

BALBOA OPEN HOUSE SUMMARY OF COMMENTS

April 20 & 21, 2018

STATION 1 – INTRODUCTION & PROCESS

ATTENDEES

- Anyone from Riordan High School?
- Relatively few neighbors from Westwood, more from Sunnyside?
- No merchants from Ocean Avenue?
- Very few students from CCSF?
- Anyone from Lick?

CCSF

- Need CCSF transit data
- Diego Rivera Theater has only 200 seats – there is a need for the PAEC.
- Previous campus architect was part of an educational group, every part of the master plan was intended to support educational function.
- That group has been replaced by new facilities director
- Would be good to have more walking opportunities through campus – per Sunnyside neighbors.
- Campus is largely cut off from Sunnyside on the uphill side,
- would be good to have better pedestrian route from Judson through campus to BART
- Performing Arts center would be asset for the larger neighborhood. Provides a large venue in the outer neighborhoods, people do not have to go downtown for a show
- Are you planning any roads through CCSF Upper Reservoir site? (Harry)

AFFORDABILITY

- Will there be housing for the formerly homeless?
- Housing for CCSF students, faculty, and staff should be maximized – this will help ameliorate traffic congestion.

PROJECT SCHEDULE

- Walking tour is GREAT idea - thanks.
- Transportation issues should be addressed much earlier in the process than November (when the CAC transportation meeting is scheduled).
- Transportation should not be an afterthought.

HISTORY

- Balboa Reservoir occupies unique place in SF history – has nostalgia attached to it and discussion of the Reservoir are important.
- Nostalgia is not a good basis for design.
- The site was previously used for housing during a crisis.
- Westwood Park is a beautiful, elegant, and vital place.
- Westwood Park has its own SF history attached to it, as a unique SF neighborhood
Westwood park is different from Westwood Village in Los Angeles County, home of UCLA campus.
- The unique SF history of Sunnyside is vital and should be shared with its current and future SF residents.
- The Ingleside neighborhood has unique and vital SF history related to it. Researching its history would be time consuming.

STATION 2 – OPEN SPACE

OPEN SPACE NETWORK

- Sunnyside needs access to green space and to playground space.
- Network would be essential and vital for CCSF, Ocean Ave., and the larger neighborhood.
- Flexible fence [unclear what this comment refers to – fence at San Ramon or at Townhouse yards]
- Does the park open on to the parking lot / garage?
- A network that is open on both ends is good.
- Need more open space.
- Larger neighborhood map of open space demonstrates that Reservoir Park will fill a gap in the availability of local parks
- People do not go far to use open space, they use the space that is most convenient. If it is hard to get to they will not use it.
- Ingleside resident near top of the hill does not go over the hill to use the park, but would use Reservoir park because it is close to Ocean Avenue.
- Sunnyside resident near Glen Park uses only park nearest to him
- Think big – underground portions of 280 – like Doyle Drive!
- Open space network is good
- Street layout change is an improvement
- Like we provide some open space at Sunnyside.
- Really like nice pedestrian connection

OPEN SPACE PROGRAMMING

- *Dog Play Area*
 - Several comments in support for a dog park / off leash dog area
 - Support this if there are rules and if the rules are enforced.
- *Exercise Area*
 - An exercise station would be beneficial to the community
 - Make it safe and viable.
 - Include a jogging trail
- *Kids play area*
 - Multiple comments to encourage including slides in the playgrounds and on the terraced hill.
 - Transparent enclosure walls will let sun in.
 - Sloped terraces are kid friendly.
 - Include hanging metal instruments – see Italy, Reggio Emilia.
- *Outdoor Market*
 - Many comments in support of Farmer's Market
 - Swap Meet.
 - Fort Mason as model for Farmer's Market.
 - Stonestown Sunday Farmer's Market as a model.
 - Whole foods would support a Farmer's Market.
- *Community Garden*
 - Multiple comments in support of community garden.
 - Neighborhood needs a community garden.
 - Community garden needs a good management to be successful
 - See Brooks Park as an example.
- *Habitat*
 - Bring nature in!
 - Support for this idea combined with other programming.
 - Provide places to explore
- *Seating Area / Eating Areas*
 - It's too cold for picnics.
 - Picnic and BBQ areas require too much upkeep and produce too much garbage.
 - Parisian-style café seating wanted.
- *Terrace and Lawn*
 - Support for terrace idea.
 - Sloped terraces are kid-friendly.
 - No big public lawn area – no Dolores Park!
 - It's too hard to navigate the terraces.
 - Simple green space
 - More nature, less lawn / activities

