

**BALBOA DSG COMPLETENESS REVIEW: SF PLANNING (2/4/2019)**

*Blue = suggested discussion item*

Page	Section/Topic	Figure	Comment	Project Response
General			In general, the DSG document could be strengthened and clarified to better guide Balboa development to achieve its guiding vision and showcase the design principles. In part: 1. The vision and design principles/concepts are not well defined, nor reflective of the site's history or substantial public outreach process. The vision and design principles should be more inspiring and able to generate spatial and physical qualities that are unique to Balboa Reservoir. We suggest creating a simple word document we can all review that consolidates language found throughout the document: project vision, site goals/objectives (informed by CAC), design principles (currently found in open space and buildings, but should be site-wide) 2. The draft DSG seems driven by a predetermined architectural design output, which will limit flexibility as development phases unfold. As an example, parameters such as street walls and courtyard design are not addressed at the concept/principles level, but then appear via design	
General			/ See attached revised TOC for latest suggestions on document flow and structure; we are not trying to create work, but trying to make easier to use for future reviewers. / helpful for the beginning of each chapter to include its TOC, many folks will only look at one chapter at a time	
General	terms		Please be sure terminology is consistent and correct throughout the document; e.g., raised crossing v. raised crosswalk, through zone v. throughway, principles not principals	
General	standards vs. guidelines		/ Provide clearer distinction between standards and guidelines (see page 44 of Hunters Point Shipyard Phase 2 D4D) and check language use accordingly (e.g., shall, should) / Please use complete sentences (e.g. "Elements per Figure 5.13-2") and avoid the present tense	
General	formatting, pg 18 & 19 ex		/ header styles could be clearer: suggest adding more space before navy sub-heads to better link them with their content to follow -- and choose brighter color for all headers / differentiate photos from figures - suggest simple captions for photos (unless you want to have to list each one in the TOC?) and larger/bolder Figure Title styles / one space between sentences	
General	numbering		Review and clarify all numbering -- some is confusing and mismatched (following sub-head numbering or not)	
General	precedents		/ good use of precedent images in later chapters, but could be more in earlier context/character setting sections / please be sure they have descriptive captions throughout	
Preface	see attached TOC, reference 1.2, 1.3		/ Recommend adding a Preface that includes the document purpose, intended users, user guide, connection to other relevant documents, etc.)	
12	2.5		Streamline to fewer pages and highlight which elements of history inform the master plan or public outreach results (clues for the vision, placemaking, urban design, open space, materials, etc.); could be a summary or "lessons learned" bullets at the end the chapter.	
19	project timeline		Provide project timeline that includes community outreach timeline (from initial planning phase to future phasing), possibly tying in larger planning context if it's not too long	
8	2.1 Vision		Enhance vision statement to make more inspirational and unique to Balboa -- maybe an intro clause that explains how community engagement informed the vision and how it reflects the history of the site and surrounding neighborhoods (we are suggesting all these sections come before Vision, so will make more sense).	
9	2.2 Goals		/ Please clarify and better link to CAC "principles" / we also suggest adding consolidated design principles to follow about, such as: walkability, accessibility, pedestrian scale, active ground floor, street walls, integrated open space, a place that stitches together the surrounding neighborhoods, school, city college, ocean avenue corridor, etc.	
10 & 11	2.4 Site		/ the "site" conversation in this part of the document is about (a) existing conditions and considerations and (b) neighborhood context. These sorts of diagrams can have supportive bullets that explain how they informed decisions regarding connectivity, accessibility, parcel/block/street network -- tees up proposed concept plan in subsequent section.	
18	2.7 Community Goals		/ Missing items in the BRCAC principles and parameters; should explain which of the parameters are adopted on the plan and why. / Suggest adding the bullets of how community input influenced the plan as a 2nd concept plan diagram with call-outs/leader lines in new Ch 2	

