

General Westwood Park Community Comments:

WPA Community Comment:

We appreciate the proposed parameters provided by the City, and support the voter approved Prop K. mandate. We further appreciate the Public Land for Housing Program's focus on our neighborhood site, as well as three other study sites including the Upper Yard located at Geneva and San Jose, the 4th and Folsom site, and 1950 Mission. At this early juncture, the community wishes to remind the city, reconfirm and restate the results and input from the greater San Francisco community on the City sponsored online survey. The top five choices, as listed in the Public Workshop #2 from May 5th, 2015 are:

1. Large open spaces for multiple uses (24%)
2. Affordable housing for all incomes (13%)
3. Neighborhood character and integrity (12%)
4. Large open spaces for programmed uses (6%)
5. Paths, walkways or routes to go on walks (6%)

Further, the Westwood Park Association residents would like to restate and confirm the top 5 choices of their neighborhood specific survey, which asked the same questions as the city sponsored survey. The top 5 choices of the 113 WPA residents who responded were:

1. Retaining neighborhood character and integrity (30.09%)
2. Large open spaces for multiple uses (25.66%)
3. Large open space for programmed use (14.16%)
4. Affordable housing for all incomes (13.27%)
5. Housing for local workforce / Paths walkways, or routes to go on walks (11.80% and 11.50%)

Finally, we appreciate and support Objective 5.2, Policy 5.2.1 of the Balboa Park Station Plan:

Policy 5.2.1

Require good quality public open space as part of major new developments

As more people live in the neighborhood, greater pressure is placed on existing open spaces. Major new developments in the plan area should assist in meeting the demand that they create for open space. These developments should be required to provide publicly accessible open space in a quantity directly proportional to the size of the development or to the lot size, whichever is greater.

Public Realm Parameters Memo to Members of the Balboa Reservoir CAC – 10/8/15 3 of 6 PROPOSED PUBLIC REALM PRINCIPLES AND PARAMETERS

***Principle #1:** Develop a cohesive public realm (network of streets and open spaces) which provides a range of programmed and unprogrammed spaces for functional, recreational and social activities. Public spaces should be visible and activated from adjacent streets and uses; connect gathering places, destinations and residences on the site and beyond; and provide a sense of identity unique to the neighborhood.*

Draft Parameters

- a. Create a publicly-accessible open space network, totaling at least **4 5 to 7** acres, including off-street walking routes or linear parks, and privately owned public open space (POPOS) but excluding streets. Aim to exceed this minimum requirement.

Westwood Park Community Comments: The Westwood Park community feels strongly that a minimum of 5 to 7 acres of parks and open space should be included.

- b. Create one significant open space to serve as a park for the site and neighborhoods beyond the Balboa Reservoir (aka Balboa Public Site). Include a mix of programmed and unprogrammed spaces based on community input and neighborhood need. Rather than creating a large void, the park should be varied in design and uses, be scaled appropriately with the pattern of blocks and buildings, and create a sense of shared neighborhood identity. This ~~contiguous~~ **continuous significant** open space **(which may be intersected only by pedestrian pathways)** ~~(which may extend multiple blocks if intersected by shared public ways or pedestrian priority streets)~~, should be at least 2 acres and would constitute a portion of the minimum **4 5 to 7** acres of open space referenced in Section 2.a. This park will be designed with the community in a public process.

Westwood Park Community Comments: Please note, the Westwood Park specific survey as well as the City Planning Survey both favored the need of large open spaces.

c. Consider the childcare facility that may be built on-site and its needs for open space.

d. Create a walking route or network of walking routes which facilitates walking for recreational purposes, minimizing street crossings and connecting or defining on-site open spaces. Pedestrian networks should connect to surrounding networks of streets, paths and open spaces **while minimizing the impact on the adjacent Westwood Park neighborhood.**

e. Create a buffer zone or open space along the southern end of the Balboa Public Site, an area which cannot accommodate new structures since it contains existing SFPUC underground water transmission pipelines.

f. Respect the privacy and scale of adjacent uses, especially Westwood Park neighbors to the west with appropriate public space design, landscape, topography **and** walking routes to serve as a buffer or ~~transition~~ from the new buildings on the Balboa Public Site.

g. Build in enough flexibility to the open space network to allow for it to evolve with changing neighborhood needs, incorporating successive layers of programming, public art, and community stewardship over time.

Westwood Park Community Comments: In order to preserve the open space in perpetuity, any open space buffer zone between the new development and the Westwood Park neighborhood, as well as the large open space defined in Principal 1(b), should be deeded to San Francisco Recreation and Park Department, or otherwise legally protected from any future development.

h. Prioritize views of Mt Davidson, Mt Bruno and the main entrance to the CCSF Science Hall **without impeding the views of residents in the surrounding neighborhoods.**

i. Emphasize the special nature of the area through distinctive landscaping and other features that complement and respect adjacent neighborhoods **and Bishop Riordan High School.**

Principle #2: *Design the public realm as a useful, safe and welcoming part of daily experience for diverse neighbors of all ages, visitors to the site, and CCSF affiliates.*

Draft Parameters:

- a. Create public and common open spaces that are active, well defined by landscape features, streets or walking routes, active pedestrian entries to adjacent buildings, and adjacent building massing.
- b. Design the landscape and buildings so that they complement each other in support of site-wide design public realm and urban design goals (see urban design section).
- c. Incorporate linear spaces, smaller common areas, courtyards ~~or mid-block alleys into the site and buildings to moderate building scale, provide intimate spaces~~ and diversify activities in the public realm. Wherever possible, pair spaces with complementary adjacent land uses to help activate the public realm, for example small plazas near natural gathering places, playgrounds near daycare etc.

