# parkmerced design standards + guidelines 06.23.11

The Parkmerced Design Standards and Guidelines provide a complete design framework for how to transform Parkmerced into a pedestrian focused, socially vibrant San Francisco neighborhood. The Design Standards and Guidelines, along with the Parkmerced Vision Plan, Sustainability Plan, Transportation Plan and Infrastructure Report documents will establish a carefully crafted model for ecological living in the 21st century.

- The Vision Plan lays out the vision and conceptual frameworks for all proposed improvements at Parkmerced.
- The Sustainability Plan contains specific strategies and metrics which together address the management and conservation of energy, water and other natural resources, as well as establish goals for green building standards.
- The Transportation Plan provides a framework and management plan for addressing transit and vehicular travel to and from the neighborhood.
- The Infrastructure Report establishes an outline for anticipated site-wide improvements to all streets and public rights-of-way, underground utilities, and grading.

The vision has been developed through a collaborative process with input from community members, local agencies and departments, public advocacy organizations and design and engineering experts.



# parkmerced vision plan design standards + guidelines

01	Land Use	
	Land Use	(
02	Public Realm	10
	Neighborhood Controls	13
	Street Network	2
	Open Space Network	48
	Materials + Furnishing	7
	Lighting	7
	Off-Site Improvements	8
03	Building Design	9
	Sustainability	98
	Building Controls	10
	Design Controls	110
04	Parking, Loading + Servicing	13
	Bike Parking + Car Sharing	13
	Parking	134
	Loading + Servicing	13
05	Appendix	14
	A - Regulating Plan	14
	B - Cambon Variant	218
	C - Definition of Terms	22

01.01 Land Use

6



# land use

San Francisco is a city of vibrant neighborhoods. Most neighborhoods in San Francisco have their own unique character and offer residents a variety of neighborhood services and amenities with easy access to public transit and a comfortable, attractive pedestrian environment.

In order to create a pedestrian focused, San Francisco neighborhood, Parkmerced will include a variety of social amenities and services including a grocery store, small-scale retail and office spaces, a school and a fitness center. The land use strategy for Parkmerced focuses social interaction around key neighborhood spaces. Within a comfortable walking distance of all residents, these spaces are meant to encourage people to engage and inhabit the public realm and enjoy neighborhood serving amenities and services without needing to use their cars.



# 01.01 and use

The land use designations contained in this chapter are intended to create a complete neighborhood that offers services and amenities to residents and visitors that are convenient and pedestrian focused. The land use designations are further intended to promote a variety of social amenities, including a grocery store, small-scale retail, commercial, business centers, a school and fitness centers. The result will be a 21st century model of a healthy, vibrant and complete neighborhood.

## Standards

- 01.01 .01 Focused Development The location of land use districts are shown on the Parkmerced Land Use Plan (Figure 01.01.A). The land use districts within Parkmerced are:
  - Residential
  - Mixed Use Social Heart
  - Mixed Use Neighborhood Commons
  - School
  - Community / Fitness
  - Open Space
- 01.01.02 Principally Permitted Uses The principally permitted land uses within each of the land use districts are described in Table 1 Use Categories + Permitted Uses (pages 8-9).
- 01.01.03 Conditional Uses Any land use that is not principally permitted or prohibited may be approved with conditional use authorization upon the finding that:
  - The proposed use makes a positive contribution to the neighborhood.
  - The proposed use is of a size and intensity that is compatible with the district in which it is located.

Furthermore, provided the findings above are made, the following uses may also be approved with conditional use authorization: 1) any use in excess of the maximum occupied square footage permitted as a principally permitted use, and 2) in the school use district, any use permitted in the residential use district, if less than 25,000 square feet of school use has been contructed or entitled.

- 01.01.04 Prohibited Uses Excluded uses, as listed below and defined in Appendix A Definition of Terms, are uses that might have fit within a broad category of permitted or conditionally permitted uses but are expressly prohibited:
  - Drive-through facilities
  - Adult entertainment
  - General Advertising
- 01.01.05 Neighborhood Compatibility Non-residential uses must not pose a nuisance to surrounding residential users with regard to incompatible hours of operation, noise, light pollution, smell, reduced air quality or construction related activities or else they are prohibited.









Table 1 - Use Categories + Permitted Uses

Residential Uses within this category are intended to include a range of dwelling unit types in order to encourage a diversity of households within Parkmerced. Nonresidential uses within this use category are intended to support and serve the surrounding residential population with small-scale, non-commercial, community oriented spaces and services.

- · Rental or for-sale residential dwelling units.
- · Work / Live spaces intended for small home business.
- Community gathering spaces such as: community rooms and kitchens; business centers; and recreation and arts facilities.
- Child care facilities no greater than 5,000 occupied square feet.

Mixed Use - Social Heart To create a vibrant neighborhood commercial center, projects within this use category are intended to include both residential and commercial uses. Residential uses within this use category should support the use of transit. Non-residential uses are intended to support and serve the entire Parkmerced neighborhood with locally serving commercial and service related uses.

- All uses permitted in the Residential Land Use category.
- Locally serving retail and services that meet the daily needs of the neighborhood and are no greater than 15,000 occupied square feet per business.
- One (1) full service grocery store no greater than 50,000 occupied square feet.
- Professional, medical and business offices. Ground floor area may not exceed 10,000 occupied square feet per business.

Mixed Use - Neighborhood Commons This use category is intended to support the creation of smaller community gathering places. Projects within this use category are meant to include a range of residential dwelling options, as well as small scale, locally serving commercial and non-commercial uses meant to support and serve the daily needs of the immediate neighbors.

- All uses permitted in the Residential Land Use category.
- Locally serving retail and services that meet the daily needs of immediate neighborhoods and are no greater than 5,000 occupied square feet per business.
- Professional, medical and business offices. Ground floor area may not exceed 2,000 occupied square feet per business.







School To encourage families with young children to live at Parkmerced, this use category is intended to lead to the creation of a child care facility, pre-school or K-5 elementary school. Located within close proximity to major public open spaces, school facilities are permitted to use these public open spaces in order to meet open space requirements mandated by relevant licensing bodies.

- Child care facilities, pre-schools and one (1) elementary school. These uses must provide direct access to adjacent, dedicated public open spaces.
- · All uses permitted in the residential use district provided at least 25,000 square feet of school use has been constructed or entitled within the school land use district.

Community / Fitness This use category is meant to create a hub of activity and social engagement at Parkmerced specifically focused on health and wellbeing. Located adjacent to Gonzalez Drive, the organic farm, the stream corridor and sports fields, community and fitness facilities should foster a strong relationship between the interior of buildings and the outdoors.

- Recreation facilities, spas, physical fitness facilities and other health and wellness related uses.
- Community gathering spaces such as: community rooms and kitchens: business centers: and recreation and arts
- Retail intended to support health / fitness activities such as cafes or sports shops, no greater than 1,000 occupied square feet per business.

Open Space A major component of the neighborhood, this land use category weaves through the entire project providing a wide variety of outdoor spaces. As a setting for the Parkmerced community to gather and enjoy the outdoors, these spaces are intended to be areas of recreation, rejuvenation, food production and ecological regeneration.

- Open Space, including: Neighborhood Commons, parks and passive open space.
- · Recreational spaces, including: Playgrounds and Sports fields.
- Organic farm, food sales and associated farm support uses.
- One restaurant, no greater than 3,500 square feet as well as small retail kiosks in certain designated areas.

# public realm

Neighborhood Controls	
02.01 Easements + Walks 02.02 View Corridors	12 14
02.03 Hydrology	16
02.04 On-Site Tree Management	18
Streets	
02.05 Street Network	20
02.06 Street Trees	22
02.07 Gonzalez Drive	24
02.08 Font Boulevard	26
02.09 Crespi Drive 02.10 Diaz Pedestrian Plaza	30 32
02.11 Hedgerow Street	34
02.12 East-West Street	38
02.13 Pinto Avenue	40
02.14 Chumasero Drive	42
02.15 Alley Way	44
02.16 Pedestrian Paseo	46
Open Space	
02.17 Open Space Network	48
02.18 Transit Plaza	50
02.19 Juan Bautista Circle 02.20 Stream Corridor	52 54
02.21 Intentionally Omitted	56
02.22 Sports Fields	58
02.23 Belvedere Garden	60
02.24 Neighborhood Commons	62
02.25 Community Garden	64
02.26 Tower Areas	66
02.27 Courtyard	68
Materials and Site Furnishings 02.28 Materials + Site Furnishings	70
02.29 Paving	73
02.30 Recreational Amenities	74
Lighting	
02.31 Lighting	76
Off-Site Improvements	
02.32 Off-Site Improvements	80
02.33 Holloway, Crespi & 19th Avenue	82
02.34 Junipero Serra & 19th Avenue	84
02.35 Chumasero Drive & Junipero Serra 02.36 Brotherhood Way & Junipero Serra	86 88
02.37 Chumasero Drive & Brotherhood Way	92
02.38 Lake Merced & Brotherhood Way	94
02.39 Lake Merced Boulevard	98



# public realm

The standards and guidelines contained in this section provide controls and recommendations for the design and construction of both public and private open spaces, right-of-ways, easements and walks at Parkmerced. The neighborhood has been designed in a pattern of small blocks and many intersections providing a variety of engaging pedestrian focused streets, alleys and pedestrian paseos that encourage walking and biking. The open space plan for Parkmerced offers opportunities for a wide array of outdoor activities, encourages social interaction among residents in the public realm, and provides a landscape that is visually rich and varied, while at the same time meeting the goals of the Parkmerced Sustainability Plan.

Open spaces range from smaller, semi-private residential courtyards, to Neighborhood Commons, to larger neighborhood parks, all linked together by a network of pedestrian focused, tree-lined streets, alleys, and pedestrian paseos.

Water plays an important role in shaping the neighborhood. The intricate rainwater network which transports rain water from rooftops, through courtyards to bioswales, and finally to the stream corridor informs the design of all the specific landscape elements at Parkmerced.

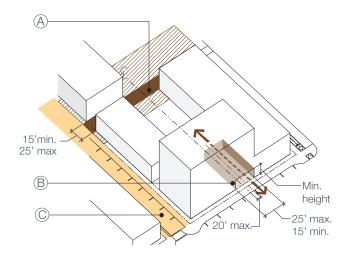
The following section is divided into 6 parts:

- Neighborhood Controls
- Streets
- Open spaces
- Materials and site furnishings
- Lighting
- Off-Site Improvements



# 02.01 neighborhood controls - easements + walks

The neighborhood pattern of streets and blocks at Parkmerced is intended to encourage walking and biking. Forming a fine grain network of connected rights-of-ways and easements encourages walking by giving people a variety of engaging routes from which to choose. The Easements and Walks Plan (Fig. 02.01.B) identifies the approximate location of public rights-of-ways, easements and walks referenced in the standards and guidelines that follow. Permitted dimensions of each of these features. for each block in Parkmerced, are shown in Appendix A -Regulating Plan.



- Pedestrian Paseo Zone + Pedestrian Paseo
- (B) Pedestrian Walk
- (C) Alley Way

Figure 02.01.A: Pedestrian Paseos + Walks

# **Standards**

- 02.01.01 Easements The easements described in this section are located on the Easements and Walks Plan (Fig. 02.01.B) and in Appendix A - Regulating Plan. Easements at Parkmerced include:
  - **Neighborhood Commons**
  - Alley ways
  - Pedestrian paseos
  - Muni easement
- 02.01.02 Public Accessibility Intended to serve as public areas, Neighborhood Commons, alley ways and pedestrian paseos must be open to the sky and publicly accessible at all times, subject to reasonable maintenance, operations, repair and security rights (Fig 02.01.B).
- 02.01.03 Neighborhood Commons The size and location of Neighborhood Commons are shown on the Easements and Walks Plan (Fig 02.01.B) and in Appendix A - Regulating Plan. One Neighborhood Common is required on Blocks 02E, 03E, 07E, 09W, 19N and 21N. For detailed design standards and guidelines refer to section 02.24 Open Space - Neighborhood Commons.
- 02.01.04 Alley Ways The locations of alley ways are shown on the Easements and Walks Plan (Fig 02.01.B) and in Appendix A - Regulating Plan. For detailed design standards and guidelines refer to section 02.15 Streets - Alley Way.
- 02.01.05 Pedestrian Paseos Pedestrian Paseo Zones are shown on the Easements and Walks Plan (Fig. 02.01.B) and in Appendix A - Regulating Plan. A pedestrian paseo is permitted anywhere and in any configuration within a Pedestrian Paseo Zone, so long as it provides a connection between a public right-of-way or alley way at both ends. Pedestrian paseos must be a minimum 15 feet and a maximum 25 feet wide and provide a

direct line of sight to both ends of an individual block (Fig. 02.01.A). One pedestrian paseo is required, within the Pedestrian Paseo Zone, on blocks 02W, 02E, 05W, 05E, 07W, 07E, 09W, 09E, 11W, 12, 14S, 15N, and 19N. Two pedestrian paseos are required on blocks 03W, 03E, 06 and 10. For detailed design standards and guidelines refer to section 02.15 Streets -Pedestrian Paseo.

02.01.06 Muni Easement A Muni Easement is identified on the Easements and Walks Plan (Fig. 02.01.B) and in Appendix A - Regulating Plan. The Muni easement are to provide access to tracks, platforms, and equipment for transit service, operations, maintenance and repair.

# Guidelines

02.01.07 Pedestrian Walks Pedestrian walks are intended to serve as throughways that should be publicly accessible at a minimum during daytime hours, subject to reasonable maintenance, operations, repair and security rights. Pedestrian walks should be open for a minimum of 1 story above back of sidewalk grade when passing below a building for a distance of less than 60 feet and a minimum of 2 stories above back of sidewalk grade when passing below a building for a distance equal to or greater than 60 feet. Pedestrian walks may be open to the sky. The center line of pedestrian walks must be located within 20 feet of the center line of the development block on which it is located and must be a minimum 15 feet and a maximum 25 feet wide (Fig. 02.01.A). Blocks 01, 02W, 02E, 05W, 05E, 07W, 07E, 14NW, 14NE, 15SW and 15SE should provide a north-south pedestrian walk connecting public rights-of-ways at both ends of an individual development block (Fig. 02.01.B).



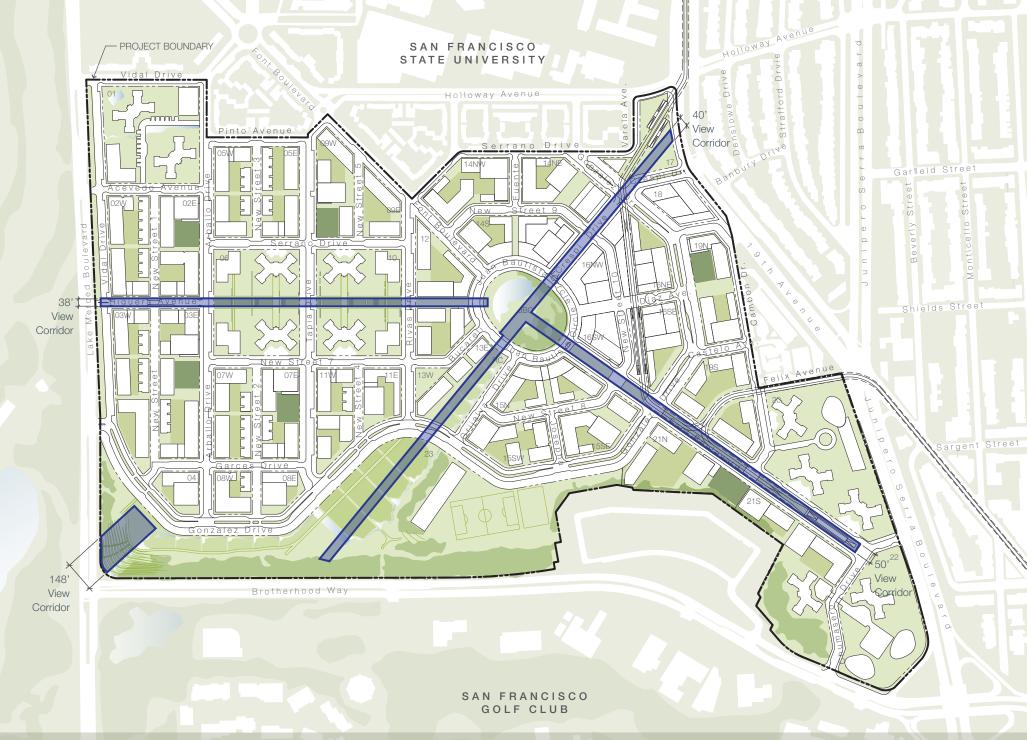
# 02.02 neighborhood controls - view corridors

Perched above Brotherhood Way and Lake Merced Boulevard, Parkmerced commands magnificent views of: Twin Peaks to the northeast: the San Bruno Mountains to the southeast; and Lake Merced and the Pacific Ocean to the west and southwest. The location and orientation of streets and open spaces has been carefully designed to take full advantage of the beauty of the landscape that surrounds the neighborhood by carefully preserving and enhancing existing vistas. View corridors are intended to ensure visual connectivity and vistas to surrounding natural landmarks helping to create a unique sense of place, scale, orientation, and identity for Parkmerced.

## **Standards**

02.02.01 Neighborhood Vistas View corridors are illustrated in the View Corridor Plan (Fig. 02.02.A). Dimensions and specific locations of the view corridors are shown in Appendix A - Regulating Plan. The following shall not be permitted in the view corridor:

- Permanent building structures, except overhead shelters within the transit plaza which do not impede pedestrian views as described in guideline 02.18.08.
- Shrubs and hedges taller than 6 feet.
- Dense evergreen trees.
- New trees measured to centerline of their trunks, excluding the proposed orchard specifically located within the Organic Farm (See Section 02.21 - Organic Farm).



# 02.03 neighborhood controls - hydrology

The proposed storm drain system will be designed to convey storm water via bioswales, biogutters, ponds, tree wells, and the stream corridor. Rainwater runoff will flow on the surface of the ground eliminating the need for a conventional, piped storm drain system while increasing bio-filtration and infiltration. The storm drain system is also meant to include a series of detention ponds located throughout the site to provide storage and reduce the peak rate of discharge from the site.