- Good shape to deal with afternoon wind.
- Open space is too broken up. A big lawn is better.
- Like big lawn. Provide active place for kids.
- A lawn would only be useful for a short period most days, if at all. The normal summer weather pattern means onshore winds the afternoons. (I used to do plein air painting, and I knew I'd have to be prepared to pack it up sometime between 2-4 every day, due to wind.) Even with the wind, it is fine to be outside -- if you are moving around. My unsupported guess would be that interesting walking paths, which could be used any time of day or night, regardless of weather, would be a better use of that space.
- In my opinion, a park like setting with paths for walking, cycling, and jogging would be a great use of that large, flat area -- something that people of all ages / abilities could use and enjoy year round, regardless of weather. Trees could provide a wind break and shade, break up the space, and provide a sense of serenity and privacy that might be appreciated by people who live in apartment buildings. A beautiful place to walk -- just to have some where outside the apartment to *go* -- might also be appreciated. I know I valued all those things when I lived in an apartment building.
- Garden for the Environment on 7th Avenue is a nice example of what can be done in only half an acre. You can practically get lost in there -- there is a trail on the hill, several gardens of differing types, a tiny hillside orchard, a greenhouse, and even a very small amphitheater for classes. It's really lovely.
- *Other Program Ideas*
 - Unprogramming
 - Wifi [multiple comments]
 - Bathrooms
 - Swimming pool
 - Café
 - Water feature
 - Reflective pool
 - Mural – CCSF collaboration?
 - Kinetic wind sculpture
 - Art vendor, community vendor
 - Depends on what CCSF does.
 - I think it would be interesting to set up a small weather station unit on the site or on your other building on Ocean Ave, and use that data to help you envision what that environment might feel like. Or watch Unity Plaza and see how much that space gets used -- even with the windbreak provided by 1100 Ocean Ave (an advantage the lawn would not have). Walk on CCSF campus, and see how many people are hanging out outside (besides smokers).
 - Exercise Trail: built in informal play element along the trails, doesn't need to be a formal playground.

- STONETOWN YMCA is interested in looking for outdoor space program opportunity here at Balboa Reservoir.

LANDSCAPE

- Planters that are smooth and friendly, not boxy wanted.
- Fewer trees, more sunshine.
- Bring Seasonality into landscape design.

P.U.C. AREA

- Event space
- This area needs to connect to Unity Plaza.
- Geodesic dome
- Private outdoor space.
- Night market.
- Include off leash dog park here.
- Bike polo.
- Multi-use play structure.
- Will this area get enough sunlight?
- Open grassy space where kids can climb
- Space is the wrong shape
- Keep trees away from buildings.
- Shade not necessary.
- Use breathable surfaces, less concrete.
- Dan Weaver - Likes the idea of food trucks or farmer's market on PUC. Whole foods would be on Board
- Emily Lesk: Have you considered making PUC space even a bit wider, so that it is more useful?
- Like the PUC open space layout: range from active to passive from East to West
- Like the pop up event space idea. Love farmers market.
- Need strong connection to Unity Plaza.

NEIGHBORING OPEN SPACE

- Bury or cover I-280
- Balbo Park dog area is only an "off leash lawn"
- Look at Cayuga Playground as an example of open space that has both nature and neighborhood history.

QUESTIONS AND CONCERNS

- Who is maintaining & programming the park?
- How to prevent homelessness in open space?

- No tree at Westwood park side because of PG&E easement (power pole) at the west side
- Is community room open for public other than residents?

STATION 3 – SITE PLANNING & HOUSING

SITE PLANNING

- Bring back diagonal connection to Unity Plaza – encourages people to use public transit.
- Fewer townhomes wanted in exchange for a larger park and more apartments.
- Widen Ocean Ave.
- Like openness of the street [referring to watercolor from proposal document].
- Courtyards in tall buildings are good design but it also takes away space from the general public / neighborhood.
- Where will people shop?

