

Date: January 11, 2019
To: Lisa Fisher, SF Planning Department
From: Karen Murray/Peter Waller, Balboa Reservoir Design Team
RE: **Overview of DRAFT DSG document dated January 11, 2019**
CC: Leigh Lutenski, OEWD

Enclosed is the DRAFT DSG Document for your review. This memo outlines key issues addressed in the document, outstanding items and some initial thoughts about on-going coordination with the Planning Department. We welcome the opportunity to meet at your convenience to provide an overview of the Draft DSG document and to discuss the next steps for review of individual sections.

Document Overview

The document is organized based on input from the Planning Department and on precedents provided by the Department including the Pier 70 and Potrero Powerplant Design for Development documents. The enclosed document is substantially complete with the exception of the Appendix and other items noted under specific chapters below. Formatting, Graphics and illustrative photos are still in progress. We welcome your input on all of these items, as well as input on all the substantive elements of the document.

Refinement of Standards and Guidelines

In developing the Standards and Guidelines the Balboa team has sought to balance a strong urban design vision with the flexibility necessary to deliver this ambitious project. Standards and guidelines interact across multiple chapters in a complex manner. We expect that standards will evolve as we continue to refine the internal workings of the DSG, and as we receive further input from the Department. Upon further review we may propose allowing more flexibility than the standards and guidelines in the current draft may indicate.

Response to Planning Department comments of 12/13/18

In developing the DSG draft we have responded to the comments and guidance provided by the Planning Department per email from Jeremy Shaw on 12/13/18. Planning comments and our responses are summarized below.

1. *The transition between the central park and the buildings: Clear design standards are required to avoid the feeling of privatizing the public space (which should also be expressed in the vision and goals of the plan).*
 - a. The Vision for the Reservoir states that the heart of the new community will be a welcoming public park serving both residents and the surrounding neighborhood. Standards for the design of the open space and buildings emphasize the importance of creating a strong transition between private and public spaces. The guidelines include specific standards building facades facing public open spaces, requiring active uses and welcoming architectural elements. Units facing the park will provide a transitional semi-public terrace or porch to shelter the residents and further differentiate the public and private realms. Specific standards such as roof articulation have been added to emphasize gateways.
2. *Sidewalk widths and front setbacks for Lee Ave and West Street have not been finalized. We hope the setbacks can help address our concerns about providing enough space for pedestrians*

- a. The DSG provides for a 5' setback at the ground floor at Lee to connect to and visually expand the public realm. We intend to continue to work with MTA to maximize the right of way area dedicated to pedestrian circulation
3. *The street wall and setbacks sections should be next to each other and again tied to the vision and goals.*
 - a. These sections have been re-organized as suggested and have been substantially revised to support the Vision, Project Goals and Design Framework. See Chapter 7
4. *Identify graphics, standards and guidelines that would have to change if a scenario other than the base project is ultimately agreed to.*
 - a. We have tried to build flexibility into the document yet control key character defining elements. If the Additional Housing Option evaluated in the EIR were to be developed Chapter 7 would need to be significantly revised, specifically standards related to height, street walls, and setbacks and massing.
5. *Consistent with the cover memos Leigh requested, identify unresolved issues in the DSG draft. But be sure to identify your desired solution or design for that issue (e.g. Lee Ave or dog park on PUC property)*
 - a. We have prepared several memos regarding specific issues that will need to be resolved interdepartmentally. For additional items in response to Planning comments, unresolved or requiring further development, please refer to the Chapter by Chapter discussion below.

Chapter 1 – Document Overview

The distinction between Standards and Guidelines closely follows the language recommended in the 12/13/18 memo. Both standards and guidelines are considered regulatory and compliance is mandatory, with negotiated exceptions as noted. Some of the guidelines include a menu of options that can be employed to meet the underlying standard and/or design intent. In this case, the requirement would be that one of the elements must be reflected in the proposed design.

Chapters 2 Vision & Chapter 3 Design Framework

- The 12/13/18 memo requested that the DSG provide a clearly articulated Vision, Guiding Principles and Physical Framework. All three of these elements have been further developed in this draft
- Chapter 2 begins with the Vision and Project Goals which build directly on the CAC principles and Parameters established by the City and community prior to selection of the development team.
- Chapter 3 presents the Design Framework which will implement this vision and goals.

Chapter 4 Land Use

- The distinction between townhome residential and multi-family residential uses in Figure 4.1-1 Land Use Plan is only established in the DSG through limitation on height. We do not plan on including density limits on the residential districts.