One of the goals of the storm drain system is to infiltrate runoff from small storm events into the Westside Basin Aguifer below Parkmerced. Permeable surfaces will be installed where possible in order to help increase infiltration. These surfaces include pedestrian walkways, parking areas and other low-traffic areas.

At the southern end of the site, a stream corridor is meant to carry flows from the site to a terminal pond at the southwest corner. Check dams along the stream create ponds which help store runoff and slow down the discharge rate. The terminal pond is intended to connect, via pipe, to the existing storm drain system on the south side of Brotherhood Way, allowing the cleaned runoff to eventually make its way to Lake Merced.

# **Standards**

02.03.01 Low-Impact Development The storm drainage network of bioswales, biogutters, tree wells, pervious paving, ponds, cisterns, and stream corridor shall meet the requirements of the Parkmerced Infrastructure Report and be in accordance with all applicable City Codes and Ordinances.

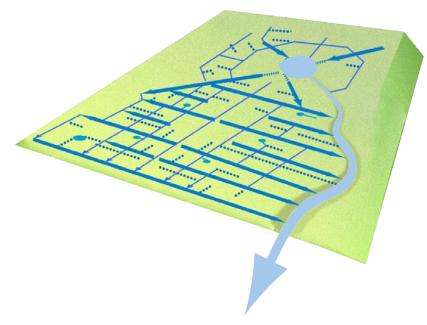
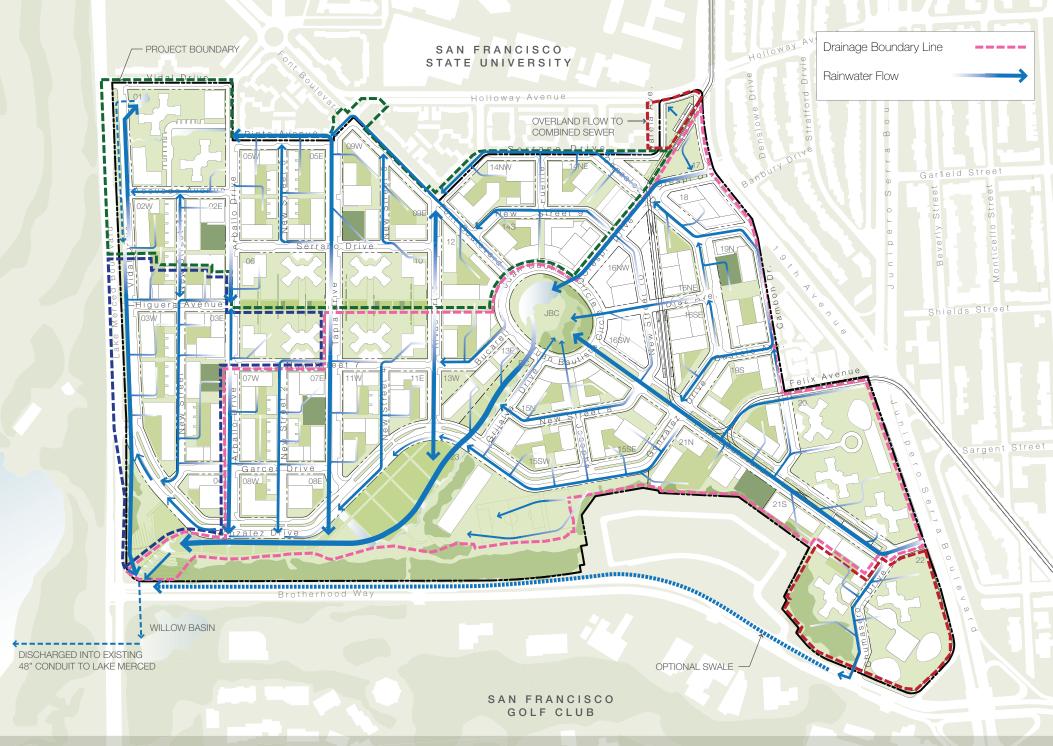


Figure 02.03.A - Drainage Network

# Guidelines

02.03.02 Flow Lines All rainwater up to a 5-year 3-hour design storm should be fed and connected into the overall site hydrology system as illustrated in Figure 02.03.B - Hydrology Plan.



# 02.04 neighborhood controls - on-site tree management

Successful management of existing and new trees is critical to the sustainability and design goals for Parkmerced. During the process of phased construction, existing trees will be evaluated, and any tree removal will be balanced with sufficient tree replacement during the same phase of construction. Impacted trees that are deemed significant and highly suitable for transplantation will be relocated whenever possible, while sufficient habitat for bird populations is maintained during the entire phased construction process (Figure 02.04.A).

# **Standards**

02.04.01 Tree Care Removal, transplantation and preservation of existing trees shall be evaluated on a block-by-block basis during phased construction. Tree removal must be balanced with an equal or greater number of replacement trees during the same phase of construction.

### Guidelines

- 02.04.02 Construction Impact A certified arborist should evaluate the condition and suitability for preservation of any existing, significant trees impacted by construction. Evaluation of suitability for preservation should include the following factors: tree health; structural integrity; species response; tree age and longevity; and species invasiveness.
- 02.04.03 Bird Habitat A robust tree canopy area should be maintained throughout the phased construction process, in order to ensure sufficient habitat for the bird population.



# 02.05 Street network

Streetscapes at Parkmerced are intended to create a pedestrian focused environment that is aesthetically pleasing, unified and visually legible as a way-finding system. Intended to encourage social interaction among residents, streets should provide ample space for walking, sitting and gathering. In conjunction with overall sustainability goals for the neighborhood, an integral part of the streetscape is a network of biogutters and bioswales that help direct and clean rainwater runoff. Accessibility and pedestrian safety are a priority for public realm improvements in the neighborhood. Helping to promote a healthy life style and contribute to the reduction of CO2 and auto-traffic, street designs are intended to support walking, the use of bicycles and public transportation. Proposed bicycle and pedestrian pathways connect Parkmerced to surrounding neighborhoods, as well as the citywide network of bicycle and pedestrian routes.

Where possible, the neighborhood streets are designed with the minimum travel lane dimension to help enhance the pedestrian scale. Travel lanes are widened only on streets designated as Muni bus routes, primary loading truck routes, or to meet Fire Department standards. The street cross sections illustrate typical conditions for each street type. Specific roadway configurations are subject to the Vesting Tentative Map.

### **Standards**

- 02.05.01 Requirements Street designs shall adhere to the standards and guidelines contained within this section for specific, individual street types illustrated in Figure 02.05.A - Street Type Plan.
- 02.05.02 Public Rights-of-Way Streets at Parkmerced, excluding alley ways and pedestrian paseos, must be open to the sky and publicly accessible at all times, subject to reasonable maintenance, operations, repair and security rights (Fig. 02.05.A).
- 02.05.03 Signage and Markings All intersections shall be in compliance with City of San Francisco standards for signage and street markings.
- 02.05.04 Permeable Paving Where feasible, on-street parking stalls shall be paved with permeable materials as indicated in the Parkmerced Infrastructure Report.
- 02.05.05 Connectivity Bicycle and pedestrian pathways must connect Parkmerced to surrounding neighborhoods, and to the citywide network of bicycle and pedestrian routes.

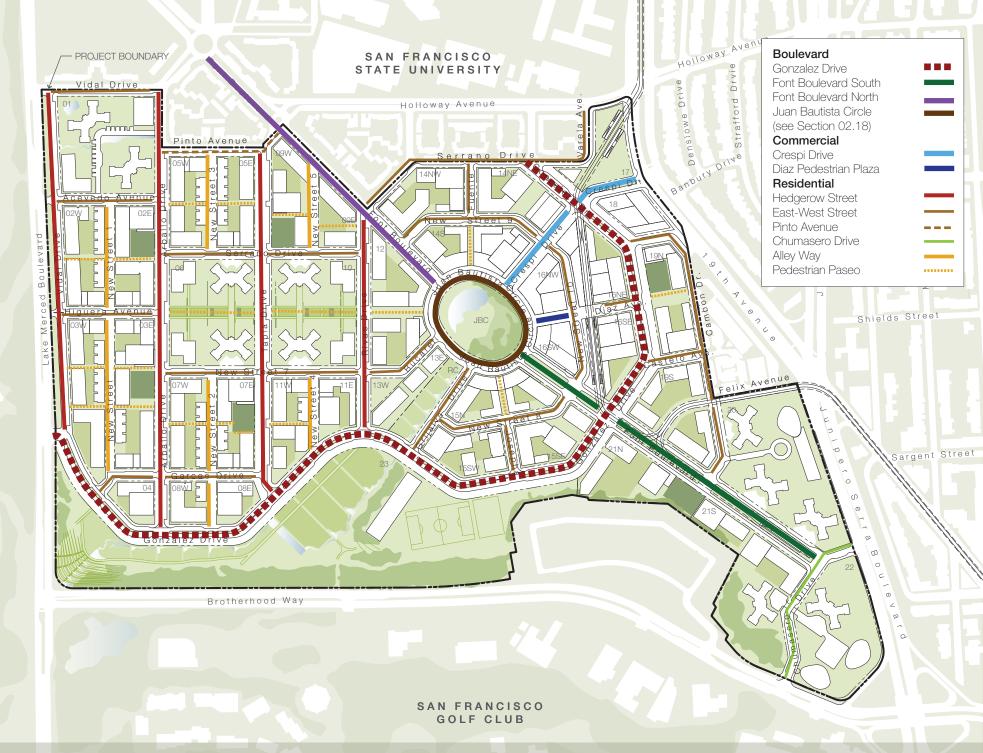
## Guidelines

02.05.06 Flexible Active Use Zones Bulb-outs at entrances to define special neighborhood areas such as: the intersection of Gonzalez Drive and Crespi Drive; Gonzalez Drive and the hedgerow streets; Crespi Drive and Juan Bautista Circle; and at the intersection of the alley ways and all crossing streets, must include Flexible Active Use Zones. These zones are intended to create a more vibrant street life and visually mark the entry into key neighborhood areas. These

zones may include multiple public amenities such as seating, public art, trash and recycling bins, or news racks. Planting within Flexible Active Use Zones is intended to support these public amenities and shall be limited. These elements should be located in the Flexible Active Use Zones described in each street type section.

## Guidelines

- 02.05.07 Pedestrian Safety In order to increase pedestrian safety, corner bulb-outs, generous sidewalks and other traffic calming elements should be incorporated into streetscape designs, wherever feasible.
- 02.05.08 Bicycle Parking Bike racks should be located at access points to open spaces and building entries. Bike racks must not interfere with access ramps and should minimize conflicts with parked
- 02.05.09 Utilities All utilities should be placed below grade where feasible. Otherwise, utilities should not be visible from the public realm. Their location should not interfere with tree spacing.
- 02.05.10 Appropriate Trees Streets are encouraged to use native and acclimated trees and plants that require minimum irrigation after 2 years of their initial planting.
- 02.05.11 Alternative Plant Species Plant species not included in the Proposed Shrubs and Ground Covers list for each specific street type should be selected by a horticulturist. The selection of plant species should comply with the Parkmerced Infrastructure Report for soil saturation levels at each street type.



# 02.06 street trees

A list of preferred street trees for each street type has been assembled with the help of an expert team of arborists, using the following criteria:

- Aesthetics
- Scale
- Micro-climate, especially the frequent periodic cold and salt-laden wind and fog
- Native and acclimated species that are water conserving
- Moisture tolerance to adapt to specific conditions, such as bioswale or tree well infiltration system
- Density
- Urban performance
- Soils
- Management
- Visibility guidelines

## **Standards**

02.06.01 Visibility At intersections, trees shall be planted in accordance with the Department of Public Works Director's Order 169,946; or a minimum of 25 feet on the approach side, and 5 feet from the crosswalk on the far side. Trees and plants shall not obscure traffic signals, signs or street lights.

02.06.02 Alternative Tree Species Street tree species not included in the proposed tree species list for each specific street type shall be selected by a certified arborist. The selection of tree species must comply with the Parkmerced Infrastructure Plan for soil saturation levels and must follow the street tree characteristics listed in Figure 02.06.A - Street Tree Character for each particular street type.

02.06.03 Tree wells Tree wells must be a minimum of 4 feet wide by 4 feet long unless otherwise specified.

### Guidelines

02.06.04 Optimal Growth Tree planting should follow the optimal growth of each tree species chosen and defined by a certified arborist at the time of planting.

02.06.05 Pedestrian Comfort In order to provide a physically comfortable streetscape environment, street trees should be used to buffer against strong winds, while still allowing sun to reach the pedestrian realm.

02.06.06 Structural Soil Beneficial to the success of street trees in tight urban conditions, structural soil should be used wherever soil openings are confined. Structural soil should be used under adjacent paving to improve tree growth and reduce the possiblity of heaving of pavement.



### **GONZALEZ DRIVE**

Formal and uniform allee to enforce the character of Parkmerced's main iconic boulevard.

- Large and broad canopy
- Taller than 40' high at its maturity
- Single species or alternative species similar in look and form

### **HEDGEROW STREET**

Visually dominant, wind-blocking hedgerow trees on the west side.

- Narrow and straight form
- Taller than 45' high at its maturity
- Single species or alternative species similar in look and form
- Wind, saturated soil tolerant



- Compact canopy and form
- No taller than 25-30' high at its maturity

## **EAST-WEST STREET**

Similar in size and functions. East-West street trees reinforce the diversity and horticultural affluence of the most prevalent street type in Parkmerced.

- Seasonal color in leaves and flowers
- Small to medium size
- Saturated soil tolerant
- Multiple species
- Deciduous

## **ALLEY WAY**

Compact, small sidewalk and parking median tree type consists of diverse variety of species.

- Seasonal color in leaves and flowers
- Compact canopy
- Light leaf structure to let the sun in
- Small to medium size
- Multiple species

# Formal and uniform allee to enforce the

# FONT BOULEVARD AND CRESPI DRIVE

character of boulevard. They are visually distinguishable from Gonzalez Drive to reinforce the historical axis of Parkmerced.

- Large and broad canopy
- Taller than 40' high at its maturity
- Single species or alternative species similar in look and form

Compact, small sidewalk tree type consists of diverse variety of species

Seasonal color in leaves and flowers

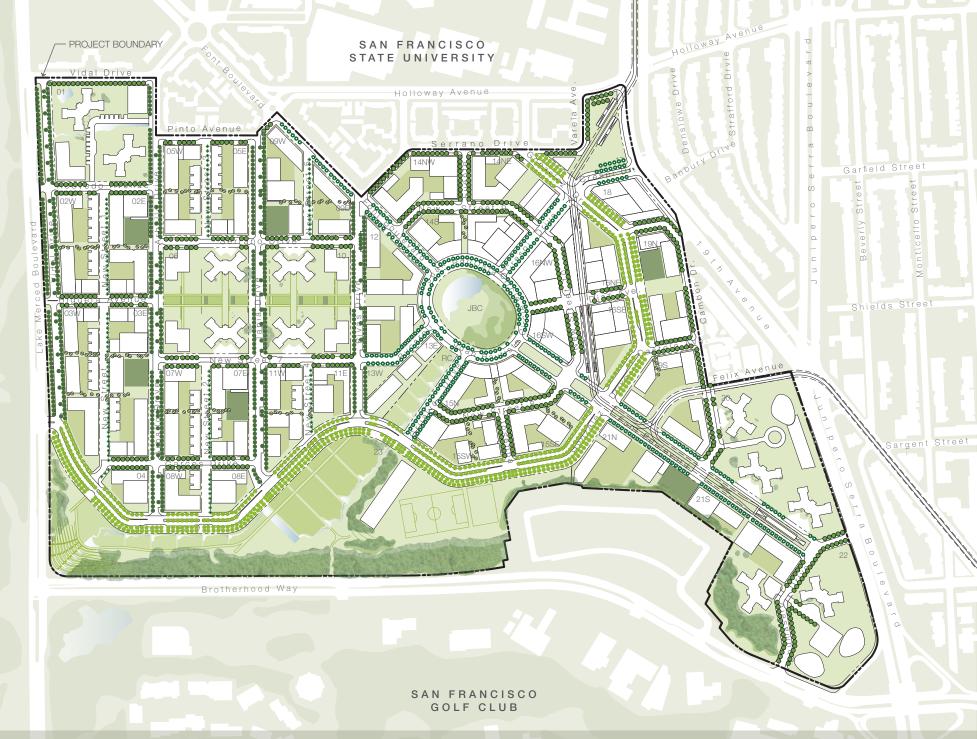
- Compact canopy
- Light leaf structure to let the sun in
- Small to medium size
- Multiple species
- Mix deciduous and evergreen species to block the western wind



Figure 02.06.A - Street Tree Character







# 02.07 streets -gonzalez drive

## **KEY PLAN**



Gonzalez Drive is a grand, iconic boulevard that connects the east and west ends of the neighborhood. With a large bioswale in the median, four rows of street trees and a dedicated bike path, Gonzalez Drive links residents to various neighborhood amenities, such as the transit plaza, the neighborhood social heart, play fields, the stream corridor, the organic farm and Lake Merced. Ample sidewalks, corners and bulb-outs provide opportunities for seating, information kiosks, signage, plants or public art. Understory and bioswale plants are intended to create a natural and informal character. Planted with woodsy shrubs, a large bioswale along Gonzales Drive will collect and convey surface runoff that eventually merges with the stream at the Belvedere Garden.

## Standards

02.07.01 Requirements Street dimensions and design elements shall comply with Figure 02.07.A -Gonzalez Drive Illustrative Plan and Figure 02.07.B - Gonzalez Drive Typical Section.

02.07.02 Trees Street trees along Gonzalez Drive shall provide a unified and consistent character. The four rows of street trees have been divided into two categories, each with a different spacing and tree species (Fig. 02.07.A & 02.07.B). The two categories are:

> Urban Edge: Trees in this category shall provide a large canopy, with an average minimum height of approximately 40 feet. Once chosen, only one tree species from the list of proposed trees (Fig. 02.07.C) may be used for the entire length of Gonzalez Drive, in order to provide a consistent horticultural theme, except if this tree species becomes commercially unavailable or is not recommended by a certified arborist.