SHADOWS

- Need for housing supersedes concern about shadows
- I am sure athletes can practice in the shade [referring to proposed building height next to Riordan H.S.]
- Lower building height if / where there is a shadow impact. Raise height where there is no shadow impact.

ENERGY & WATER

- Electric car chargers should be in every garage
- Townhouses are less sustainable than apartments – there should be fewer townhomes and more apartments
- Wind and solar harvesting?
- Where will water come from, especially in drought years? [multiple comments]

BUILDING HEIGHT

- Buildings are too high east of townhouses.
- Rooftop spaces / gardens.
- I wouldn't mind if the buildings were twice as tall.
- I would mind if the buildings were twice as tall.
- Higher massing at the park and lower massing at the ends.
- Make more of the townhomes two stories.

- BRCAC parameters are not being honored – 25' sloping gradually to 65' on eastern edge. This plan goes to 65' before even reaching halfway to the eastern edge.
- Make the buildings as tall as needed to get the most housing units.
- Tall buildings are too close to Riordan. Add space.

ARCHITECTURAL CHARACTER

- Please no box-like units! Give architects a chance to shine and the neighborhood a distinctive, beautiful character!
- Boxes are good use of space in rectangular grid layout. Façade is the real issue.
- More buildings like CCSF Science Hall
- Who decides that “of the moment” means uncomfortably boxy facades, and how do we kill this moment and get to the next one?
- Beautiful entrance [referring to photo of Westwood Park gate]
- We like the building at Ocean Ave. and Miramar Ave.
- Don't like the building at Ocean Ave. and Miramar Ave.
- Please no Bauhaus
- Looks inviting / Looks nice [referring to photos of stoops – unit entries on street]
- Seems to be a nod to Spanish architecture, good. [Referring to Paradise Creek project photo].
- Building design is important for walkability – design buildings that feel nice to walk along.
- Avoid buildings that feel tall and boxy.
- Important for building design: color, landscaping, windows.
- Good that buildings are broken down. [referring to image Fremont project photo]
- Looks inviting [referring to image Fremont project photo]
- Could we design at least ONE gorgeous building?
- No! Ugly! [Referring to Hayes Valley project photo]
- Not as inviting, opening seems like a tunnel [referring to Hayes Valley project photo]
- Too boxy, modern for neighborhood [referring to Hayes Valley project photo].
- Inviting [referring to Belmar Apt.s project photo]
- We don't get many hot days; this will be a cold, dark area. [Referring to MacArthur Village project photo].
- Enough with the ugly modern buildings with no architectural character. That's all developers build these days. San Francisco is better than that. Ingleside is better than that. Every building in this Balboa Reservoir project should be beautiful ... not just standard and boring. If you're going to go modern, then go ultra-modern. There are lots of great examples in Melbourne, Australia. It shouldn't be an entire area that looks like the Ocean Avenue Whole Foods building and Mercy Housing building. This is not Fresno ... this is San Francisco. Build something with character worthy of the city. Buildings should be so attractive that people stop and take pictures of them and share them on social media. Every single building.
- Could we design at least one gorgeous building?
- Neighbors like Science Building as an example of larger building in a traditional style.

- At least one neighbor preferred Ocean Avenue Buildings to Miramar Buildings

DENSITY

- Open space is critical for dense housing.
- Housing units should not be sacrificed for open space given the housing crisis.
- Reduce units, too much traffic, too many people.
- Increase units and promote a car-free low-carbon lifestyle.
- How will the development affect the population percentage?
- Less density helps with parking and traffic problems.
- Balboa plan with 500 units maximum was just “thrown out”. 500 max. units.
- How dense is this compared to other SF neighborhoods?
- Reduce units to reduce impact.
- Several people requested that we consider reducing the number of units
- [Clarify our arguments about why this density at this place. This is a unique opportunity, large, publicly owned site where you can achieve high levels of affordability and amenity. There are very few sites like this, perhaps no others in this neighborhood. Impact on the larger neighborhood will be quite small.]
- [Use the density comparisons from other neighborhoods. This density is not that high and the units are small compared to surrounding units. Compare footprint of buildings, open space etc.]
- No really one cares that much about height. No one asked about views of site from the surroundings

BUILDING PROGRAMMING

- Small and large meeting rooms [at ground floor of buildings off of Central Park].
- Café [off of Central Park at Lee Ave].
- Dan Weaver - Retail at the corner of Lee and PUC – that could work

TOWNHOUSES

- Need developer for townhouses soon.
- Wider side yards at townhomes wanted.
- Townhome configuration with side yards is preferred.
- Flexible fence [unclear what this comment refers to – fence at San Ramon or at Townhouse yards]

Neighbors on Plymouth (Paul and Sarah) were frustrated that the developer for Townhomes is not selected. No point in having further conversations until that happens.

