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**Sent:** Wednesday, April 04, 2018 10:18 AM  
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**Cc:** Hong, Seung Yen (CPC); Small, Maia (CPC) (maia.small@sfgov.org); Barata, Luiz (CPC)  
**Subject:** Balboa Reservoir - townhome zone design review comments

Hello Everyone,

Thanks again for coming to Planning last week. We were pleased to see the latest thinking on the master plan. Please see UDAT comments on the townhome area below. They are reflective of what we discussed in the meeting, with a few specifics added.

We do not expect all of these to be resolved before the EEA. However, please know these comments are on our mind and we would like to work through them with you as we refine the project description. Feel free to call me or Seung Yen if you have any questions you'd like to discuss further.

Thanks,

Jeremy

1. EDGES

- Create a private or back to back open space configuration with adjacent neighborhood to the west to create a more natural and contextual connection to the surrounding fabric.
- Where future pedestrian or street linkages could happen, leave as a public pathway or common space

2. BLOCK PATTERN

- Use the common perimeter block and connected midblock open space pattern as much as is possible. Keep pattern consistent to help outsiders understand how the pattern works—this helps with inclusivity, connecting it to the other buildings, and wayfinding.
- Individual lots should have approximately 25% equivalent rear yard or open space that is designated for that use. This may work better in some cases as interior courtyards than backyards in which case they should be ganged to provide the biggest collective benefit. Units should be able to meet exposure requirements under the Planning Code.
- Include unpaved areas to accommodate stormwater run-off and tree growth.

3. OPEN SPACE

- Define the accessible open spaces between buildings as either private or public so that they are equitably used by all members of the neighborhood or stewarded by private ownership.
- Use common open space types, such as a mews, neighborhood street, or alley so that they are familiar SF public right of way experiences. Avoid many driveways in a row that would disrupt the pedestrian priority on sidewalks.
- Where the townhomes are grouped and driveways may dominate, to balance, consider creating a well-marked and highlighted public pedestrian/bike pathway(s) that invites in outsiders even if it is just a loop. Consider adding in small public amenities (recreational, sports, tables, seating etc.) in a few locations as destinations.

#### 4. BUILDING PATTERN

- Avoid a repetitive pattern of multiple townhouses aligned on the same row; this can be achieved by differentiating the architecture of the townhouses and / or by limiting the number of townhouses placed side-by-side without interruption of the massing (i.e. use of side setbacks).

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