Park Edge: Planted in areas adjacent to park edges and within the planted bioswale median, trees in this category shall provide a large canopy, with an average minimum height of approximately 45 feet. A maximum of one tree species from the list of proposed trees (Fig. 02.07.C) may be used for the entire length of Gonzalez Drive, in order to provide a consistent horticultural theme, except if this tree species becomes commercially unavailable or is not recommended by a certified arborist.

02.07.03 Tree Alignment Where feasible, street trees shall be aligned across the street and with the on-street parking stall layout, as shown in Figure 02.07.A - Gonzalez Drive Illustrative Plan, with a maximum street tree spacing of no greater than 30 feet on center.

02.07.04 Seasonal Inundation Street trees at the bioswale median must be able to tolerate saturated soil conditions.

02.07.05 Ground Plane Sidewalk paving material, finish and color shall be consistent at all locations.

## Guidelines

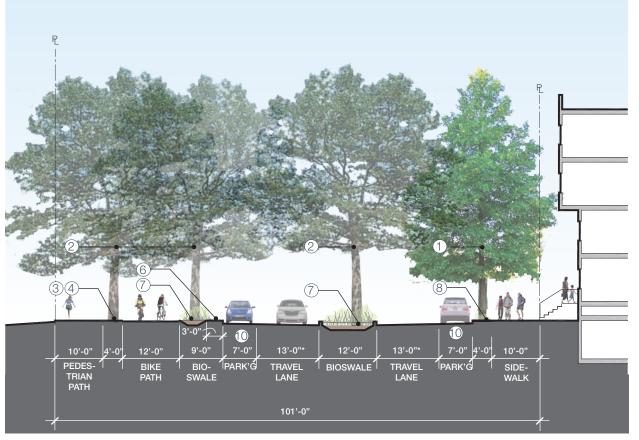
02.07.06 Plants Proposed understory plant alternatives are listed in Figure 02.07.C - Proposed Shrubs and Ground Covers.

02.07.07 Seating Areas with seating should be provided along the Park edge between street trees, at approximately 1 seating area per 100 LF (Fig.02.07.A).

Figure 02.07.A - Gonzalez Drive Illustrative Plan



Figure 02.07.B - Gonzalez Drive Typical Section



Gonzalez Drive Design Features

- 1. Street tree type -urban edge
- 2. Street tree type -park edge
- 3. Seating zone
- 4. Planted median
- 5. Perforated pedestrian bridge -min. 6" but preferabley 12" clearance from the bottom of swale to ensure the flow.
- 6. Paved pedetrian zone along parking
- 7. Planted bioswale
- 8. Tree grate
- 9. Concrete sidewalk
- 10. Permeable paving in parking zone



\*Lane width established for a WB-50 design vehicle.

# Figure 02.07.C Proposed Trees \* California native

Species / Common Name

# Urban edge





### Park edge







Liquidamber styraciflua / American Sweet Gum

# Proposed Shrubs and Ground Covers \* California native

Species / Common Name

### Biofiltering plants







Cornus Sericea Flaviramea Yellow Twig Dogwood





# Planted median

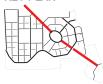






# 02.08 streets -font boulevard

**KEY PLAN** 



Accommodating pedestrians, Muni light rail and vehicular circulation all in the same right-of-way. Font Boulevard is a neighborhood connector linking the northwest and southeast corners of Parkmerced. Font Boulevard is also a view corridor which provides distant views of Ocean Beach and the San Bruno Mountains. The rows of street trees that frame the boulevard are intended to have a grand, formal character and be planted in bio-filtration tree wells that are meant to collect and percolate surface rainwater runoff through a filtering medium in order to clean the water before slowly releasing it into the ground. Water conserving, lawn alternative plants incorporated with turf blocks are planted between Muni tracks on the median in the southeast segment of Font Boulevard.

## **Standards**

02.08.01 Requirements Street dimensions and design elements shall comply with Figure 02.08.A - Font Boulevard North Illustrative Plan, Figure 02.08.B - Font Boulevard North Typical Section, Figure 02.08.D - Font Boulevard South Illustrative Plan and Figure 02.08.E - Font Boulevard South Typical Section in locations illustrated in Figure 02.05.A / Street Type Plan.

02.08.02 Trees Street trees shall be consistent in size, height and canopy form. Trees must be large with an average minimum height of approximately 45 feet and form a continuous, generous canopy. Trees must be planted in a minimum 4 foot x 6 foot bio-infiltration tree well or in a continuous bioswale. Street trees planted in bio-infiltration tree wells must be able to tolerate confined space for roots. Once chosen, only one tree species from the list of proposed trees (Fig. 02.08.C) may be used for the entire length of Font Boulevard in order to provide a consistent horticultural theme, except if this tree species becomes commercially unavailable or is not recommended by a certified arborist.

02.08.03 Tree Alignment Where feasible, street trees shall be aligned across the street and with the on-street parking stall layout, as shown in Figure 02.08.A - Font Boulevard North Illustrative Plan, with a maximum street tree spacing of no greater than 30 feet on center.

02.08.04 Seasonal Inundation Street trees planted in bioinfiltration tree wells and bioswales must be able to tolerate saturated soil conditions.

02.08.05 Bioswale Bridges Pedestrian crossing bridges over a bioswale shall be located at regular intervals to accommodate people stepping out of parked cars and at building entries. They shall not obstruct the flow of water along bioswales.

02.08.06 Ground Plane Sidewalk paving material, finish and color shall be consistent at all locations.

## Guidelines

02.08.07 Plants Proposed understory plant alternatives are listed in Figure 02.08.C - Proposed Shrubs and Ground Covers.

Figure 02.08.A - Font Boulevard North Illustrative Plan

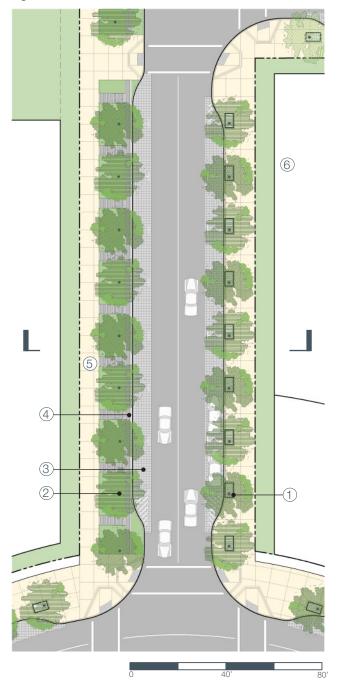


Figure 02.08.B - Font Boulevard North Typical Section



Font Boulevard Design Features

- 1. Street tree in infiltration tree well 4'x6' min.
- 2. Street tree in bio-swale
- 3. Permable paving in parking zone
- 4. Perforated pedestrian bridge -min. 6" but preferabley 12" clearance from the bottom of swale to ensure the flow
- 5. Concrete sidewalk
- 6. East side of street does not apply north of Serrano Drive



\*12' wide travel lanes to allow Muni buses to pass in opposing directions.

# Figure 02.08.C Proposed Trees

Species / Common Name



<sup>\*\*</sup>All produce vigorous shallow roots

# Proposed Shrubs and Ground Covers \* California native

Species / Common Name

Biofiltering plants



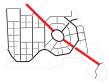






# 02.08 streets -font boulevard

## **KEY PLAN**



# **Guidelines (continued)**

- 02.08.08 Understory Plants Tree wells should have understory plants that are a minimum 12 inches tall.
- 02.08.09 Green Median Muni tracks should be planted with low maintenance, acclimated lawn alternative species on turf blocks or equivalent. Continuous shrub edges which do not exceed 2 feet in height should be located between the Muni light rail tracks and the travel lane as a buffer zone (Fig.02.08.D).
- 02.08.10 Seating Areas with seating should be provided along the both sides of Font Boulevard between street trees, at approximately 1 seating area per 100 LF (Fig.02.08.D).

Figure 02.08.D - Font Boulevard South Illustrative Plan

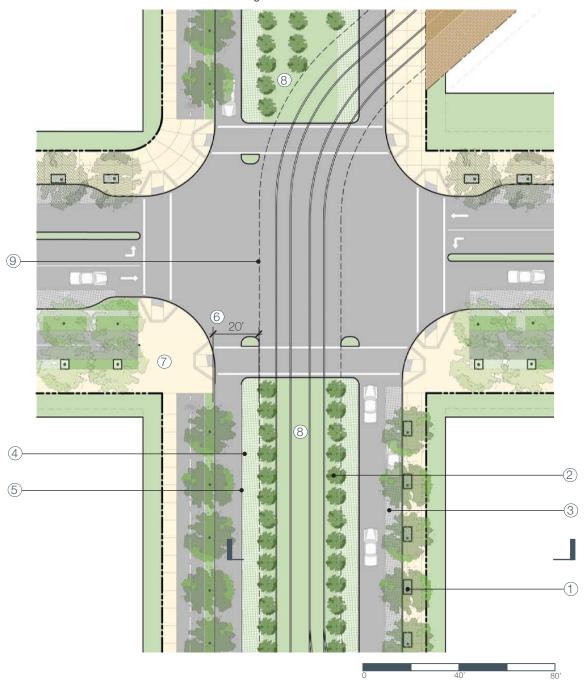
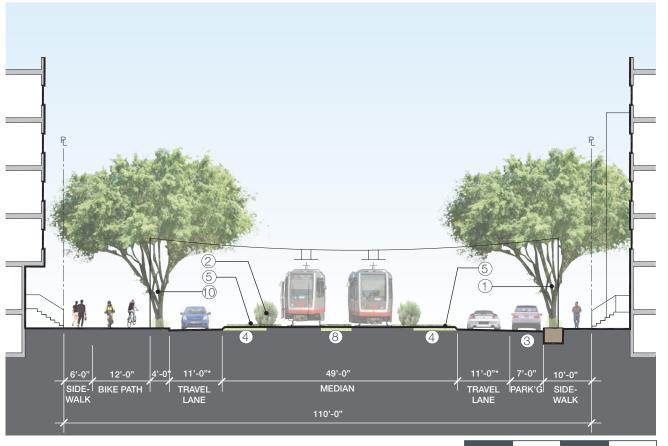


Figure 02.08.E - Font Boulevard South Typical Section



Font Boulevard Design Features

- 1. Street tree in infiltration tree well 4'x6' min.
- 2. Small tree or shrub -Muni median
- 3. Permeable paving in parking zone
- 4. Driveable ground cover (turf block or equivalent)
- 5. Mountable curb for firetruck access
- 6. Firetruck zone
- 7. Concrete sidewalk
- 8. Planted median
- 9. Muni right-of-way
- 10.Street tree

\*11' wide travel lanes to allow for Muni buses.

Figure 02.08.C Proposed Trees

Species / Common Name



<sup>\*\*</sup>All produce vigorous shallow roots

## Proposed Shrubs and Ground Covers \* California native

Species / Common Name

Planted median shrub



Planted median ground cover between Muni tracks -lawn alternative



# 02.09 streets -crespi drive

**KEY PLAN** 



Crespi Drive is the neighborhood commercial street that anchors the social heart of Parkmerced and connects Juan Bautista Circle past the transit plaza and up a gently sloping hill to 19th Avenue. Robust commercial and social activities, including outdoor dining and street side shopping along Crespi Drive, are accommodated by generous sidewalks. Crespi Drive is intended to have a consistent curbless surface treatment from building face to building face with distinct paving patterns distinguishing the roadway from the sidewalk. Biogutter planting areas provide a buffer zone between the pedestrian realm and the roadway, making this boulevard an enjoyable place for people to sit, stroll and gather.

## **Standards**

02.09.01 Requirements Street dimensions and design elements shall comply with Figure 02.09.A -Crespi Drive Illustrative Plan and Figure 02.09.B - Crespi Drive Typical Section.

02.09.02 Trees Street trees must be large with an average minimum height of approximately 45 feet and form a wide, horizontal canopy. Once chosen, only one tree species from the list of proposed trees (Fig. 02.09.C) may be used for the entire length of Crespi Drive in order to provide a consistent horticultural theme, except if this tree species becomes commercially unavailable or is not recommended by a certified arborist.

02.09.03 Tree Alignment Where feasible, street trees shall be aligned across the street and with the on-street parking stall layout, as shown in Figure 02.09.A - Crespi Drive Illustrative Plan, with a maximum street tree spacing of no greater than 30 feet on center.

02.09.04 Biogutters A grate or perforated surface must cover biogutters to ensure that the excess rainwater will be collected and drained into

them, while providing a reasonable degree of pedestrian safety. Grates or perforated surfaces must allow robust plants to grow through them.

02.09.05 Ground Plane Paving must be flush across the entire right-of-way with no curbs separating pedestrian zones from vehicular zones. Paving material, color and finish shall be coordinated between pedestrian and vehicular zones to show differentiation while maintaining a cohesive surface. Treatments for single-level pedestrianoriented alleys will be consistent with standards developed for Shared Public Ways by SFMTA, DPW and MOD to address the safety concerns of the disabled.

02.09.06 Increased Vibrancy Flexible Active Use Zones are required at the intersections of Crespi Drive and Gonzalez Drive and Crespi Drive and Juan Bautista Circle, as illustrated in Figure 02.09.A - Crespi Drive Illustration. In addition to those public amenities listed in standard 02.05.06 -Flexible Active Use Zones, retail kiosks with a plan area of 75 square feet or less are permitted within the Flexible Active Use Zones along Crespi Drive.

# Guidelines

02.09.07 Plants Proposed understory plant alternatives are listed in Figure 02.09.C - Proposed Shrubs and Ground Covers.

02.09.08 Understory Plants Tree wells should have understory plants.

02.09.09 Biogutter Plants Biogutters should have a filtration medium and planting soil and should be planted with tall grassy water loving plants that grow through biogutter covers.

Figure 02.09.A - Crespi Drive Illustrative Plan

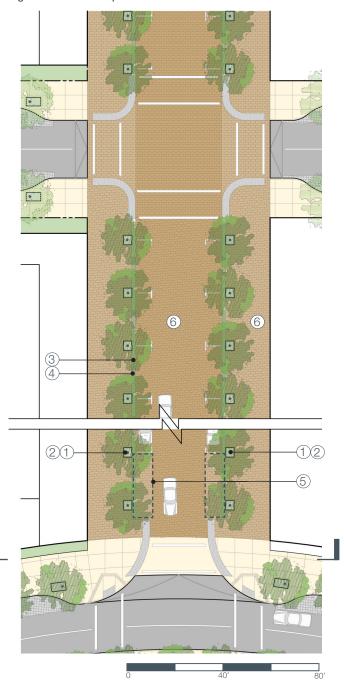
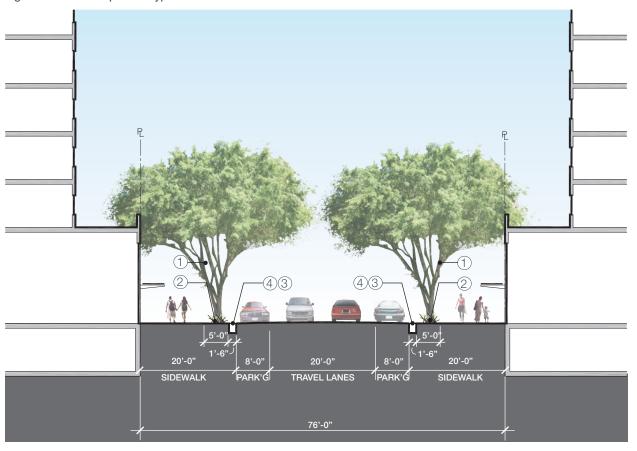


Figure 02.09.B - Crespi Drive Typical Section



- 02.09.10 Seating Areas with seating should be provided at regular intervals as illustrated in Crespi Drive Illustrative Plan Fig.02.09.A.
- 02.09.11 Unique Identity Crespi Drive should be paved with pervious unit pavers or stone (Fig. 02.09.A).

# Crespi Drive Design Features

- 1. Street tree
- 2. Planted tree well
- 3. Biogutter
- 4. Perforated metal grate
- 5. Flexible active use zone
- 6. Permeable Paving

# Figure 02.09.C Proposed Trees

Species / Common Name



Fraxinus Americana 'Autumn Purple' / Autumn Purple White Ash





# Proposed Shrubs and Ground Covers \* California native

Species / Common Name





<sup>\*\*</sup>All produce vigorous shallow roots

# 02.10 streets -diaz pedestrian plaza

## **KEY PLAN**



Diaz Pedestrian Plaza, between New Street 10 and Juan Bautista Circle, is intended to extend the vibrancy of the 'social heart' into a pedestrian-only environment. The design of Diaz Pedestrian Plaza is intended to physically and visually link a new Muni light rail stop to Juan Bautista Circle to the west. Increasing the sense of vibrancy along the pedestrian plaza, ground floor uses are intended to incorporate areas for outdoor cafes, seating and retail areas along the building edges and encourage indoor spaces to 'spill into' the public realm.

# **Standards**

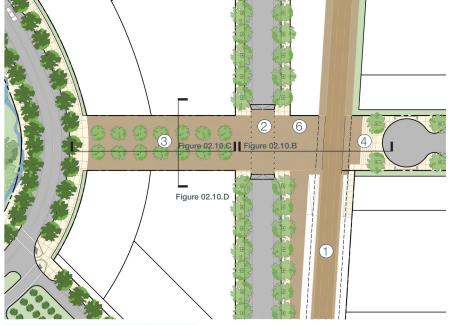
02.10.01 Requirements Street dimensions and design elements shall comply with with Figure 02.10.A - Diaz Pedestrian Plaza Illustrative Plan. Figure 02.10.B - Lower Diaz Pedestrian Plaza Cross Section, Figure 02.10.C - Upper Diaz Pedestrian Plaza Section. and Figure 02.10.D - Lower Diaz Pedestrian Plaza Section.