STATION 4 – TRANSPORTATION

GENERAL

- Walking, biking, and riding public transit will always continue to be vital and important to all SF residents, for generation for the future.

PUBLIC TRANSIT

- MTA lines should run more often and be more convenient
- Make Muni run on time
- Address impediments to service on Muni lines that are outside the project area. Delays on other portions of the lines adversely affect service in the project area.
- Most people drive to City College because Muni is not dependable.
- Let's make it [Muni] dependable.
- Longer K cars. Spread out service times. Now 1,2 cars then nothing for 20 mins. How about every 10 mins? [many comments in support of longer K cars and increased service]
- Address problems for K at West Portal, St Francis Circle.
- More frequent Muni 43 buses at night during City College class times.
- 29 is overflowing. Need new bus line – need 29R [multiple comments]
- Need to split 29 into several lines. Single line is doing too much, serving too many different needs across neighborhoods. E.g. Bayview student access to GWHS, Excelsior senior access to Safeway, Ingleside access to BART.
- Bayview to Ocean Ave. bus already comes every 5 minutes.
- Put buses in the center lane to avoid Ocean Ave congestion
- Move bus stop [referring to stop on Frida Kahlo Way].
- Need lower BART / Muni pricing
- BART improvements
- Up until today I am still reminiscing on the old (former) Phelan loop Muni bus terminal ... [comment becomes illegible].
- Pay for Clipper Cards
- Free shuttle between Reservoir and Balboa Park Station – also to serve CCSF [many comments in support of this idea]
- Free shuttle or shortened 43 loop – Balboa BART to City College to Balboa Reservoir to Mission Street.
- I moved here for the transit access.
- City College needs to encourage transit use, stop permitting free or low-cost parking.
- Install transit priority signal on Ocean.
- Free fast passes for City College students

TRAFFIC

- Roadways from various neighborhoods so that everyone has access to central park.
- Comments both for and against opening San Ramon to vehicular traffic
- How will flow of traffic affect the current neighborhood?
- Put four lanes back on Phelan.
- I don't come down Phelan during the day.
- Where is CCSF traffic plan to promote use of PAEC without driving to it?
- Removable bollards [at intersection of North Street and Frida Kahlo Way / intersections of Lee Ave and Ocean Ave]. Ideally, we would be able to use these streets for street fairs and farmer's markets. If you have removable bollards at either end, the streets could be closed easily. Also make sure that streets are wide enough to have vendors with trucks and canopies.
- All good things [In reference to diagram proposed circulation diagrams]. What about families with young children? Car seats? Kid drop-off?
- No San Ramon access (cars or bike / pedestrian). This plan still makes Westwood Park one of the major solutions to parking (i.e. walk from W. Park to City College through park in reservoir).
- Can Lee St. handle emergency vehicles and not block exits?
- Avoid left turn onto Lee. Left turn onto Brighton already causes back up.
- How will package deliveries to 1,100 units be handled?
- Consider closing this section of Ocean Ave to cars (Phelan to San Jose)
- Plymouth through traffic poorly handled.
- Prohibit left turns from Ocean to Whole Foods garage.
- Enforce, improve signage prohibiting left turn from Ocean to northbound Lee
- One lane each way is not enough [Referring to Frida Kahlo Way]
- Can light timing be improved to help circulation? [Multiple comments referring to this to help with congestion on Frida Kahlo Way].
- Backup on 280 (current + future)
- Traffic already horrible.
- Large amount of traffic that used to use Phelan now uses Judson – will be crazy with traffic from North St.
- Congested driving [referring to Plymouth Ave]
- Dangerous left turn [from Geneva Ave on to San Jose Ave]
- Right turn lane used to work [from Ocean Ave on to Frida Kahlo Way]
- 25 min to get to Ocean! [on Frida Kahlo Way in front of Science Hall]
- Traffic + parking!!! [upper reservoir lot off of Frida Kahlo Way]
- I want this freeway entrance gone [to I-280 from Ocean Ave]

