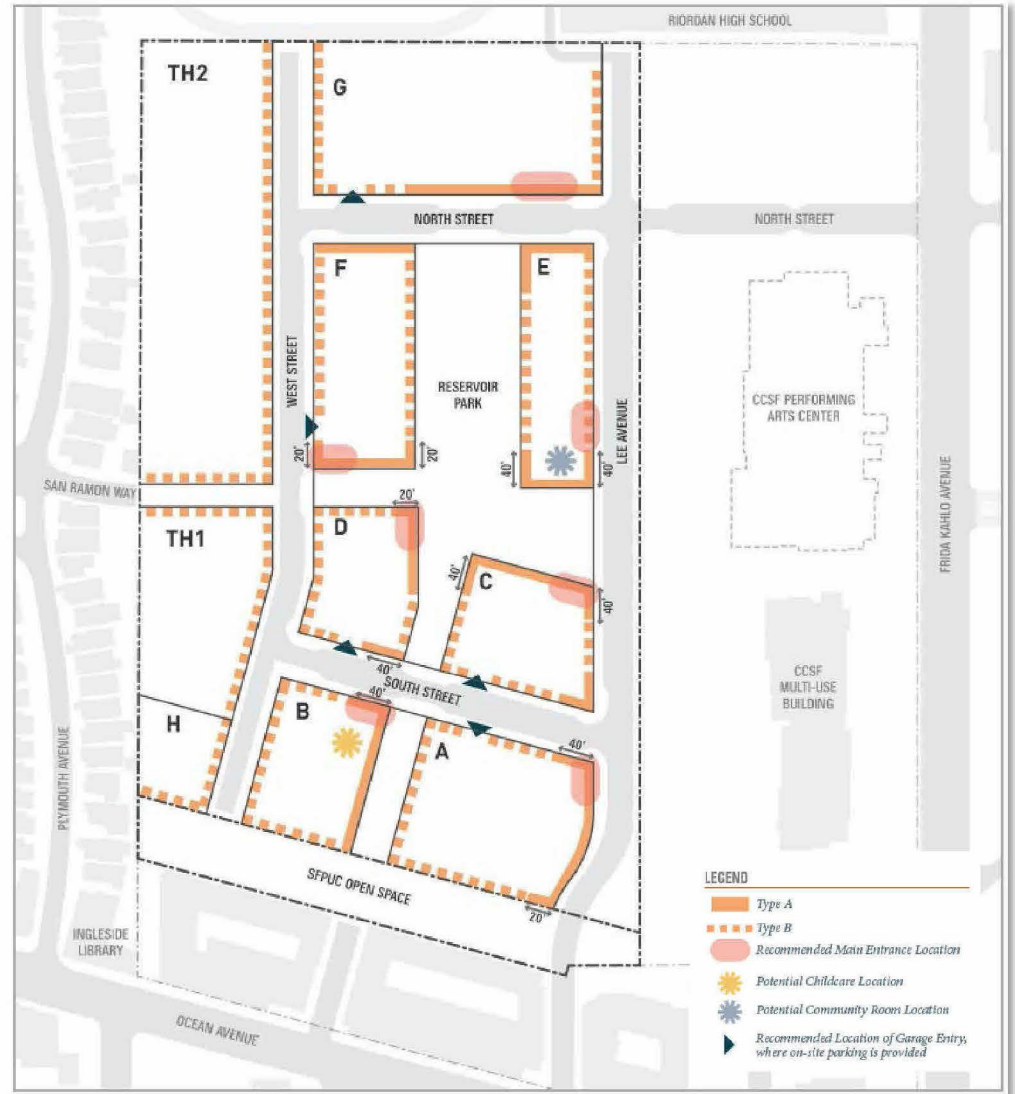
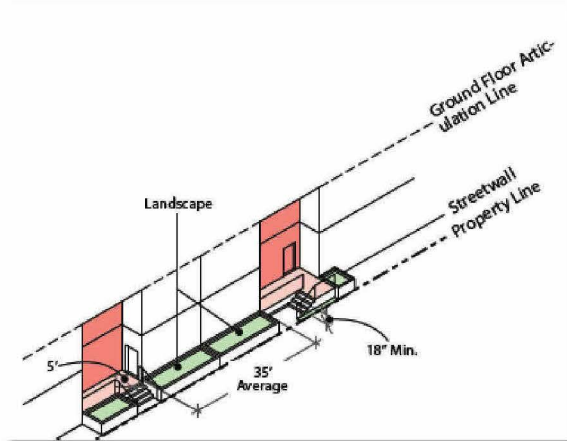
Bulleted in grey sidebars, considerations provide general intent and best practice recommendations. Compliance with considerations is not required.

### FIGURES AND TABLES

Numbered consecutively according to their respective sections, figures, and tables describe standards and guidelines.



# EXAMPLE DRAFT DESIGN GUIDELINES



# NEXT STEPS

- Proposed 2020 CAC meeting topics:
  - **February:** Public Benefits
  - **March:** In depth review of Design Standards and Guidelines Document
  - **April:** EIR and CEQA update, Conclusion of Entitlement Phase, Discussion of Implementation Phase
  - Other suggested topics for discussion?
- Public hearings:
  - **Planning Commission** on EIR certification and project approval: May 2020
  - **SFPUC Commission:** TBD
  - **MTA Board:** TBD
  - **Board of Supervisors** ultimate approval of Developer Agreement and attached documents: Summer 2020

# BACKUP SLIDES

# PROPOSED DEVELOPMENT OVERVIEW



- 1,100 new housing units (up to 1,550 units studied in Draft EIR)
- 50% permanently affordable housing (550 units)
- 4 acres of open space
- City College collaboration:
  - Affordable educator housing for College faculty and staff
  - Public parking solution
- Childcare center and community room
- Transportation demand management and sustainability plans
- Workforce requirements including prevailing wage, local hire, and LBE

# DESIGN STANDARDS AND GUIDELINES (DSG)

- Purpose: Site specific design controls
- DSG will be referenced in the Special Use District / Planning Code
- Content:
  - Project Overview, Vision and Goals
  - Open Space Design
  - Street Design
  - Building Design
  - Sustainability
  - Land Use and Zoning

# DESIGN STANDARDS AND GUIDELINES (DSG)

- Design controls to regulate a specific site
- Typically associated with a rezoning to allow for development appropriate for location and consistent with City policies
- Public-private partnership project examples: Pier 70, Mission Rock, Treasure Island, Transbay District, Shipyards, Candlestick
- Once approved/adopted by Planning Commission and Board of Supervisors with suite of project documents (DA, SUD, IMP, etc.)...
  - City agencies check streets, buildings, parks, etc., for compliance with DSG
  - After compliance check, normal building permit process