02.10.02 Trees Street trees shall be consistent in size. height and canopy form. They must be small to medium sized and change colors seasonally. Trees must be consistent with an average height of approximately 30 feet and have light, transparent canopies. Once chosen from the list of proposed trees (Fig. 02.12.C) only one tree species may be used Along the Diaz Pedestrian Plaza in order to provide a consistent horticultural theme, except if this tree species becomes commercially unavailable or is not recommended by a certified arborist.

02.10.03 Vehicular Access Those sections of Diaz Avenue with vehicular access shall comply with section 02.12 - East-West Streets.

02.10.04 Pedestrian Only Diaz Pedestrian Plaza shall be a dedicated pedestrian area. To ensure pedestrian safety auto and bicycle traffic is not permitted.

02.10.A - Diaz Pedestrian Plaza Illustrative Plan



02.10.05 Ground Plane Paving material, finish and color shall be coordinated at all locations along Diaz Pedestrian Plaza and shall include enhanced concrete paving, concrete pavers or stone.

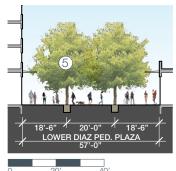
02.10.06 Pedestrian Crossing The Diaz Avenue pedestrian crossing at New Street 10 shall be raised and include enhanced concrete paving, concrete payers or stone to match the remainder of Diaz Pedestrian Plaza.

02.10.07 Pedestrian Furnishing Public space amenities shall be provided and be carefully integrated into the overall design of the pedestrian plaza. Public space amenities include, but are not limited to: trees, seating, lighting, bicycle parking, and trash and recycling bins.

Pedestrian Plaza Design Features

- 1. Muni light rail stop and Easement
- 2. Raised pedestrian crossing
- 3. Pedestrian Plaza
- 4. Plaza Stairs
- 5. Street tree
- 6. Permeable paving

Figure 02.10.B -Lower Diaz Pedestrian Plaza Cross



02.10.08 Muni Pedestrian access to the Muni light rail stop is required from both the north and south ends.

### Guidelines

02.10.09 Unique Identity Diaz Pedestrian Plaza should be paved with pervious unit pavers or stone.

02.10.10 Seating Areas with seating within the plaza should be located to offer sunny, wind protected places to sit and gather.

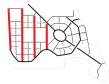
02.10.11 Increased Vibrancy Ground floor active uses are encouraged to open onto and occupy parts of the pedestrian plaza adjacent to buildings with outdoor spaces, as described in standard 03.06.06 - Active Ground Floors.

Figure 02.10.C - Upper Diaz Pedestrian Plaza Section



# 02.11 streets -hedgerow street

**KEY PLAN** 



The Hedgerow Streets, lined with tall trees on the west side, are oriented in the north-south direction to block the salt-laden westerly winds. On the west side of the street, a continuous bioswale collects, conveys and cleans rainwater runoff. The Hedgerow Street bioswale also collects some excess rainwater from Neighborhood Commons. A tall row of wind-blocking trees, planted in the bioswale on the west side of the street, are intended to be visually prominent, accentuating the north-south direction of the street. On the east side of the street, trees are planted in tree wells adjacent to narrow sidewalks and in parking medians and are intended to be compact and suitable for the urban conditions.

# Standards

02.11.01 Requirements Street dimensions and design elements for Tapia Street shall comply with Figure 02.11.A -Tapia Street with Bike Lane Illustrative Plan and Figure 02.11.B Tapia Street with Bike Lane Typical Section. Street dimensions and design elements for all other hedgerow streets shall comply with Figure 02.11.D - Hedgerow Street Typical Illustrative Plan and Figure 02.11.E Hedgerow Street Typical Section.

02.11.02 Trees Street trees shall be consistent in size. height and canopy form. Street trees have been divided into two categories, each with a different spacing and tree species (Fig. 02.11.A & 02.11.D). The two categories are:

> Wind-Blocking Side: Planted in a continuous planting zone along the west side of the hedgerow streets, trees in this category must provide a tall, upright and consistent wind-blocking hedgerow. Hedgerow trees must reach approximately 50 to 60 feet in height at maturity. Tree species must be able to tolerate salt-laden wind and fog. A maximum of one tree species from the list of proposed trees (Fig. 02.11.C) may be used

for the entire length of a hedgerow street in order to provide a consistent horticultural theme, except if this tree species becomes commercially unavailable or is not recommended by a certified arborist. Alternate species may be used on different hedgerow streets.

Parking Side: Located on the east side of the hedgerow streets, trees in this category must not have aggressive roots and shall tolerate various urban conditions, such as heavy foot traffic and occasional impacts from automobiles. A maximum of three tree species from the list of proposed trees (Fig. 02.11.C) may be used for the entire length of a hedgerow street. However, one tree species shall be used per block in order to provide a consistent horticultural theme, except if this tree species becomes commercially unavailable or is not recommended by a certified arborist.

02.11.03 Tree Alignment The west side of the street shall have a maximum street tree spacing of no greater than 30 feet on center. On the east side of the street, street trees shall be planted in a minimum of every tenth parking stall within the perpendicular parking area and shall have a maximum street tree spacing of no greater than 30 feet on center, for street trees located between the perpendicular parking area and the sidewalk, as shown in Figure 02.11.A - Tapia Street with Bike Lane Illustrative Plan and Figure 02.11.D - Hedgerow Street Typical Illustrative Plan.

02.11.04 Seasonal Inundation Street trees at the bioswale must be able to tolerate saturated soil conditions.

Figure 02.11.A -Tapia Street with Bike Lane Illustrative Plan

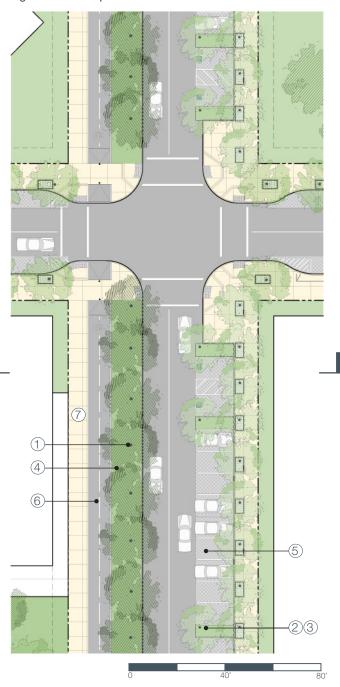
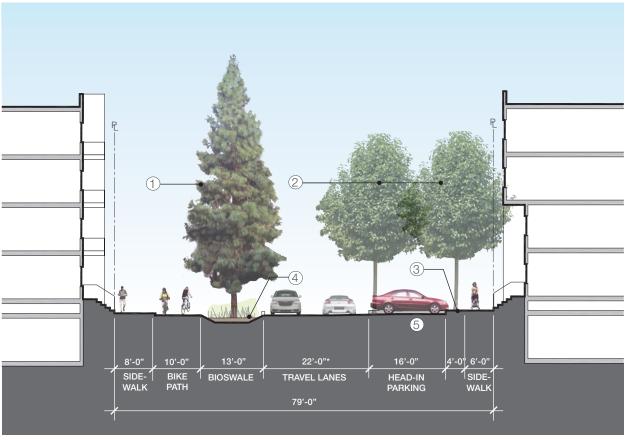


Figure 02.11.B - Tapia Street with Bike Lane Typical Section



Hedgerow Street Design Features

- 1. Street tree west side type
- 2. Street tree east side type
- 3. Planted tree well
- 4. Bioswale planting
- 5. Permable paving in parking zone
- 6. Bike path
- 7. Concrete sidewalk



\*11' wide travel lanes to allow for adequate fire truck turning.

# Figure 02.11.C Proposed Trees

Species / Common Name

Wind blocking side



Alnus rubra/ Red Alder



Callistsemon viminalis /Weeping Bottlebrush

Crataegus lavallei /English Hawthorn

# Proposed Shrubs and Ground Covers \* California native Species / Common Name

Biofiltering plants













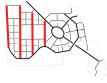
Restio Tetraphyllus

Sisyrinchium Bellum Grass\*

Sisyrinchium californicum\*

# 02.11 streets -hedgerow street

# **KEY PLAN**



# Standards (continued)

02.11.05 Ground Plane Sidewalk paving material, finish and color shall be consistent at all locations.

# Guidelines

- 02.11.06 Plants Proposed understory plant alternatives are listed in Figure 02.11.C - Proposed Shrubs and Ground Covers.
- 02.11.07 Biogutter Plants Bioswales should be landscaped with ornamental grasses or similar bio-filtering plant species (Fig. 02.11.C). They should be a minimum 12 inches tall at the sidewalk edge in order to discourage the public from entering the bioswale.

Figure 02.11.D - Hedgerow Street Typical Illustrative Plan

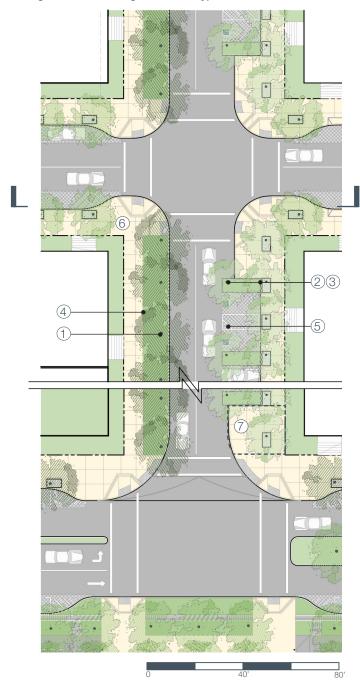
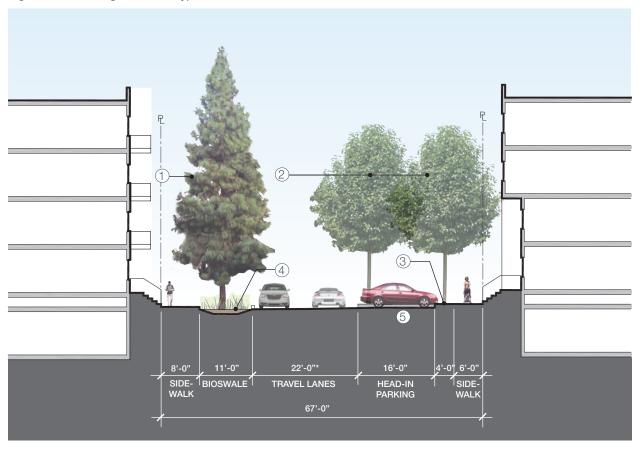


Figure 02.11.E - Hedgerow Street Typical Section



Hedgerow Street Design Features

- 1. Street tree west side type
- 2. Street tree east side type
- 3. Planted tree well
- 4. Bioswale planting
- 5. Permable paving in parking zone
- 6. Concrete sidewalk
- 7. Flexible Active Use Zone



\*11' wide travel lanes to allow for adequate fire truck turning.

### 02 12 streets -east-west street

#### **KEY PLAN**



The East-West Streets are secondary connectors throughout most of the neighborhood except at Chumasero Drive. Both sides of the street will have street trees planted in bio-filtration tree wells, which will collect the rainwater runoff and the filtered water will then slowly percolate back to the ground.

### **Standards**

- 02.12.01 Requirements Street dimensions and design elements shall comply with Figure 02.12.A -East-West Street Illustrative Plan and Figure 02.12.B - East-West Street Typical Section.
- 02.12.02 Trees Street trees shall be consistent in size. height and canopy form. Trees must be planted in a minimum 4 foot x 6 foot bio-infiltration tree well. Street trees planted in bio-infiltration tree wells must be able to tolerate confined space for roots. They must be small to medium sized and change colors seasonally. Trees must be consistent with an average height of approximately 30 feet and have light, transparent canopies. A maximum of five tree species from the list of proposed trees (Fig. 02.12.C) may be used for all east-west streets in order to provide an opportunity for a diverse street character. Varying tree types may be used within a single block, except on Chumasero Drive where a single tree species shall be used for the entire length, in order to provide a consistent horticultural theme, except if this tree species becomes commercially unavailable or is not recommended by a certified arborist.

- 02.12.03 Tree Alignment Where feasible, street trees shall be aligned across the street and with the on-street parking stall layout, as shown in Figure 02.12.A - East-West Illustrative Plan, with a maximum street tree spacing of no greater than 30 feet on center.
- 02.12.04 Seasonal Inundation Street trees planted in bio-infiltration tree wells must be able to tolerate saturated soil conditions.
- 02.12.05 Ground Plane Sidewalk paving material, finish and color shall be consistent at all locations.

### Guidelines

02.12.06 Plants Proposed understory plant alternatives are listed in Figure 02.12.C - Proposed Shrubs and Ground Covers.

Figure 02.12.A - East-West Street Illustrative Plan

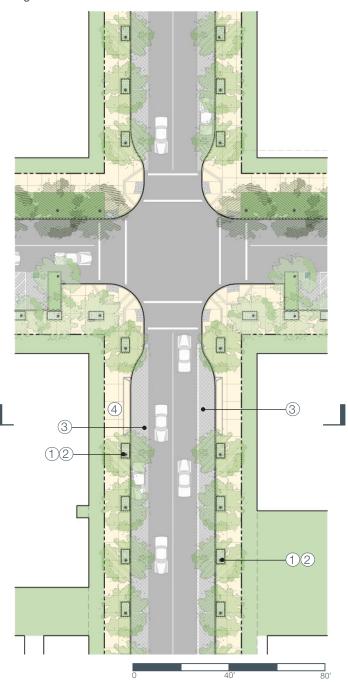
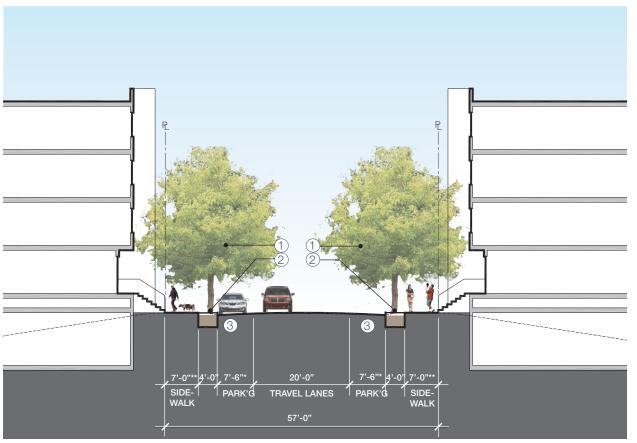
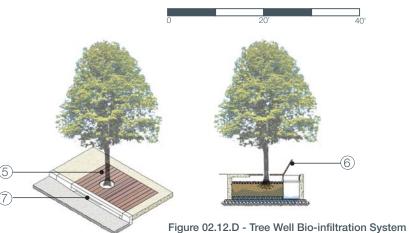


Figure 02.12.B - East-West Street Typical Section



East-West Street Design Features

- 1. Street tree
- 2. 4' x 6' min. wide tree well bio-infiltration system (see Figure 02.12.D)
- 3. Permable paving in parking zone
- 4. Concrete sidewalk
- 5. Tree well boardwalk cover
- 6. Hinged access tree well cover to match boardwalk
- 7. Curb inlet
- \* 7'-6" wide parking zone to accommodate fire truck turning at intersections.
- \*\* 5'-6" sidewalk on New Streets 9 & 10, 8'-0" sidewalk on Higuera Avenue



### Figure 02.12.C Proposed Trees

Species / Common Name



### Proposed Shrubs and Ground Covers \* California native



### 02.13 streets -pinto avenue

#### **KEY PLAN**



Pinto Avenue is located at the edge between Parkmerced and San Francisco State University to the north. The south side of the street will have a continuous bioswale that collects, conveys and cleans the rainwater runoff depositing water in a terminal pond at the northwest corner of the site. Street trees planted in the bioswale will also line the south side of the street to visually reduce the perceived width of the paved surface along the site's perimeter.

### Standards

- 02.13.01 Requirements Street dimensions and design elements shall comply with Figure 02.13.A - Pinto Avenue Illustrative Plan and Figure 02.13.B -Pinto Avenue Typical Section.
- 02.13.02 Trees Street trees shall be consistent in size, height and canopy form. Street trees must be planted in a continuous bioswale, trees in this category shall provide a large canopy, with an average minimum height of approximately 45 feet. Once chosen from the list of proposed trees (Fig. 02.13.C), only one tree species may be used, ideally the same tree species as the bio-infiltration tree, for the entire length of Pinto Avenue, in order to provide a consistent horticultural theme, except if this tree species becomes commercially unavailable or is not recommended by a certified arborist.
- 02.13.03 Tree Alignment Where feasible, street trees shall be aligned across the street and with the on-street parking stall layout, as shown in Figure 02.13.A -Pinto Avenue Illustrative Plan, with a maximum street tree spacing of no greater than 30 feet on center.

- 02.13.04 Seasonal Inundation Street trees planted in bioswales must be able to tolerate saturated soil conditions.
- 02.13.05 Bioswale Bridges Pedestrian crossing bridges over a bioswale shall be located at regular intervals to accommodate people stepping out of parked cars and at building entries. They shall not obstruct the flow of water along bioswales.
- 02.13.06 Ground Plane Sidewalk paving material, finish and color shall be consistent at all locations.