PARKING

- Parking permits are not enforced

- Permit parking on all of Westwood Park [multiple comments].
- Residential permit; I like it, my neighbors don't.
- Green meters
- Where is parking for Performing Arts Education Center?
- Neighborhood is too crowded and congested for this housing project. Find another area for this project. City College needs the Reservoir for parking!
- Shared parking has never been presented in a convincing way; requests for examples of SUCCESSFUL shared parking have been ignored. Shared parking does not solve the parking issue.
- 80% occupied on first days of semester [in reference to Jan. 31, 2018 parking count graph]
- Pix intend to show empty lot [referring to photos of lower reservoir parking lot]
- Totally unrealistic use of garage. Residents will store cars if they use transit. There will be no parking for CCSF [referring to shared use of public garage chart].
- Charge for non-residents / faculty to reduce demand [referring to shared public garage].
- Everyone's fine with the housing, parking is the issue.
- Are garages being designed so they can be used for housing or offices in the future?
- Parking is at a premium. Fluid/dynamic.
- "TDM" what is that? Lip service?
- No parking during rush hour on Phelan.
- Parking is AWFUL right now. Try living in our neighborhood. Can't even progress on Phelan during school hours. Need student parking & much more than .5 per unit.
- Traffic is AWFUL right now. Try living in our neighborhood. Need much less parking.
- Need higher parking / driving pricing
- Driving habits of City College Students -Many are just out of high school, going to school full time.
- Students will go to the trouble of parking in neighborhood just to avoid paying \$45/month parking fee
- CCSF competes with other schools with plenty of parking. Students choose to drive to Skyline College for classes because it is easier to get to and easier to park.
- Sunnyside neighbor, above Monterey, convinced that we are going to make traffic and parking worse, what are we going to do about it?

PEDESTRIAN CONNECTIONS

- Pedestrian access through or across CCSF to Balboa Park Bart Station would be a real benefit to neighbors trying to limit car use.
- Wider sidewalks – it's hard for people with mobility issues now. Dogs too!
- Walking routes need to be well-lit.
- Improve access to BART from Ocean Ave [many comments with similar sentiment]
- Pedestrian access through or across CCSF to Balboa Park Bart Station would be a real benefit to neighbors trying to limit car use.

- Improve footbridge to Balboa Park. This is also a crime problem area.
- Wider sidewalks and bike lanes are needed with no car lane removal [arrow pointing to Ocean Ave]
- Make Ocean Ave safer for biking and walking.
- Need better ped crossing into Unity Plaza [across Ocean Ave]
- Urban sidewalk good / pricey. Paths through campus are better.
- At least some residents of Westwood Park prefer to have pedestrian access to Reservoir
- Paul and Sarah who's rear yard backs on the reservoir are Ok with idea, they liked the narrower passage between townhomes to avoid a road connection
- Other couple who walk to BART and liked the diagonal scheme! Ocean Avenue is not that nice for walking, sidewalks are narrow and crowded, traffic is heavy.
- Will there be access to Riordan Field from the site?
- Dan Weaver -Get rid of the pedestrian bridge from Geneva to campus- according to Dan that is already agreed on

BICYCLE

- Forcing bicyclists to detour discourages biking. Four lanes on Phelan = induced demand!
- Bike lanes on both Lee and Phelan are redundant.
- Encourage bike facilities on CCSF.
- Please have bike access at San Ramon.
- Please have bike access here [between Wildwood Way and West Street].
- Protected bike lanes
- It's a new road, so build protected bike lanes.
- Protected bike locking areas on CCSF campus would be good.
- Bike path / route from excelsior plan.
- Would be great to connect Judson to SF Bike's Excelsior bike plan – Judson/Paulding ☺
- Open San Ramon to bicycle access to allow safer biking from balboa Reservoir west [multiple comments].

FOLLOWUP ITEMS

- Improving transit is the most critical part of the discussion, and potentially our weakest link.
- Review Balboa Area TDM plan recently approved
If possible do the transportation workshops sooner, include MTA and City College
- Meet with MTA now, start gathering available data. If we wait for traffic study it will be too late in the process to get the political benefit of the pushing MTA.
- Look at Phasing Options
- Talk to Riordan HS