Westwood Park Community Comments: Please provide the community with the definition and examples of “linear spaces” and “intimate spaces”. The contextual meaning of the phrase “...and buildings to moderate scale” is unclear. Please provide examples and additional information to help the community understand.

- d. Avoid corner public areas, fore courts and other designs that are ultimately passed through or observed from outside rather than serving a necessary, recreational or social purpose.

- e. Propose a gradual transformation of the site, maintaining access to usable open space throughout all construction phases to allow people to experiment with new ways of using the site, and to give the community time to adapt to the physical changes of the site. For example, create a nursery for trees to mature on-site in advance of future site construction **with careful consideration of any site changes on the neighboring 98-year-old foundations, as well as displacement of wildlife.**

Principle #3: *Incorporate the different needs and hours of activity for diverse users in the area.*

Draft Parameters:

- a. Ensure **safe** opportunities for people of all ages, including students, seniors and families, to utilize the public realm.
- b. Design for sight lines between caregivers and open spaces or adjacent uses such as daycare, family residential units or other ground-floor uses. Buildings with family units should maximize the number of units overlooking play areas.
- c. Locate gathering places at natural confluences of pedestrian activity, walking routes, and public life **and away from the private Westwood Park backyards.**

Principle #4: Privately-owned public open spaces (POPOS) should read as part of an overall, coordinated pattern of open space. Recognize that per City policy, buildings will be required to provide a minimum 80 square feet of private open space per unit or 60 square feet of public open space per unit (above and beyond the public open space requirements above).

Westwood Park Community Comments: Please define how POPOS in Principal #1 is different from POPOS in Principal #4. The requirement in Principal #4 appears to suggest that the 80 sq.ft. or 60 sq.ft. will be in addition to the open space described in Principal #1, please confirm.

Although detailed building design will occur following the selection of a master developer, the following parameters should guide RFP respondents' general site planning vision, as applicable.

Draft Parameters:

a. Maximize the percentage of private open space at ground level.

Westwood Park Community Comments: Could the City please clarify what the definition of "ground level" is for this site, given the existing elevation slopes?

b. Connect courtyards and/or mid-block alleys wherever possible.

Westwood Park Community Comments: The community would like to be provided with examples within San Francisco where alleys have been successfully implemented in recent new or reconfigured developments, and where safety is prioritized and enforced. The WP Community prefers that alleys are well lit and safe, and that alleys are not considered as part of the proposed developments' total open space.

c. Private open spaces should be intimate and inviting. They should maximize green space, programmable spaces and visibility from residential units.

Westwood Park Community Comments: WP assumes if Principal 4(c) is specific to POPOS within new buildings on the site, then WP does not have any comments.

d. Consider including residential building(s) with a shared open space designed for children and families, with play equipment and good visibility from larger, family-sized units.

Principle #5: Design a variety of open spaces within the public realm network to create a variety of sensory experiences, incorporating the surrounding natural and/or cultural environment into the siting and design.

Draft Parameters:

a. If open space includes grade changes, use topography as a means of adding variation or creating a series of intimate spaces, without limiting visibility or accessibility.

b. Maximize sun exposure in public spaces without impacting sun exposure to surrounding neighborhoods.

c. Design open space areas that are protected from westerly winds.

d. Integrate stormwater management features, such as bioretention planters and green roofs, into the public realm.

e. Use drought tolerant species that will minimize the need for irrigation.

Principle #6: All public rights of way should be attractive, safe and useable public open spaces with generous landscaping, lighting and greenery as appropriate to the scale and use of buildings and the site. Street design should be built to standards established in Better Streets Plan.

(See Better Streets Policy. This section addresses street design only; pedestrian, transit, bicycle and auto activity are discussed in the transportation section.)

Draft Parameters:

a. Design new streets and alleys as public spaces which create intimate, safe pedestrian environments, while encouraging social interactions between diverse users from the site, adjacent neighborhoods and CCSF. Use shared streets/public ways and living alleys where appropriate.

b. Street and sidewalk designs should be consistent with Better Streets Plan and other applicable standards, such as utility separation requirements. Streets will generally fall under neighborhood commercial, neighborhood residential, park edge, alley or shared public way Better Streets Plan types.

Westwood Park Community Comments: The community would like to understand where “neighborhood commercial” will be placed.

Principle #7: Plan and design in coordination with a long-term, sustainable maintenance plan and community-serving programming.

Draft Parameters:

a. Describe what types of recreational uses are intended for the various public parks and open spaces included in the proposal.

b. Describe how parks and open spaces will be managed or programmed to promote safe and active use and enjoyment **and who will be accountable on a day-to-day and long-term basis.** Include a funding proposal to support these management and programming activities.

c. Plan proposed park and open spaces with an eye toward efficient maintenance and management, including establishment of funding sources to support such operations.

d. Integrate educational or cultural opportunities into the public realm and adjacent community spaces, including funding sources to support such operations; work with community partners on this effort is necessary.