#### Guidelines

02.13.07 Plants Proposed understory plant alternatives are listed in Figure 02.13.C - Proposed Shrubs and Ground Covers.

Figure 02.13.A - Pinto Avenue Illustrative Plan

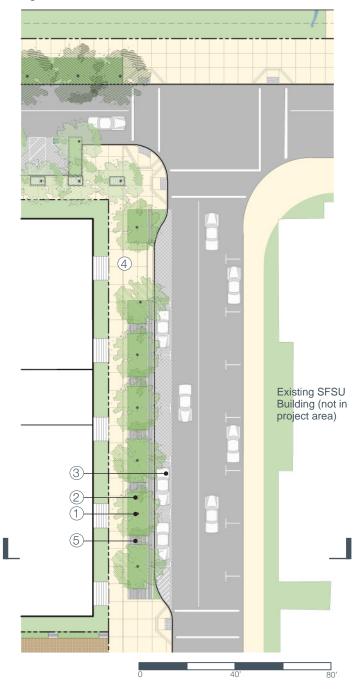
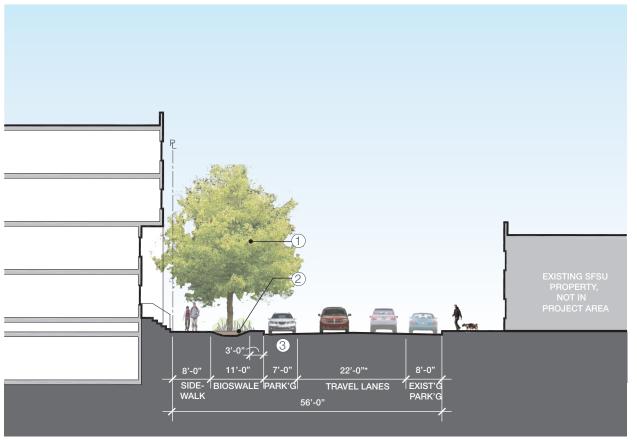


Figure 02.13.B - Pinto Avenue Typical Section



Pinto Avenue Design Features

- 1. Street tree type -bio-swale
- 2. Bioswale planting
- 3. Permable paving in parking zone
- 4. Concrete sidewalk
- 5. Perforated pedestrian bridge -min 6" but preferably 12" clearance from the bottom of swale to ensure the flow



\*11' wide travel lanes to maintain the existing R.O.W from the street centerline.

Figure 02.13.C Proposed Trees Species / Common Name



<sup>\*\*</sup>All produce vigorous shallow roots

### Proposed Shrubs and Ground Covers \* California native

Species / Common Name

Biofiltering plants

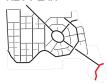


Juncus Carmans Japonese

Sisyrinchium Bellum Grass

### 02.14 streets -chumasero drive

#### **KEY PLAN**



Chumasero Drive is an important entry to Parkmerced and bike lanes will connect Brotherhood Way to both the internal bike network as well as through to San Francisco State University. Both sides of the street will have street trees planted in bio-filtration tree wells, which will collect the rainwater runoff and the filtered water will then slowly percolate back to the ground.

### **Standards**

- 02.14.01 Requirements Street dimensions and design elements shall comply with Figure 02.14.A -Chumasero Drive Illustrative Plan and Figure 02.14.B - Chumasero Typical Section.
- 02.14.02 Trees Street trees shall be consistent in size. height and canopy form. Trees must be planted in a minimum 4 foot x 6 foot bio-infiltration tree well. Street trees planted in bio-infiltration tree wells must be able to tolerate confined space for roots. They must be small to medium sized and change colors seasonally. Trees must be consistent with an average height of approximately 30 feet and have light, transparent canopies. A single tree species chosen from the list of proposed trees (Fig. 02.14.C) shall be used for the entire length, in order to provide a consistent horticultural theme, except if this tree species becomes commercially unavailable or is not recommended by a certified arborist.
- 02.14.03 Tree Alignment Where feasible, street trees shall be aligned across the street and with the on-street parking stall layout, as shown in Figure 02.14.A - Chumasero Drive Illustrative Plan, with a maximum street tree spacing of no greater than 30 feet on center.

- 02.14.04 Seasonal Inundation Street trees planted in bio-infiltration tree wells must be able to tolerate saturated soil conditions.
- 02.14.05 Ground Plane Sidewalk paving material, finish and color shall be consistent at all locations.

### Guidelines

02.14.06 Plants Proposed understory plant alternatives are listed in Figure 02.14.C - Proposed Shrubs and Ground Covers.

Figure 02.14.A - Chumasero Drive Illustrative Plan

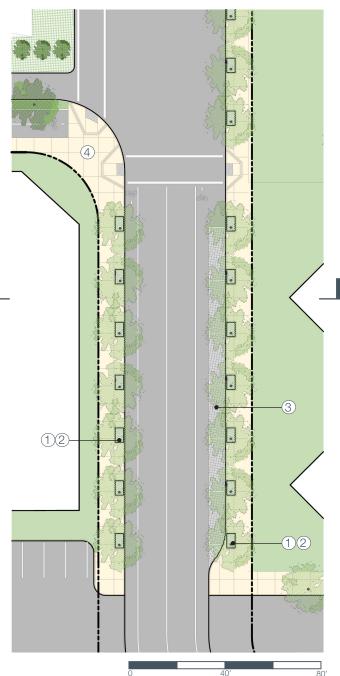
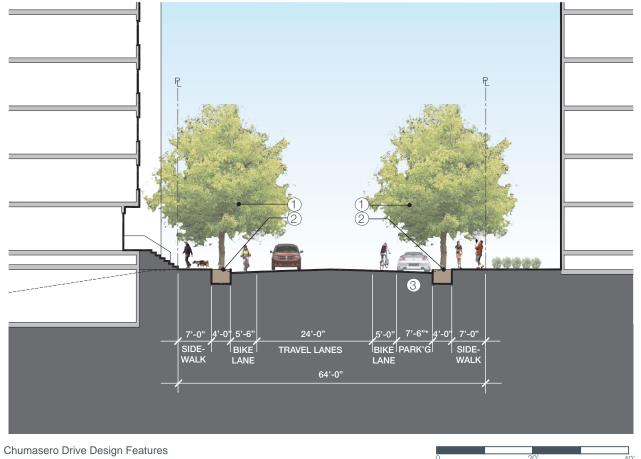


Figure 02.14.B - Chumasero Drive Typical Section



- 1. Street tree
- 2. 4' x 6' min. wide tree well bio-infiltration system (see Figure 02.12.D)
- 3. Permable paving in parking zone
- 4. Concrete sidewalk

Figure 02.14.C Proposed Trees Species / Common Name



### Proposed Shrubs and Ground Covers \* California native

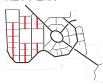
Species / Common Name



<sup>\* 7&#</sup>x27;-6" wide parking zone to provide a buffer for the adjacent bike lane.

### 02.15 streets -alley way

**KEY PLAN** 



Alley ways are intended to be pedestrian focused, shared streets. Modeled after the Woonerf, these streets are intended as small scale, neighborhood streets. Primarily pedestrian, with limited vehicle access, these residential, intimately scaled streets are paved with permeable surfaces and have no curbs. A biogutter located on the west side of the street captures rainwater runoff. The biogutters are intended to include robust plants to help demarcate sidewalk areas as well as clean rainwater runoff.

### **Standards**

- 02.15.01 Requirements Street dimensions and design elements shall comply with Figure 02.15.A -Alley Way Illustrative Plan and Figure 02.15.B - Alley Way Typical Section.
- 02.15.02 Trees Street trees shall be consistent in size, height and canopy form. They must be small to medium sized and change colors seasonally. Trees must be consistent with an average height of approximately 20 to 25 feet and allow ample sun light to reach the pedestrian realm. A maximum of five tree species from the list of proposed trees (Fig. 02.15.C) may be used for all alley ways in order to provide an opportunity for a diverse street character. Varying tree types may be used within a single block
- 02.15.03 Tree Alignment Where feasible, street trees shall be aligned across the street and with the on-street parking stall layout, as shown in Figure 02.15.A - Alley Way Illustrative Plan, with a maximum street tree spacing of no greater than 30 feet on center.
- 02.15.04 Biogutters A grate or perforated surface must cover biogutters to ensure that the excess rainwater will be collected and drained into

them, while providing a reasonable degree of pedestrian safety. Grates or perforated surfaces must allow robust plants to grow through them.

- 02.15.05 Water Barrier A 6 inch tall curb must be located along the property line as shown in Figure 02.15.B - Alley Way Typical Section, in order to help prevent water from entering into buildings if biogutters reach their maximum capacity.
- 02.15.06 Ground Plane Paving must be flush across the entire right-of-way with no curbs separating pedestrian zones from vehicular zones. Paving material, color and finish shall be coordinated between pedestrian and vehicular zones to show differentiation while maintaining a cohesive surface.
- 02.15.07 Pinch Points Where Alley Ways intersect with Paseos, pedestrian crossings shall have a planted landscape area within the parallel parking area (Fig.02.15.A), which includes a tree species described in Section 02.16 - Pedestrian Paseo.

### Guidelines

- 02.15.08 Plants Proposed understory plant alternatives are listed in Figure 02.15.C - Proposed Shrubs and Ground Covers.
- 02.15.09 Understory Plants Tree wells should have understory plants.
- 02.15.10 Biogutter Plants Biogutters should have a filtration medium and planting soil and should be planted with tall grassy water loving plants that grow through biogutter covers.
- 02.15.11 Unique Identity Alley ways should be paved with pervious unit pavers or stone (Fig. 02.15.A).

Figure 02.15.A - Alley Way Illustrative Plan

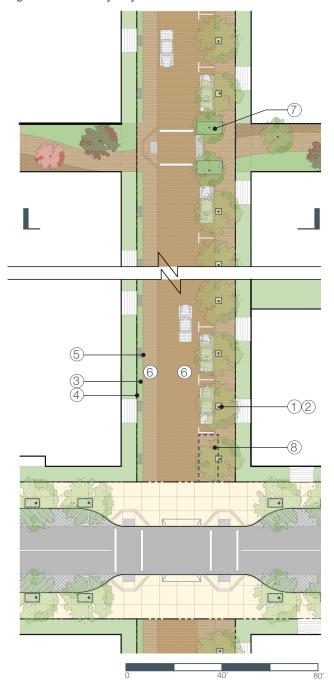
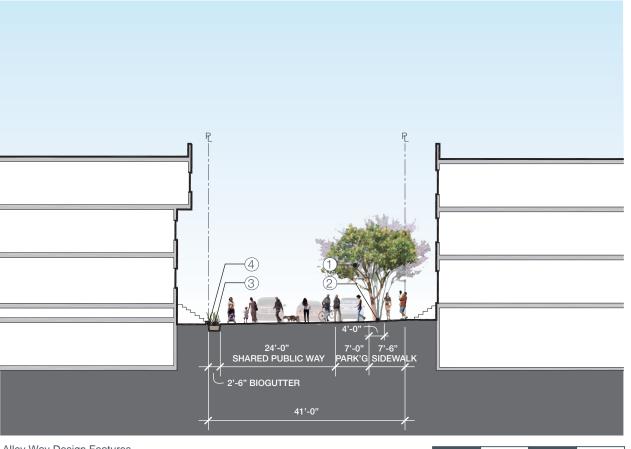


Figure 02.15.B - Alley Way Typical Section



Alley Way Design Features

- 1. Street tree
- 2. 3' wide min. permeable paver material or planting over tree well.
- 3. Continuous bio-gutter with metal grate and biofiltering plants.
- 4. 6" tall continuous curb for flood protection
- 5. Perforated metal grate pedestrian bridge
- 6. Flush paving materials
- 7. Planted landscape area at crossing
- 8. Flexible Active Use Zone



\*24' wide Shared Public Way per City standard.

### Figure 02.15.C Proposed Trees

Species / Common Name









### Proposed Shrubs and Ground Covers \* California native

Species / Common Name Biofiltering plants for bio-gutter









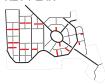




Sisyrinchium Bellum Grass\*

### 02.16 streets -pedestrian paseo

#### **KEY PLAN**



Paseos are intended as pedestrian throughways. With residential entries, stairs and balconies defining their edges. Paseos are meant to be an extension of the living spaces that line them. They are small, informal and are spaces for improvisational uses. A staggered, informal pattern of trees is meant to help buffer against strong, westerly winds by preventing gusts from reaching the pedestrian realm.

### Standards

02.16.01 Requirements Street dimensions and design elements shall comply with Figure 02.16.A - Paseo Illustrative Plan and Figure 02.16.B -Paseo Typical Section. A continuous path of 6 feet in width must be maintained for the entire length of the paseo.

02.16.02 Trees Paseo trees must be planted in an informal pattern, while providing the minimum widths for pedestrian paths. They must be small to medium sized, but not impede a person's line of sight between an adjacent public right-of-way or alley way. Tree canopies must be a minimum of 7 feet above grade. Trees must be consistent with an average height of approximately 20 to 25 feet and allow ample sun light to reach the pedestrian realm. Tree species must be wind tolerant, change colors seasonally, and have a transparent and narrow canopy that allows sun light to penetrate. A maximum of five tree species from the list of proposed trees (Fig. 02.16.C) may be used for all alley ways in order to provide an opportunity for a diverse street character. Varying tree types may be used within a single block.

02.16.03 Ground Plane Paseo paving material, finish and color shall be coordinated at all locations within a development block.

### Guidelines

02.16.04 Plants Proposed understory plant alternatives are listed in Figure 02.16.C - Proposed Shrubs and Ground Covers.

02.16.05 Unique Identity Paseos should be paved with pervious unit pavers or stone (Fig. 02.16.A).

Figure 02.16.A - Paseo Illustrative Plan

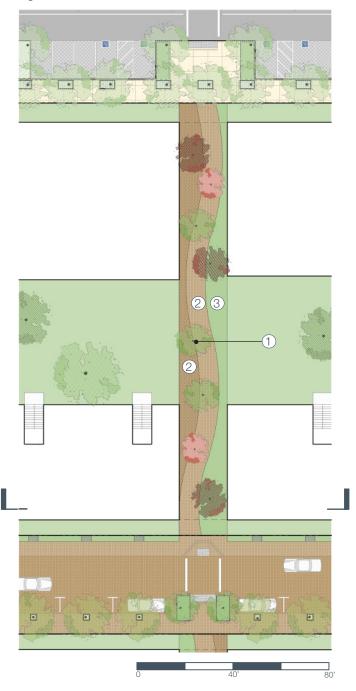
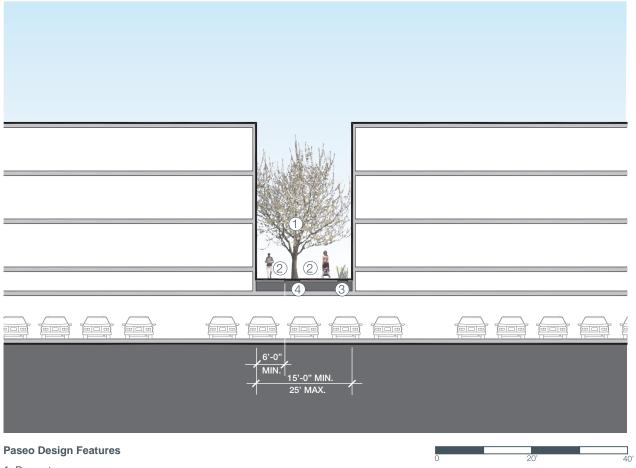


Figure 02.16.B - Paseo Typical Section



- 1. Paseo tree
- 2. 6' min. Pedestrian path
- 3. Planting zone
- 4. 3' min. planting depth required

Figure 02.16.C Proposed Trees

Species / Common Name



Cercis canadensis - Canadian Redbud Arbutus marina /Strawberry Tree





Abutilon hybridum white parasol / White Parasol Flowering Maple

Epilobium septentrionalis 'Mattole River'/ Mattole River

California Fuchsia



Festuca idahoensis 'Siskiyou Blue' /'Siskiyou Blue' Idaho Fescue Grass

### 02.17 open space network

The open space network is intended to provide a range of outdoor spaces that support recreational activities, encourage social interaction among residents, and provide an ecologically sustainable landscape that is visually pleasing. In an effort to create a healthy neighborhood, open space at Parkmerced is intended to provide opportunities for both active and passive recreation such as sports courts, playgrounds, outdoor dining areas, and places for quite reflection. As a whole, the open space network is meant to provide recreation spaces that allow residents of all ages and abilities to enjoy them and respect the needs of uses that are directly adjacent. A hierarchy of neighborhood open spaces provides a framework to support the various scales of community needs, providing a range of outdoor experiences that enrich the social life of the neighborhood: including semi-private courtyards that encourage interaction at a building scale, Neighborhood Commons that encourage interaction at a block scale, and parks and plazas that encourage interaction at a neighborhood scale.

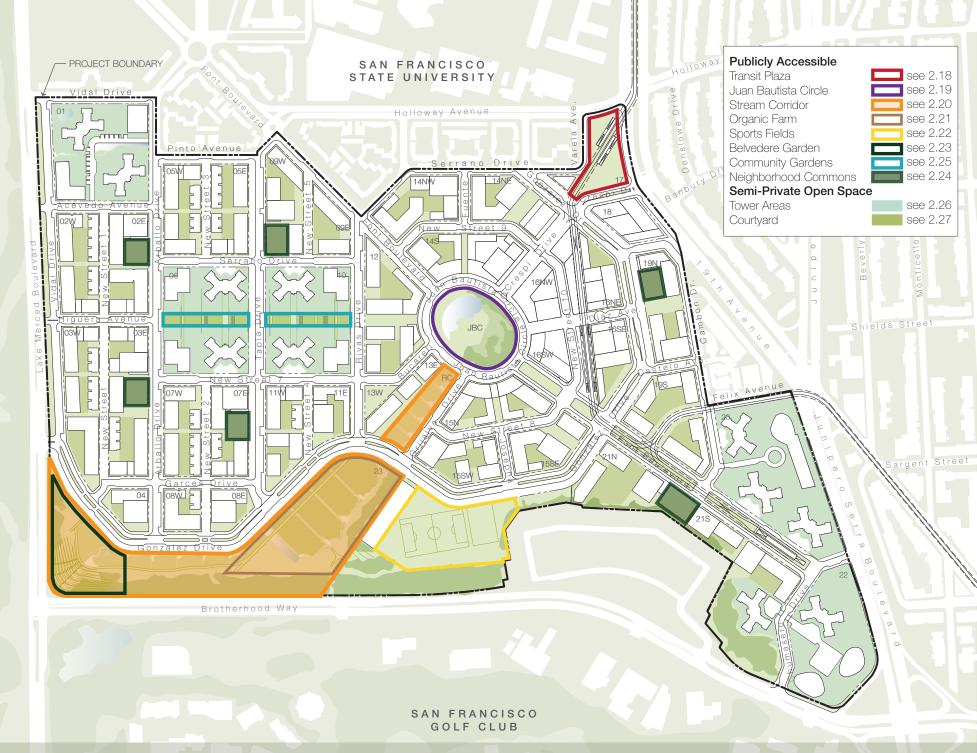
In addition to maximizing the use of rainwater runoff and using acclimated plant species, the open space network provides a substantial increase in wildlife-friendly habitat areas for the neighborhood. The Stream Corridor, which runs through the center of the neighborhood, is the backbone of the habitat creation strategy. The stream is intended to support native vegetation and wildlife typically found in local streams and includes a trail system that allows residents to meander alongside Lake Merced. Encouraging the community to actively participate in local food production, a community based, organic farm is located in the heart of the neighborhood. Along with the Organic Farm are a series of community gardens located throughout Parkmerced to provide educational and social opportunities for residents who enjoy the art of actively growing vegetables.

