

Balboa Reservoir 26 February 2019

Meeting with Planning Department to review DSG Completeness Comments

Attendees:

Lisa Fisher, Seung Yen Hong, Luiz Barata, SF Planning

Leigh Lutenski, OEWD

Kearstin Dischinger, BRIDGE Housing

Karen Murray, Kushal Modi, VMWP

Peter Waller, PYATOK

Gary Strang, Wendy Mok, GLS Landscape

Schedule & Coordination with Planning Department & Agencies

- Discussed releasing the DSG at the same time as the EIR documents, later this year
- Design team will update design diagrams for next draft
- Discussed option of sharing a more complete DSG revision with Planning first, rather than a few updates as they come
- Planning: does not need to see the entire document, design team can send a sketch or some draft diagrams, or one chapter; or review a Word Doc
- Kearstin: would prefer to send larger pieces of the document at a time; take the time to work through a draft so there is something substantive to review
- Share IMP, CEQA schedule with Planning. Overlay MIP and CEQA schedule to understand impacts on one on the other.
- Balboa team will follow up with Planning on a schedule

DSG Document Structure

- How does the vision inform the subsequent chapters?
- Audience: the document is a planning document and a community document
- Keep the design threads of the vision throughout the entire document
- CAC principles, grading, storm water: Planning would like to see more of these diagrams in the document
- What are the model documents for Planning? Potrero Powerplant, Pier 70, Mission Rock, India Basin
- Planning: organize DSG by layers of emphasis throughout

Project Vision

- Planning would like to focus on the vision component first, to help the rest of the document flow; need a clear vision and design sense for the community; Planning wants a strong statement to be able to hold the future design accountable to the vision statement
- The DSG tone should be inspiring and pull the neighborhood together
- What makes this site different from other master plans/neighborhoods?
- What is the identity of the site and the surrounding neighborhood?
- Vision should be specific and original to Balboa Reservoir. Currently too generic.
- Balboa doesn't have existing, historic buildings on site to incorporate; it is a similar design challenge to Mission Bay—starting from scratch could lead to bland architecture; the site is not that big compared to other master plan examples; these spaces are active and can accommodate density

- Idea based diagrams could be part of vision chapter (conceptual style) and the individual chapters can be more technical.
- A sense of place is reflected in the architectural character sketches in the earlier presentation. Provide more of those character sketches.
- Provide a better explanation of how open space is a driver of the Reservoir plan—the way the buildings frame the space and the connection to the neighborhood.
- Make it explicit: open space is driving the architectural design
- The Reservoir site is at the heart of a collection of diverse neighborhoods; Reservoir Park is an amenity for these neighborhoods
- What is the optimal balance of architecture, open space, and street design? The open space ground plane is important to Planning (landscape and architecture)
- Planning: ground level architecture is important: entries, privacy, openness, relationship to landscape
- Planning: the section diagram needs to convey more about the grading—needs to be more diagrammatic
- Planning: the Site Map could illustrate the current open space network to show neighbors the void of available open space in the neighborhood
- The idea of a void is important to convey; Reservoir Park is a real asset to the neighborhood and the development will fill the literal void of the existing reservoir (could this be a Design Principle, or outlined in the Vision Statement?)
- Discussed how to tie the site design to the history; the site has been developed in stages as land has been sold; up until now, the site has not been developed with a coherent master plan; there is a focus on being a good neighbor, inviting neighbors in
- It is important to acknowledge the history of development and emphasize the way this neighborhood has been stitched together
- Discussed the interesting thread of water and the history of the Reservoir
- Planning: this has been a publicly owned site, built to serve neighbors with the reservoir; it still has the opportunity to serve a public need; describe the history of the landform and the evolving history of uses
- Discussed the orientation to the ocean: the site is oriented to the ocean, at least from the upper stories; upper stories will get views to the ocean and the shared experience of an ocean view feeds into the idea of community
- Planning: could there be a publicly accessible view of the ocean from an upper floor—public community room at the top?

Diagrams

- Planning: framework diagrams are too detailed; diagrams and text need to be higher level; lay out key elements of site and existing conditions before getting into the detailed design response diagrams
- Establish the big picture context through the transit map and then zoom into the pedestrian network diagrams
- Add a view-shed diagram; how does the site tie to the ocean? Discussed that the views may not be the driving factor of the design anymore (after community feedback for less East-West connection)
- Lee Ave will have views of Mt. Davidson
- Discussed the principle of continuity: internal continuity includes streetwalls; we anticipate that City College will develop housing on Lee Ave.

- Planning: Incorporate the access to transit (this is a major transit artery), Mt. Davidson, ocean views into the overview diagrams and site principles—set the context
- Planning: Pedestrian Priority Zone is a technical term for general public; find a simpler term
- Planning: Chapter 5, orient chapter to align with transit-first approach; vehicle info. comes last

Chapter 5: Streets & Streetscape

- Does this section fit the Standards and Guidelines format? Need to understand how to do that given that it also contains the former Streetscape Master Plan
- Chapter 5 is probably close to what it will be based on DPW and MTA parameters
- The IMP process will guide the design work in the DSG and vice versa

CAC Meeting

- Discussed agenda for upcoming meeting:
 - Updates on DSG process
 - Architectural character
 - How open space shapes the architecture (a preview of this for community)
 - CAC Schedule
 - Planning wants to go over whole project process; overall milestones (DSG, EIR).
 - Focus conversation to a placemaking discussion