22	old Ch 3, new Ch 2		Concept Plan & Design Framework should be a series of planning diagrams that build to/conclude with the Concept Plan. This chapter should start with an overall concept diagram that depicts the vision for the site. The concept diagrams may include (in addition to the proposed open space and circulation diagrams), grading, massing, active ground floor / street walls, views, and other elements that helped define the site design. The concept diagrams should inform and provide background information to the diagrams further described in each section (4. land use, 5. circulation & transportation, 6. open space, 7. building design, and 8. sustainability). All diagrams should use more generic building footprints and massing, currently they show too much detail	
32	Chapter 4		/ Suggest renaming as Land Use and Zoning / also confusing that "land use" and all subsequent types of land use are same level headers	
Chapter 4	Chapter 4		Please add a Zoning Control Table that includes open space requirements, off-street parking, loading, bike parking, and consolidates other zoning controls scattered in the DSG with cross references.	
Chapter 4	table 4.1.1		Permitted land use table revisions should be discussed together, including our Current Planner's guidance, to confirm permitted uses and use definitions. We need to discuss which uses should be allowed where (e.g why is PDR allowed on block b?)	
32	table 4.1.1		Please provide a parcel number for the park area and include it in the land use table (Use = P)	
Chapter 4			Recommend either adding key definitions in the chapter or referring to appendix for more definitions; please acknowledge any definitions that differ from the Planning Code	
38	5.2		different types of bike lanes should use different colors -- and somewhere should be explanation of different classes	
Chapter 5			add site-scale transit diagram	
40	5.4		/ showing many required details -- should be standards and guideline language or appear elsewhere?	
41	5.5		/ add concept of curb management (big challenge today) and avoiding conflicts with bikes and others	
42	5.6		/ Missing design objectives and concepts -- could be highlights from new consolidated principles in Ch 2? / suggest adding something about street hierarchy and descriptions/character for each type that led up to diagram/legend / should not be the first time we see the illustrative plan?	
Chapter 5	5.6		/ Suggest combining 5.7, 5.8, 5.11 in an overall initial section -- design principles and character precedents that apply sitewide. Then, get into sub-sections topics that apply sitewide that have of standards/guidelines. (see also row 33 below) / Also some of the guidelines read like standards, and in fact, some of the guidelines should be standards (e.g. number and placement of bike racks shall be compliant with SFMTA standards, etc.)	
49	5.9		Bullets should be standards or guidelines	
55	5.12		suggest putting meters with parking and making utilities its own thing -- also need cross references to MIP throughout	
56	5.13-5.16		/ suggest adding an initial key map showing all sub-section locations / suggest always having sub-section key map with intro text (ex 5.13-1 should be on page 56)	
Chapter 5	5.13-5.16		Combine standards, guidelines, and palettes that apply to all streets into one section to reduce repetitiveness. For instance: "Street Trees" does not need to be repeated in 5.13 Lee Ave, "raised crossing" can be addressed once in the beginning with Figure 5.1-1 and does not need to be repeated in sections 5.13-5.15	
56	5.13-5.16		Use overall illustrative key map on same first page with narrative -- then standards/guidelines on next page	
Chapter 5	5.13		Suggest palette sections should come before detailed design sections	
76	5.16		/ Add guidelines about loading in the south shared street (written guidelines will be needed for reviewers in addition to Figure 5.16-4) / Please add standards/guidelines about street furnishing and lighting placement in shared streets	
86	5.18		/ new sub-head style with roman numerals? "Street Trees"? / all trees need info about height, canopy dimensions, etc. / trees, low-planting, and stormwater palettes need to mention biodiversity, habitat, climate appropriate species, www.sfplantfinder.org tool and associated City approved lists, etc.	
Chapter 6			Please note how the topography and grading plan are informing the open space design to fit into the overall vision -- this should maybe be a diagram in Ch 1 about existing conditions?	
Chapter 6			Suggest re-ordering: page 108, 111, 109, 110	
Chapter 6	6.3		Recommend a separate subsection for Park Pavilion Plaza standards and guidelines, could discuss at meeting?	
Chapter 6			Please provide standards and guidelines about general wayfinding and open space signage -- should include public education	

Chapter 6			Recommend adding a guideline that public art could reflect community history or priority	
Chapter 7	7.1		/ Design intent should be an extension/ deeper dive of the concept diagrams shown in Section 3. / Demonstrate how the proposed building design fits within the context and the different neighborhoods and site edges.	
Chapter 7	7.2 Height Controls		Incorporate grading in the section provided. Realign section so it is established in a straight line. Provide also a north-south building heights' section, including context. Clarify buildings' step down policy. Provide elevations to show how the step down policy works with the proposed grading. Provide a diagram showing how grading is informing the various parcel edge conditions.	
Chapter 7	7.3 Streetwalls		/ Indicate where visual connections to interior courtyards are recommended (tied back to concept diagrams from Section 3) / Provide additional text and diagrams explaining streetwall differences along Lee Avenue, West Street, Reservoir Park, and SFPUC Open Space -- and how they relate to vision/design concepts. / do we define "streetwall" and other wonky terms for the reader somewhere?	
Chapter 7	7.5 Projections		/ Please add diagrams to help explain projections / Explore how new citywide draft legislation might help deliver contemporary design in alignment with the project vision (Planning can provide more information about the draft legislation if needed)	
Chapter 7	7.14 Ground Floor Unit Entries		Type B frontages face both streets and open space -- please differentiate, add additional typology, and coordinate with required setbacks.	
Chapter 7	7.23		/ bike parking seems random location?	
Chapter 7	7.26 – 7.34 (block by block)		/ Graphics should only identify required key elements of each block: building envelope (setbacks and high limitations), streetwalls, building entrances (lobbies, parking), etc. Any elements that may have multiple ways of getting resolved (such as courtyard configuration, building circulation core, architectural articulation, façade modulation, etc.) should be consolidated in other sections. / discussion of project phasing, architectural variety, etc. -- how much flexibility should there be? / detailed block designs could go in appendix?	
Chapter 7	7.34		Will there be a block intent page for townhomes?	
Chapter 7			Please confirm which configurations of blocks F and G are the latest and make consistent	
Chapter 8			/ Can provide more thoughtful review about which elements should be moved where in the DSG as next step (see TOC docx) / nice robust section, like the topical descriptors and goals -- wonder if we want to do something like that throughout each chapter like India Basin? / some of the pages seem like they should just be incorporated into other sections and/or this chapter should come after land use and before diving into the open space, streets, and bldgs chapters? / can some info from pages 202 and 203 be incorporated into up-front vision, goals, principles? / work with LF on sustainable neighborhoods program text / think TDM should be part of streets chapter? / sustainable neighborhood framework can be appendix	
Chapter 9			Suggest adding an implementation chapter (see attached TOC)	
Appendix			Suggest to include key infrastructure diagrams, planning review checklist for each agency (see Page A 76 of T.I.)	