### **Standards**

- 02.17.01 Requirements Open space designs shall adhere to the standards and guidelines, contained within this section, for specific, open space types illustrated in Figure 02.17.A - Open Space Plan and comply with the SFPUC's Water Efficient Irrigation Ordinance and accompanying rules and regulations.
- 02.17.02 Publicly Accessible Open Space Areas designated as publicly accessible open space at Parkmerced are illustrated in the Open Space Plan - Figure 02.17.A. Publicly Accessible Open Space at Parkmerced, excluding tower areas and courtyards, must be publicly accessible at all times, subject to reasonable maintenance, operations, and repair and security rights.
- 02.17.03 Dedicated Open Space Building structures are not permitted within areas designated as Dedicated Open Space in Appendix A -Regulating Plan, except public restrooms no greater than 500 square feet and open air park pavilions. Retail kiosks are permitted within the Transit Plaza, Juan Bautista Circle and the Organic Farm in accordance with relevant standards and guidelines for each of these spaces.
- 02.17.04 Alternative Tree Species Street tree species not included in the proposed tree species list for each specific street type shall be selected by a certified arborist. The selection of tree species must comply with the Parkmerced Infrastructure Report for soil saturation levels and must follow the street tree characteristics for listed in Figure 02.06.A - Street Tree Character for each particular street type.

#### Guidelines

- 02.17.05 Variety of Uses The open space network should provide a wide range of activities including, but not limited to: active recreation areas such as sports courts and playgrounds; social activity and gathering areas such as outdoor dining and seating areas; food production areas such as community gardens and the organic farm; and natural settings such as the stream corridor.
- 02.17.06 Alternative Plant Species Plant species not included in the Proposed Shrubs and Ground Covers list for each specific street type should be selected by a horticulturist. The selection of plant species should comply with the Parkmerced Infrastructure Report for soil saturation levels at each street type and should be non-invasive and in compliance with Section F - Water Efficient Irrigation of the "Rules and Regulations Governing Water Service to Customers" by SFPUC.
- 02.17.07 Optimal Growth Tree planting should follow the optimal growth of each tree species chosen and defined by a certified arborist at the time of planting.



### 02.18 open space -transit plaza

### **KEY PLAN**



The Transit Plaza is located at the southwest corner of 19th and Holloway Avenue and is intended to be a new multimodel transit station for Parkmerced, SFSU and adjacent neighborhoods. As a primary entry point to Parkmerced, the Transit Plaza is meant to provide a strong sense of arrival and help orient visitors to the neighborhood. An area within the transit plaza is conceived of as an event space to accomodate small scale community gatherings and festivities. A small commercial building, along with news and coffee kiosks are intended to increase the vibrancy of the transit plaza while providing convenient services and amenities for daily commuters.

### **Standards**

- 02.18.01 Requirements Open space dimensions and design elements shall comply with Figure 02.18.A - Transit Plaza Illustrative Plan.
- 02.18.02 Transit A Muni light rail stop shall be accomodated within the plaza. Bus shelters shall be accomodated along the perimeter of the plaza, where needed.
- 02.18.03 Pedestrian Only The Transit Plaza shall be a dedicated pedestrian area. To ensure pedestrian safety auto and bicycle traffic is not permitted.
- 02.18.04 Public Space Amenities Multiple public space amenities shall be provided and be carefully integrated into the overall design of the Transit Plaza. Public space amenities include, but are not limited to: trees, seating, public art, lighting, bicycle parking, and trash and recycling bins, or news racks.

- 02.18.05 Increased Vibrancy To provide convenient services and amenities to daily commuters, up to four retail kiosks are permitted in the transit plaza for a total aggregate of 1000 square feet. Each kiosk may be up to 500 square feet with a minimum horizontal separation of 10 feet. In addition, a retail bicycle shop not exceeding 3,200 square feet is permitted on the transit plaza.
- 02.18.06 Trees Proposed tree species shall be selected from the list of proposed trees in Figure 02.18.C - Proposed Trees and Proposed Shrubs and Groundcovers.

### Guidelines

- 02.18.07 Transit Node The Transit Plaza should support pedestrian movements between the various adjacent uses, the Muni light rail stop, bus stops and other modes of transportation.
- 02.18.08 Overhead Shelter In order to provide protection from rain and to the extent possible help to buffer against prevailing winds, overhead shelter should be provided throughout the plaza. Overhead structures within the View Corridor illustrated in Figure 02.02.A - View Corridor Plan must not impede pedestrian views from and through the Transit Plaza.
- 02.18.09 Community Gatherings A space for small community events, gatherings and temporary stands or booths should be provided within the transit plaza. Areas with tree plantings may be included in this space.

- 02.18.10 Unique Identity The Transit Plaza should be paved with pervious unit pavers or stone (Fig. 02.18.A).
- 02.18.11 Seating Areas with seating within the plaza should be located to offer sunny, wind protected places to sit and gather.
- 02.18.12 Increased Vibrancy Ground floor active uses are encouraged to open onto and occupy parts of the pedestrian plaza adjacent to buildings with outdoor spaces, as described in standard 03.06.06 - Active Ground Floors.
- 02.18.13 Rainwater Runoff The Transit Plaza should be designed to capture rainwater runoff using biogutters, swales and permeable paving and if possible feed into the neighborhood hydrology system.
- 02.18.14 Plants Proposed plant species should be selected from the list of proposed shrubs and ground covers in Figure 02.18.C - Proposed Trees and Proposed Shrubs and Groundcovers.

Figure 02.18.A - Transit Plaza Illustrative Plan



### Figure 02.18.C Proposed Trees

Species / Common Name







<sup>\*\*</sup>All produce vigorous shallow roots

Proposed Shrubs and Ground Covers \* California native

Species / Common Name



Sesleria autumnalis/ Autumn Moor Grass

### Transit Plaza Design Features

- 1. Muni light rail stop
- 2. Paved plaza
- 3. Small retail building
- 4. Pavement demarcation
- 5. View corridor
- 6. Muni Right-of-Way & Easement

### 02.19 open space -juan bautista circle

### **KEY PLAN**



Juan Bautista Circle is a major neighborhood gathering place, located in the center of the Parkmerced 'social heart'. Juan Bautista Circle is intended to be transformed into a demonstration of the sustainable and low-impact design principles that are at the core of the effort to reinvent Parkmerced. Bounded by a double row of street trees, the historic oval includes a pond edged with wetland planting, surrounded by a large recreational lawn area for community activities and gatherings. The pond, which will act as a rainwater detention area, is located above a subterranean cistern which will pulse water year-round into the stream corridor to the southwest. Harvested water, stored in the subterranean cistern, is intended to be used to irrigate the Organic Farm.

#### Standards

- 02.19.01 Requirements Open space dimensions and design elements shall comply with Figure 02.19.A - Juan Bautista Circle Illustrative Plan and Figure 02.19.B - Juan Bautista Circle Section.
- 02.19.02 Rainwater Capture Juan Bautista Circle shall include a rainwater detention pond, fed by rainwater runoff from adjacent streets.
- 02.19.03 Cistern A subterranean cistern shall be located beneath Juan Bautista Circle in order to store water for the pond and stream system during the dry season. The cistern must be underground and hidden from sight.
- 02.19.04 Overland Flows In order to allow overland flows of rainwater from the street to the detention pond Juan Bautista Circle shall be curbless. Bollards or other visually attractive barriers must be incorporated to separate and define vehicle and pedestrian zones.

- 02.19.05 Increased Vibrancy Three retail kiosks, each up to 200 square feet, are permitted within the Juan Bautista Circle. Kiosks must have a minimum horizontal separation of 10 feet.
- 02.19.06 Trees Proposed tree species shall be selected from the list of proposed trees in Figure 02.19.C - Proposed Trees and Proposed Shrubs and Groundcovers
- 02.19.07 Street Trees Along Juan Bautista Circle, on both sides of the street, trees shall be selected per standard 02.08.02 - Trees.

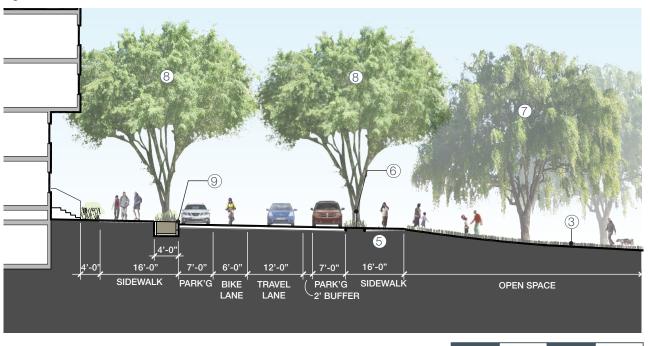
### Guidelines

- 02.19.08 Neighborhood Green The multi-purpose lawn should be planted with low maintenance, acclimated lawn alternative species which have low water needs.
- 02.19.09 Community Gatherings A space for community events, gatherings and festivities such as farmer's markets or outdoor concerts should be provided within Juan Batista Circle. Areas with tree plantings may be included in this space.
- 02.19.10 Seating Areas with seating should be provided and be carefully integrated into the overall design of Juan Bautista Circle.
- 02.19.11 Bike Lane The bike lane along Juan Bautista Circle should be paved with pervious unit pavers.
- 02.19.12 Plants Juan Bautista Circle should be planted with native or acclimated plant species, as listed in Figure 02.19.C - Proposed Trees and Proposed Shrubs and Groundcovers.

Figure 02.19 .A - Juan Bautista Circle Illustrative Plan



Figure 02.19.B - Juan Bautista Circle Section



Juan Bautista Circle Design Features

- 1. Pond with cistern
- 2. Wetland
- 3. Multi-purpose lawn
- 4. Location for overlook terrace
- 5. Curbless sidewalk with special paving for safety
- 6. Bollards at pedestrian crossing
- 7. Trees with distinctive looks for shade and beauty
- 8. Font Boulevard Trees -see 02.08
- 9. Tree-well bio-infiltration -see 02.08 Font Boulevard.

### Figure 02.19.C Proposed Trees

Species / Common Name

Open Area Trees





Street Trees The same as Font Boulevard - see 02.08.C

### Proposed Shrubs and Ground Covers \* California native







Juncus 'Corman's

Restio tetraphyllus

Sisyrinchium bellum/ H Bar H White

Sisyrinchium californicum/ Yellow-eyed Grass

Lawn area



Sporobolus heterolepsis/ Prairie

### 02.20 open space -stream corridor

**KEY PLAN** 



The Stream Corridor is the backbone of an innovative, low-impact rainwater treatment system. A unique, natural setting for residents of Parkmerced, the Stream Corridor is intended to convey water from the pond at Juan Bautista Circle, alongside the sports fields and on to the Belvedere Garden, at the south-west corner.

The corridor, consisting of a meandering, seasonal stream lined with acclimated planting tolerant of seasonal inundation is meant to provide the community with wildlifefriendly habitat, as well as a quiet, recreational amenity for residents. Native wildlife and a variety of birds and small animals should find ample cover and habitat in the stream corridor as it develops over time. A meandering trail along the edge of the stream allows residents to experience and enjoy the canopied space created by trees above, watch for birds, and provide an opportunity for residents of all ages and abilities to come to the water's edge.

### **Standards**

02.20.01 Requirements Open space dimensions and design elements shall comply with Figure 02.20.A - Stream Corridor Illustrative Plan, Figure 02.20.B - Stream Cross Section and 02.20.C - Stream longitudinal section.

02,20,02 Check Dams The Stream Corridor shall include a series of check dams, at appropriate locations, that will help store rainwater runoff and slow down the discharge rate as illustrated in Figures 02.20.A - Stream Corridor Illustrative Plan and 02.20.C - Stream longitudinal section.

02.20.03 Erosion Control Where necessary, the Stream Corridor shall be lined to reduce erosion and protect the existing slope south of the stream.

02,20,04 Terminal Pond At the Belvedere Garden, the Stream Corridor shall end at a terminal pond, which is intended to help in the removal of pollutants.



02.20.05 Pedestrian Path A continuous 6 foot pedestrian path must follow the flow line of the stream corridor, connecting Juan Bautista Circle to Belvedere garden. A clear system of wayfinding devices must be incorporated into the design of the path, especially at intersections with streets.

02.20.06 Stream Buffer The edge of streets must be a minimum of 20 feet from the edge of the stream. An adequately sized, piped connection must be provided where the stream passes below a street or an intersection.

02.20.07 Trees Proposed tree species shall be selected from the list of proposed trees in Figure 02.20.D - Proposed Trees and Proposed Shrubs and Groundcovers.

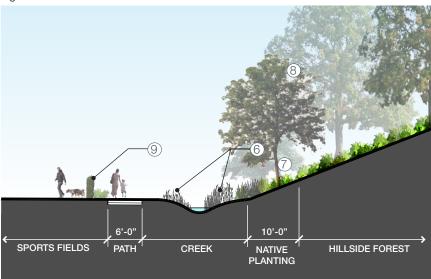
02.20.08 Meander The stream is intended to have a natural look, with a meandering channel.

Figure 02.20.A - Stream Corridor Illustrative Plan

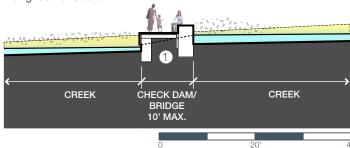
02.20.09 Irrigation and Maintanance Once established, stream corridor vegetation should not require irrigation and should require only minimal maintenance.

02.20.10 PlantsThe Stream Corridor should be planted with native or acclimated tree and plant species typically found in local streams, as listed in Figure 02.20.D - Proposed Trees and Proposed Shrubs and Groundcovers.

Figure 02.20.B - Stream Cross Section



02.20.C - Stream longitudinal section





View of Stream Corridor

### **Stream Corridor Design Features**

- 1. Check dam
- 2. Gonzalez Drive crossing
- 3. Stairs
- 4. Stream edge path
- **5.** Canal to convey water to street side
- **6.** Plants tolerant of seasonal inundation
- 7. Forest understory
- 8. Forest for wildlife habitat
- 9. Fence or wall
- 10. Terminal Pond

### Figure 02.20.D Proposed Trees

Species / Common Name



### Proposed Shrubs and Ground Covers \* California native

Species / Common Name

Woodsy plants



Rhus Ovata/ Sugar Bush





Stream edge plants









Salix triandra/ Basket Willow

**Emergent plants** 



Carex Pansa/ California Eleocharis montevidensis / Giant Hairgrass Eysichiton americanum/ Western meadow sedge 0 6 . 2 3 . 1 1 / PARKMERCED DESIGN STANDARDS + GUIDELINES | 55

# 02.21 intentionally omitted

### 02.22 open space -sports fields

**KEY PLAN** 



Located directly adjacent to the Community / Fitness Center, the sports fields are an integral part of the recreational framework for Parkmerced. The sports fields provide a setting for Parkmerced residents to enjoy outdoor physical activities such as soccer, baseball or other field sports, while enjoying views towards the south and Lake Merced to the west. The sports fields are intended to be utilized by the nearby school for active recreation needs as well as for athletic teams and clubs. The area can be divided into two soccer fields, a baseball field, or left open for informal pick-up games, depending on the needs of the community. Where space allows, the fields are meant to be bordered by meadow grasses and perennials to provide additional habitat and the hillside below are designated to be forested with Monterey Cypress trees.

#### **Standards**

- 02.22.01 Requirements Open space dimensions and design elements shall comply with Figures 02.22.A and 02.22B - Sports Fields Illustrative Plan.
- 02.22.02 Variety of Uses The sports fields shall accommodate a variety of sports including, but not limited to, soccer and other field sports.
- 02.22.03 Connection A new stairway shall provide access to the sports fields from Brotherhood Way.
- 02.22.04 Restroom Facilities Restroom facilities shall be provided in a convenient location for users of the sports fields and may be incorporated into the community/ fitness center.
- 02.22.05 Water Drinking fountains shall be located at all sports fields.

Figure 02.22.A - Sports Fields Illustrative Plan





Sports Fields Design Features

- 1. Multi-purpose sports fields
- 2. Meadows
- 3. Stairway with access to Brotherhood



View of sports fields

### Guidelines

02.22.06 Fields Sports fields should be planted with low maintenance, acclimated sod or turf grass which has low water needs.

02.22.07 Meadow To form an informal meadow that may also function as habitat, the edges of the sports fields should be softened by native and/ or acclimated ornamental grasses and perennial species, as listed in Figure 02.21.C - Proposed Shrubs and Groundcovers.

02.22.08 Exercise Network The Sports Fields should be linked to a network of running and cycling paths that thread throughout the neighborhood.

02.22.09 Cistern A rainwater collection system, or cistern, may be installed below the sports fields, reducing the need for supplemental irrigation during dry periods. If feasible, harvested storm water shall be passively up-taken by the grass, via capillary action.

### Figure 02.22.C

### Proposed Shrubs and Ground Covers \* California native Species / Common Name





Achillea tormentosa /Wooly Yellow



Eschscholzia californica maritina/ Seaside California



Stipa Gigantea









Dwarf tall fescue or equivalent drought tolerant grass

### 02.23 open space -belvedere garden

### **KEY PLAN**



The Belvedere Garden, located at the southwest corner of Parkmerced, marks both the end of the stream corridor and a new access point to the neighborhood. A series of stairs and terraced overlooks step down from Parkmerced, towards the southwest, providing pedestrian access to and from Lake Merced below. The garden's terminal pond is the final collection point for the rainwater network before it discharges clean water to the lake and is intended to be the focal point of the Belvedere Garden. A series of small open spaces adjacent to the stream, as it flows into the terminal pond, provide places for residents to play, relax, enjoy the view, and appreciate the natural setting of the stream corridor.