Chapter 5 Circulation and Transportation

Streets and circulation require coordination with MTA, SFFD and DPW. There are several issues still UNRESOLVED:

- UNRESOLVED: Lee Avenue Configuration. Refer to separate memo regarding options for configuration of bike lanes at Lee Avenue.
- UNRESOLVED: Alternative to the current West Street chicane configuration for mountable roundabouts at the North and South Street intersections. See. Fig 5.15.
- UNRESOLVED:TDM measures are referenced in Chapter 5 but have been included in Chapter 8, Sustainability. These represent draft concepts, a final TDM plan will be provided.
- UNRESOLVED: Street Materials Palette- We received and incorporated the new DPW Street materials palette into the document and will continue to work to develop a coordinated approach to the paving and building materials in the coming months.
- UNRESOLVED: Street arrangement allows the existing exit drive from Riordan High School to be connected to the north end of the proposed Lee Avenue alignment. The details of this connection and potential modifications required on the Riordan High School property has not been addressed
- UNRESOLVED: The DSG does not address specific off-site improvements related to transportation. We anticipate those improvements will be developed in response to the DRAFT EIR findings and recommended mitigations.

Chapter 6 Open Space

- The Reservoir Park plan has been refined to emphasize the public character of the park, providing for both active and passive use and providing clear public circulation routes through the park.
- UNRESOLVED: The SFPUC open space program has been further developed and now includes a dog park where it can readily serve the larger neighborhood and where it will be most compatible with other active uses. We will need to coordinate this and the other uses on the PUC retained property with SFPUC, Planning and RPD.
- UNRESOLVED: New pedestrian connections to Ocean Avenue at the Library and to Unity Plaza have been proposed over PUC property outside of the current project boundary. These will also need to be discussed and coordinated with SFPUC.
- UNRESOLVED: The project is proposing to offset a portion of ROW storm water treatment by oversizing storm water treatment in the open space. This, as well as the overall storm water Control Plan will need to be approved by SFPUC and DPW.
- UNRESOLVED: If PUC power is provided, the large switchgear and enclosure will need to be located on the site. We will need to coordinate the location with SFPUC.

Chapter 7 – Building Design

- The design intent has been further developed throughout the standards and guidelines with an emphasis on creating a cohesive neighborhood while allowing the appropriate level of variation and invention.
- Chapter 7 includes site specific standards and guidelines for each block as well as illustrative massing for each block. These are intended to further illustrate design intent and to supplement the general standards and guidelines.
- UNRESOLVED: Baseline standards and guidelines for townhomes are described in section 7.35. These standards will be refined in consultation with Planning Department and townhome developer (to be selected).

Chapter 8 – Sustainability

- To best address SF Sustainable Neighborhoods goals and emphasize the sustainable focus of the design, Sustainability standards and guidelines are consolidated in Chapter 8. Many of the sustainability goals such as storm water management and water conservation need to be addressed at public areas as well as private development parcels. Other standards, such as energy generation are technical in nature and do not fit well into typical building design standards. For these reasons we felt it would be most useful to consolidate standards into a single integrated chapter. Standards and Guidelines are cross referenced elsewhere in the document as appropriate. We are glad to discuss this approach in more detail
- A matrix summarizing sustainability measures is included as a reference.

Appendix

- We anticipate adding additional supporting material to the appendix as it is developed including:
 - TDM Plan
 - Balboa Reservoir Special Use District (SUD) including modification process for specific standards
 - Glossary of Terms

Coordination with Planning Department

We look forward to moving into the next stage of refining the DSG document in collaboration with the Planning Department and other city agencies.

1. We understand the first review will be for completeness. We believe the draft DSG document is sufficiently complete to allow for productive agency review, with the exception of the items noted in this document.
2. Once the DSG is deemed complete we anticipate a process including:
 - a. Formal comments from Planning
 - b. Follow up discussion on Planning comments esp. in areas identified in this memo
 - c. Draft revisions per comments and discussion
3. Areas/topics in process
 - a. We anticipate final input in areas requiring Interdepartmental coordination prior to the publication of the draft DSG.

Our goal is to complete the Draft DSG for public review concurrent with the publication of the DEIR in June/ July 2019. Over the next six months we continue to develop the Master Infrastructure Plan and will be attending up to four CAC meetings to present progress on the master plan and DSG documents.

END