### Standards

02.23.01 Requirements Open space dimensions and design elements shall comply with Figure 02.23.A - Belvedere Garden Illustrative Plan, Figure 02.23.B - Section A: Belvedere to Brotherhood Way and Figure 02.23.C - Section B: Cascading Stairs.

### Guidelines

02.23.02 Celebrate Water The terminal pond should be designed to celebrate the innovative, low-impact rainwater treatment system for Parkmerced. Vibrant wetland planting around the pond is encouraged along with other potential plant and tree species listed in Figure 02.23.D - Proposed Trees and Proposed Shrubs and Groundcovers.

02.23.03 Connection A pedestrian connection between

Lake Merced Boulevard and the terminal pond is strongly encouraged. The connection is intended to include stairs accompanied by a formal water feature that directs the water down the slope into a pond at the bottom. From this pond, the water should be piped under Brotherhood Way and drained to the existing wetland area identified in the Infrastructure Report.

02.23.04 Tree Removal In order to create a view corridor. clear pedestrian connection and potential water features at the Belvedere Garden some existing trees in this zone should be removed.

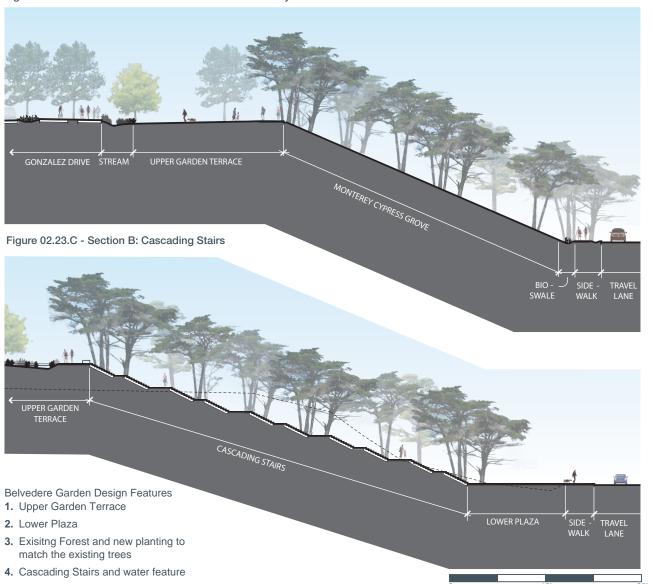
Figure 02.23.A - Belvedere Garden Illustrative Plan



View of Belvedere Garden cascading stairs from Lake Merced Boulevard



Figure 02.23.B - Section A: Belvedere to Brotherhood Way



### Figure 02.23.D Proposed Trees

Species / Common Name

Upper Garden Terrace





### Proposed Shrubs and Ground Covers

Species / Common Name



Adiantum jordanii/ Five-fingured Aristolochia californica / Asarum caudatum/ Wild ginger Fern \* Calironia pipevine \*

Upper garden terrace planting



- Iris douglasiana /Douglas iris \*

- 5. Lawn Terraces
- 6. Terminal Pond

### 02.24 open space -neighborhood commons

### **KEY PLAN**



distributed throughout Parkmerced, Neighborhood Commons are intended to be active open spaces dedicated to social engagement for neighborhood residents. As centers of activity at a neighborhood scale, Neighborhood Commons are meant to include opportunities for both passive and active recreation and leisure. These spaces should allow for activities such as: sitting, walking, gathering, gardening; play and contemplation. Many of the Neighborhood Commons will be located along Hedgerow Streets and incorporate water features that directly link rainwater runoff from roofs of adjacent buildings to the neighborhood, low-impact rainwater treatment system.

### **Standards**

- 02.24.01 Requirements Open space design elements shall comply with Figure 02.24.A - Neighborhood Commons Illustrative Plan Example.
- 02.24.02 Active Play A minimum of four of the neighborhood commons (Fig.02.17.A - Open Space Plan) must incorporate an active or structured recreational component such as, but not limited to, a playground, community gardens or bocce court.
- 02.24.03 Soil Depth If a below grade parking structure is incorporated into the design of the Neighborhood Commons, sufficient soil depth must be provided to ensure the success and health of plants and trees. Irrigation and sub-drainage must be provided for all planting.

### Guidelines

- 02.24.04 Community Gatherings An open area, either paved or lawn, should be provided in each Neighborhood Commons to accommodate social gatherings, informal play and sitting.
- 02.24.05 Programed Play Neighborhood Commons should include clearly defined areas for

- programmed activities such as, but not limited to, a picnic area, a community garden, a bocce ball court, a mini soccer field, basketball or tennis court, a playground or an outdoor dining area.
- 02.24.06 Trees and Plants Neighborhood Commons should be planted with native or acclimated tree and plant species, as listed in Figure 02.24.B - Proposed Trees and Proposed Shrubs and Groundcovers.
- 02.24.07 Diversity of Planting Separately defined areas within the Neighborhood Commons should be defined by distinct planting schemes.
- 02.24.08 Increased Vibrancy Ground floor active uses are encouraged to open onto and occupy parts of the Neighborhood Commons adjacent to buildings with outdoor spaces, as described in standard 03.06.06 - Active Ground Floors.
- 02.24.09 Seating Neighborhood Commons should include ample seating. Trees should provide maximum wind protection, and seating should be located to offer sunny, wind protected places to sit and gather.
- 02.24.10 Celebrate Water Rainwater detention areas should incorporate a water feature as an amenity for residents.

Figure 02.24.A - Neighborhood Commons Illustrative Plan Example



Neighborhood Commons Design Features

- 1. Multi-purpose surface
- 2. Planted edge
- 3. On grade access from street
- 4. Trees
- 5. Seating area
- 6. Area for structured activities
- 7. Water feature



View of typical neighborhood commons adjacent to hedgerow street

### Figure 02.24.B Proposed Trees Species / Common Name



### Proposed Shrubs and Ground Covers \* California native

Species / Common Name



### 02.25 open space -community garden

### **KEY PLAN**



Community gardens, located between the existing four towers on Blocks 06 and 10 provide residents an opportunity for gardening and cultivating. Community gardens are intended to be integrated into the design of a series of terraces that step down towards the west, providing views of Lake Merced and the Pacific Ocean beyond. Pervious paths connect the terraces, while wider paved walks link the towers together. Planted edges are meant to provide wind protection in order to make these spaces more comfortable for people and increase the viability of crops that are grown in the community gardens.

### Standards

02.25.01 Requirements Open space dimensions and design elements shall comply with Figure 02.25.A - Community Garden Illustrative Plan.

### Guidelines

- 02.25.02 Terracing Areas designated for community gardening should have a maximum slope of approximately 2%. Terracing and other stepping strategies should be employed in order to accommodate slopes greater than approximately 2%.
- 02.25.03 Pedestrian Path Paths should be paved with pervious unit pavers, stone or decomposed granite (Fig. 02.25.A).
- 02.25.04 Wind-Break Rows of shrubs planted in the north-south direction are intended to formally delineate the community garden terraces as well as provide a wind-break to protect the sensitive garden beds. Potential plant species are listed in Figure 02.25.C - Proposed Shrubs and Groundcovers.
- 02.25.05 Limited Access Vehicular access roads are discouraged in the community gardens.

Figure 02.25.A - Community Garden Illustrative Plan

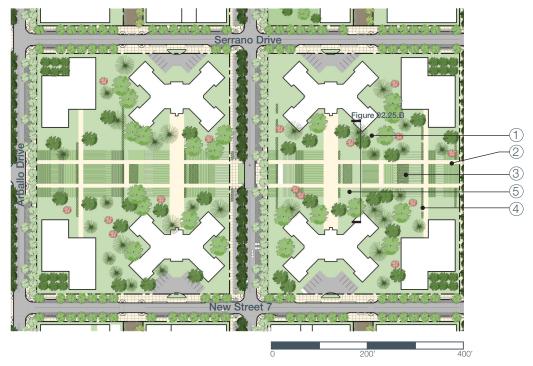
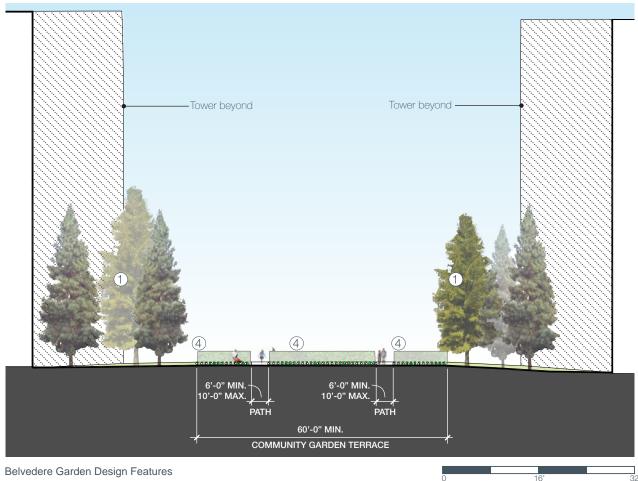


Figure 02.25.B - Community Garden Section



- 1. Coniferous grove around towers (see Section 02.26)
- 2. Pedestrian path
- 3. Garden terrace
- 4. Planted edge for wind protection
- 5. Flexible open space

### Figure 02.25.C Proposed Trees

Species / Common Name

See 02.25 Towers

### Proposed Shrubs and Ground Covers \* California native

Species / Common Name

Wind blocking hedge



Neruim Oleander 'Petite Pink' and 'Petite Salmon' /Oleander

Pittosporum tenuifolium 'Buddy Gorman' and 'Mrs. Gorman'

Rhamnus californica 'Mound San Bruno' or 'Eve Case' / Coffeeberry \*

### 02.26 Open space -tower areas

#### **KEY PLAN**



Forest-like clusters of wind blocking Alaskan Red Cedar, Monterey Cypress, and Canary Island Pine around the bases of the towers are intended to help visually anchor the tall structures to the site. Where appropriate and protected from the wind, orchard trees that change colors seasonally are intended to mark formal entries, break up expanses of parking and be a productive landscape. At the northwest towers on Block 01, the existing central dropoff area between the two towers is meant to be converted into a park-like open space that includes an area for rain water detention.

#### **Standards**

02.26.01 Requirements Open space dimensions and design elements shall comply with Figure 02.26.A - Towers Illustrative Plan and Figure 02.26.B - Towers Section.

02.26.02 Detention Pond A rainwater detention pond shall be included at the northwest towers on Block 01 (Figure 02.26.A).

#### Guidelines

02.26.03 Trees + Plants To provide wind protection and a uniform appearance, coniferous groves of Monterey Cypress and others trees should be planted at the base of towers, as listed in Figure 02.26.C - Proposed Trees and Proposed Shrubs and Groundcovers. Alternative species not listed should be selected by a licensed arborist and should be compatible with soil saturation levels.

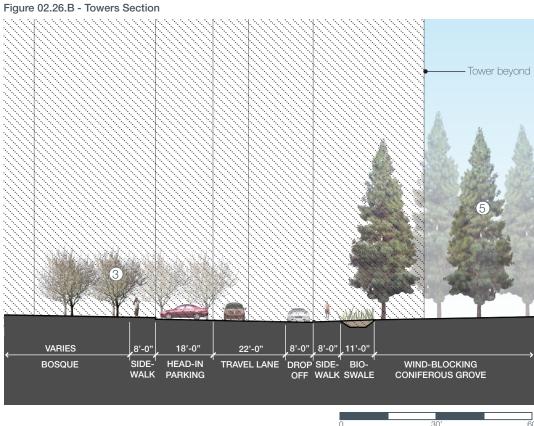
02.26.04 Celebrate Water The reconfiguration of the existing central parking area on Block 01 and the integration of a rainwater detention pond is encouraged, in order to reduce the visual impact of cars on this part of the neighborhood and make the low-impact rainwater treatment system an integral part of this open space.

Figure 02.26.A - Towers Illustrative Plan



02.26.05 Celebrate Water The rainwater detention area should incorporate a water feature as an amenity for residents.

02.26.06 Increased Vibrancy The area around the base of the towers should include seating, bike racks trash and recycling bins, where appropriate.



Tower Area Design Features

- 1. Detention pond water feature
- 2. Seasonal stream
- 3. Bosque of trees
- 4. Flexible Lawn
- 5. Coniferous Grove around towers and on the windy side

### Figure 02.26.C Proposed Trees

Species / Common Name

Coniferous Grove 'Aptos Blue' on east side of buildings \*Calocedrus decurrens



### Bosque



### Proposed Shrubs and Ground Covers \* California native

Species / Common Name

For Wind Protected Sides



## Aucuba japonica Loropetalum Chinese / Fatsia japonica

Chinese Fringe Flower

### For Windy Sides



### 02.27 open space -courtyard

### **KEY PLAN**



Courtyards are semi-private open spaces within blocks that are intended to be social gathering places on a building scale. As intermediately scaled open spaces, courtyards act as a transition zone from the residents' private patios to the surrounding neighborhood streets and open spaces. Many of the courtyards are intended to be built on top of below grade parking structures, stepping down through a series of terraces in order to accommodate changes in grade and connect to the neighborhood streets and the Paseos. Courtyard planting is encouraged to be large, informal and attract birds and butterflies, while at the same time provide an appropriate buffer for private patios. While respecting the privacy of patios, the communal areas of courtyards are intended to incorporate designated spaces for programmed activities. Courtyards are meant to incorporate rainwater detention features, such as temporal streams fed by rainwater runoff that outfall into the bioswale network. Private open spaces are considered to be included in the design of individual buildings and as such standards and guidelines related to these spaces are located in Chapter 03 - Building Design.

#### Standards

- 02.27.01 Rainwater Capture Courtyards must include a rainwater detention area for roof runoff. Rainwater detention areas should incorporate a water feature as an amenity for residents.
- 02.27.02 Soil Depth If a below grade parking structure is incorporated into the design of the courtyards, sufficient soil depth must be provided to ensure the success and health of plants and trees. Irrigation and sub-drainage must be provided for all planting.
- 02.27.03 Softscape Courtyards shall have 65 percent softscape including planted areas and water elements.
- 02.27.04 Tree Base Trees shall not be planted in boxes or planters greater than 18 inches high.

### Guidelines

- 02.27.05 Courtyard Amenities Courtyards should include seating, bike racks, trash and recycling bins where needed.
- 02.27.06 Gatherings An open area, either paved or lawn, should be provided in each courtyard to accommodate social gatherings, informal play and sitting.
- 02.27.07 Butterfly Gardens Courtyard planting is encouraged to be large, informal and attract birds and butterflies and provide an appropriate buffer for private patios.
- 02.27.08 Linked Open Space Where feasible, semiprivate open space in Courtyards should be directly linked to private terraces of ground floor units by pathway or stairs.
- 02.27.09 Pathways Pedestrian paths and throughways in courtyards should be no greater than 4 feet wide and paved with a material comparable to decomposed granite paving.
- 02.27.10 Programmed Play Courtyards should include clearly defined areas for programmed activities such as, but not limited to, a picnic area, a community garden, a bocce ball court, a mini soccer field, a structured playground or an outdoor dining area.
- 02.27.11 Planting Separately defined areas within courtyards should be defined by distinct planting schemes.
- 02.27.12 Active Uses Ground floor active uses may open onto and occupy parts of courtyards with outdoor spaces, adjacent to buildings.
- 02.27.13 Seating Courtyards should include ample seating. Trees should provide maximum wind protection, and seating should be located to offer sunny, wind protected places to sit and gather.

Figure 02.27.A - Courtyard Illustrative Plan Example



Courtyard Design Features

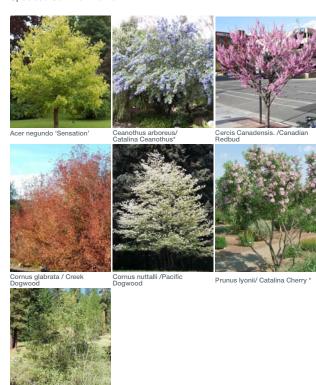
- 1. Multi-purpose surface
- 2. Planted edge
- 3. Trees
- 4. Seating area
- Area for structured activities
- 6. Water feature



Courtyard illustrative example with a stream

### Figure 02.27.B Proposed Trees

Species / Common Name



Salix scouleriana /Scouler Willow

### Proposed Shrubs and Ground Covers \* California native Species / Common Name



### 02.28 materials + site furnishings

The Standards and Guidelines for materials and site furnishings offer design recommendations for a general aesthetic approach that is consistent with the overall design of streets and open spaces. Materials, site furnishings and other public amenities described in this section are intended to support the design and function of streets and open spaces, while aesthetically enhancing the public character of Parkmerced as a pedestrian focused neighborhood. Some site furnishings, such as benches, bike racks and moveable furniture are divided into commercial and residential character zones as shown in Figure 02.28.A - Site Furnishing Plan, in order to visually and functionally accommodate the different level of activities prescribed in each zones. Bollards and trash and recycling bins are intended to have a consistent design vocabulary throughout the neighborhood.

### **Guidelines**

- 02.28.01 Durability Site furnishings should be chosen to convey longevity and simplicity. Examples are shown in Figure 02.28.B.
- 02.28.02 Aesthetic Site furnishings should be modern, minimal and urbane in character and should not include historic replications.
- 02.28.03 Character Site furnishings should be consistent at each respective zone, in order to provide a cohesive character to the neighborhood, with a consistent spacing, materials, a color scheme and patterns.
- 02.28.04 Standards Site furnishings at Parkmerced should be selected from or meet the standards of, the Department of Public Works list of approved street furnishings.

- 02.28.05 Design Vocabulary Once chosen, trash and recycling receptacles and bollards should use a consistent design vocabulary throughout the neighborhood.
- 02.28.06 Materials Site furnishings for benches, bike racks, moveable tables and chairs should reflect and support either a commercial or residential character, depending on the zone in which they are located. The commercial zone is encouraged to use site furnishings made of durable and vandal-resistant materials such as stainless steel or other heavy duty materials where appropriate. The residential zone is encouraged to use materials that convey a more residential character, such as wood.
- 02.28.07 Location Location of site furnishings should avoid conflicts with parked cars.



Figure 02.28.B Examples of Commercial Zone Site Furnishings Design Family





Examples of Residential Zone Site Furnishings Design Family Benches





Bike racks

Benches





Bike racks



Examples of Common Site Furnishings Design Family Trash and recycling receptacles





Tables and chairs





# 02.29 Paving

The ground plane within the public realm plays a critical role in both maximizing site permeability as well as enhancing the character of Parkmerced as a pedestrian focused neighborhood. In order to encourage a modern, simple neighborhood aesthetic, the paving palette is intended to be limited to a small range of textures and colors. The use of recycled or renewable materials, when possible, is encouraged and permeable paving is meant to be an integral part of both street and open space designs.

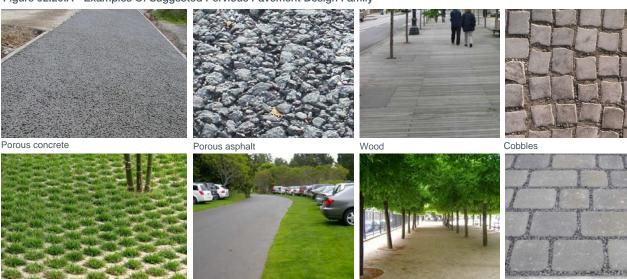
# **Standards**

02.29.01 Permeable Paving Permeable paving zones shall be consistent with the Infrastructure Report. Examples are shown in Figure 02.29.A - Examples Of Suggested Pervious Pavement Design Family.

## Guidelines

- 02.29.02 Color Alternative sidewalk paving is encouraged and should include a pigmented concrete, matching dark gray -pantone color #455 with sandblasted finish and saw-cut joints. Once chosen, sidewalk material should be consistent throughout.
- 02.29.03 Edging Decomposed granite or other loose pavement materials are encouraged to have a metal edging at all sides when not adjacent to solid pavers or walls.

Figure 02.29.A - Examples Of Suggested Pervious Pavement Design Family







High albedo paver

### Sidewalk Color and Saw Cut Joints



Grass block paving

Scofield CHROMIX® Admixtures for Color-Conditioned® Concrete C-34 Dark Gray or equivalent to match color

Decomposed granite

Permeable unit paver

# 02.30 recreational amenities

In an effort to create a healthy neighborhood environment, the open space at Parkmerced is meant to incorporate opportunities for both active and passive recreation such as sports courts, playgrounds, outdoor dining areas, and areas for quite reflection. The open space network at Parkmerced is intended to provide recreation spaces suited to diverse groups of people and multiple types of activities.

The concept images included in this section are meant to provide a visual sampling of potential recreation amenities consistent with the overall design approach of Parkmerced.

- 02.30.01 Aesthetic The design, color, and material of play and recreation equipment should relate to the overall modern design aesthetic of the specific space in which it is located. Examples are shown in Figures 02.30.A - Play Equipment and 02.30.B - Fitness Equipment.
- 02.30.02 Play Areas Separate play areas should be provided for toddlers (2-5 year old) and older children (5-12 year old). Play equipment that allows for multiple uses and encourages freeplay is desirable.
- 02.30.03 Drinking Fountains Drinking fountains should be provided at all active recreation areas.
- 02.30.04 Lighting Lighting should be provided in some of the active recreation areas to allow for evening use.
- 02.30.05 Outdoor Dining Outdoor dining areas should be located in sunny, wind-protected locations. Outdoor cooking facilities are encouraged.

Figure 02.30.A - Play Equipment Examples of suggested toddler play equipment design family









Examples of suggested school age play equipment design family









**Ground Markings** 

# Figure 02.30.B - Fitness Equipment

Suggested Outdoor Fitness Equipment and Sport Courts Examples









Climbing Wall

Skateboarding

Lawn Bowling









Basketball

Racquetball

Fitness Equipment

Tennis

# 02.31 lighting

Lighting is intended to be attractive and visually engaging, while providing public safety and enhancing the character of Parkmerced as a pedestrian focused neighborhood. Lighting designs are meant to be modern and simple. All lighting shown in this section is conceptual only, and critical analysis and photometric studies are required to specify the exact light fixture, lamping, wattage and fixture spacing. Night sky pollution is meant to be minimized while still providing safe lighting levels. Certain areas of the Parkmerced neighborhood are intended to have lower lighting levels, such as the stream corridor, where it is important to minimize light pollution so as not to disturb wildlife and maintain a natural setting.

# **Standards**

- 02.31.01 Lighting Types Four lighting zones which reflect the different characters of their area's uses have been established for Parkmerced and are located in Figure 02.31.A - Lighting Plan. These include commercial, residential, active open spaces, and passive open spaces.
- 02.31.02 Boulevard/ Commercial Lighting Zone The commerical lighting zone shall include a tall height fixture to illuminate the roadway and a low height lighting fixture to illuminate sidewalks and retail frontage. Luminaires shall minimize light trespass, reduce sky-glow (Fig. 02.31.C). Fixtures shall be selected from, or meet the standards of, the City Department's list of approved lighting fixtures.
- 02.31.03 Residential Lighting Zone The residential lighting zone shall include only a low height lighting fixture to illuminate sidewalks. Luminaires shall minimize light trespass and reduce sky-glow (Fig. 02.31.D). Fixtures shall be selected from, or meet the standards of, the City Department's list of approved lighting fixtures.

- 02.31.04 Active Open Space Lighting Zone The active open space lighting zone is defined as the public and semi-private open space areas, pedestrian paths and walkways lit. Luminaires within this zone shall minimize light tresspass and skyglow. It is intended to accommodate lighting to support evening outdoor activities compatible with adjacent uses.
- 02.31.05 Passive Open Space Lighting Zone The passive open space lighting zone shall utilize luminaires with the minimum allowable lighting levels to reduce sky-glow and avoid light trespass.

# **Design Guidelines**

02.31.06 Aesthetic Lighting types should be modern, minimal and urbane in character and should not include historic replications.

- 02.31.07 Commercial Alignment Street lights in the commercial zone as indicated in Figure 02.31.A -Lighting Plan, should be aligned across the street in order to create a consistent, formal rhythm. Stainless steel luminaries are encouraged for their durability.
- 02.31.08 Residential Alignment Street lights in residential zone should be staggered to allow for fewer street lights to be used.
- 02.31.09 Appropriate Light Levels Lighting needs at the open space areas vary across the neighborhood, requiring a range of lighting solutions. Lighting levels and fixture types should be selected according to the use of each open space and the adjacent uses. For instance, bollards and other light fixtures that illuminate the ground plane but do not allow light trespass into adjacent residential units should be considered in courtyards and Neighborhood Commons. Additional open space lighting options include, but are not limited to, recessed wall lighting and step lighting where applicable.



# 02.31 lighting

Figure 02.31.B - Luminaires Examples of suggested Luminaires









Bollards

Recessed Wall Lighting



Step Lighting



Athletic Field Luminaires





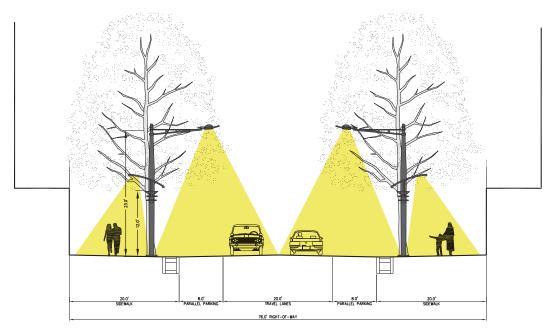


Figure 02.31.C - Commercial Lighting Typical Section

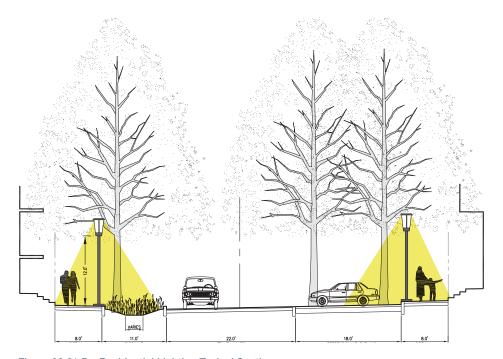


Figure 02.31.D - Residential Lighting Typical Section

# 02.32 off-site improvements

The success of the Parkmerced neighborhood as a sustainable, pedestrian-oriented community ultimately depends on how the community is situated and linked with the larger context of the city. Anticipating the future growth of the Parkmerced neighborhood, adjacent streets and roadways are required to efficiently accommodate the increased volume of and is intended to improve the safety and ease of movement for all modes of travel. including pedestrian, bicycle and vehicular traffic. The following section focuses on how neighboring streets and intersections adjacent to the property shown in the Off-Site Improvements Plan, Fig. 02.32.A, benefit from a series of future improvements through:

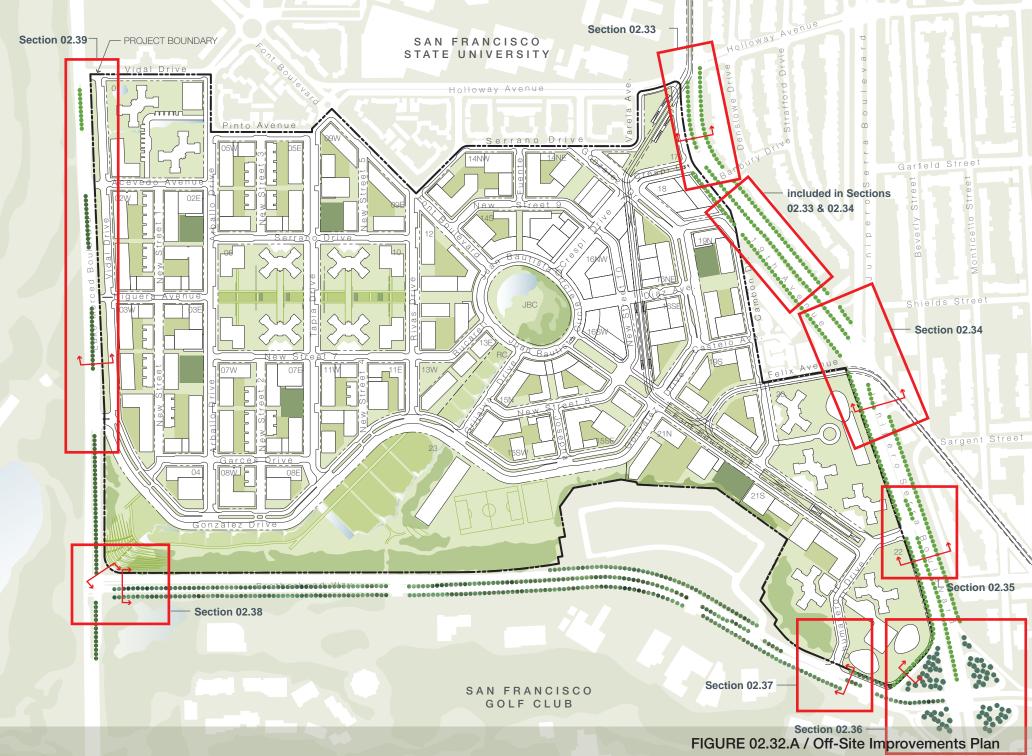
- an increased number of access points into Parkmerced
- improved pedestrian safety and convenience
- reconfiguration of existing intersections for better traffic flow to aid transit and vehicle travel
- quality landscape interventions for attractive streetscape that functions as a civic gateway to San Francisco
- implementation of the citywide network of bicycle and pedestrian routes, connected to the existing and proposed bicycle and pedestrian pathways in the internal streets of Parkmerced

While the plan recognizes that accessibility and pedestrian safety in the surrounding streets should be a priority as part of public realm improvements in this neighborhood, it also emphasizes the importance of a coherent design framework that is consistent with the Parkmerced Design Standards and Guidelines as well as Better Streets Plan.

### **Standards**

- 02.32.01 Standards Off-Site Improvements shall adhere to the standards and guidelines contained within this section for specific individual street types illustrated in Figure 02.31.A, Off-Site Improvements Plan.
- 02.32.02 Intersections All intersections shall be in compliance with City of San Francisco standards for signage and street markings.

- 02.32.03 Character Each street should have consistent and distinctive characters to work as a cohesive whole with a consistent street tree inventory and spacing, a planting scheme, a color scheme, paving materials and patterns, furnishings, and liahtina.
- 02.32.04 Utilities All utilities should be hidden from sight lines at corners and put below grade when possible. Their locations should not interfere with tree spacing.
- 02.32.05 Pedestrian Refuge Reconfiguration of medians should include areas of pedestrian refuge, and pedestrian bulb-outs are encouraged at crosswalks where feasible.



# o2.33 off-site -holloway, crespi & 19th avenue

#### **KEY PLAN**



The realignment of Crespi Drive to the south and the addition of a dedicated left-turn pocket from northbound 19th Avenue will provide a new access point into Parkmerced from points south, plus new crosswalks with pedestrian signals. The intersection of 19th Avenue and Holloway will be modified to provide additional capacity in the southbound 19th Avenue direction, which will also be widened to allow a fourth travel lane (which may be a regular mixedflow travel lane or a High Occupancy/ Toll HOT lane) to improve traffic flow, especially during the evening commute period. A new multimodal station and transit plaza will be provided at the southwest corner of the intersection as well with wide platforms, multiple access points, and connections to other transit lines to allow for Muni to be realigned off 19th Avenue and into Parkmerced, helping to increase traffic flow and improve pedestrian safety. Per the View Corridor Plan, Fig.02.02.A, the west side of 19th Avenue, adjacent to the Muni transit center shall not have any street trees in order to preserve the view.

# **Standards**

- 02.33.01 Requirements Intersection improvements shall be in compliance with Figure 02.33.A - 19th Avenue Illustrative Plan.
- 02.33.02 Dimensions Sidewalk and planting zone dimensions for 19th Avenue shall be per Figure 02.33.B -19th Avenue Typical Section.
- 02.33.03 Trees Street trees shall be consistent in size, height and canopy form.
- 02.33.04 Tree Alignment Tree spacing shall be regular and consistent. Trees shall follow the existing tree spacing on site.
- 02.33.05 Tree Spacing The siting of all new tree planting shall be in accordance with City of San Francisco guidelines (Department of Public Works,

Ordinance No.169,946) regarding tree setbacks and utility/ signal visibility. On the approach and far sides of any intersection, trees shall be no closer than 25 and 10 feet, respectively, from the corner of the property line. Additionally, trees and other plantings in the sidewalk area shall be located so that visibility of traffic signals or lights will be assured at all times.

02.33.06 Ground Plane Sidewalk paving material, finish and color shall be consistent at all locations and shall follow city standards.

- 02.33.07 Tree Species Street tree species on 19th Avenue should match existing, believed to be Callistemon citrinus. Existing tree type should be verified by an arborist.
- 02.33.08 Median Trees Where the median is wide enough, trees should be planted to match the street trees.
- 02.33.09 Median Plants Narrow portions of the median should be planted with taller shrubs to provide seasonal color and variation in texture.
- 02.33.10 Plants Proposed understory planting alternatives are listed in Fig.02.33.D - proposed shrubs and groundcovers. Alternative species not listed should be selected by a licensed arborist.

Figure 02.33.A - 19th Avenue Illustrative Plan Figure 02.33.B 9th Avenue Figure 02.33.C

Figure 02.33.B - 19th Avenue Typical Section

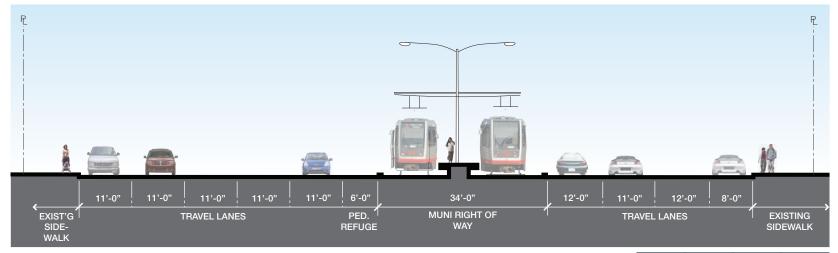


Figure 02.33.C - 19th Avenue Typical Section

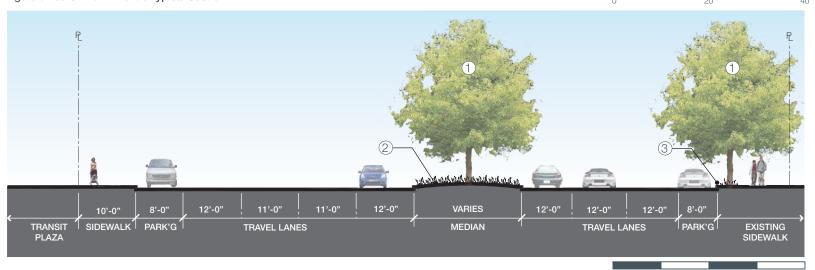


Figure 02.33.D Proposed Trees

Species / Common Name



Proposed Shrubs and Ground Covers \* California native Species / Common Name





Sisyrinchium bellum/ Blue-eyed Grass

# 19th Avenue Design Features

- 1. Street tree
- 2. Median planting
- 3. Continuous understory planting
- 4. Existing bus stop to be re-configured
- 5. New curb return to shorten pedestrian crosswalks
- 6. Realign crosswalks
- \* Mitigation Measure Alternative TR-2A: Eliminate left-turn pocket/ median width will be increased with removal of pocket

- 7. Modify median and provide pedestrian refuge
- 8. Install pavement demarcation
- 9. Widen street for 400' long full 8' widening for 220' for deceleration lane, widen street for 100' long <8' for the approach taper, and widen street for 80' long <8' for the lane addition
- 10. Remove existing island

- 11. New pedestrian bulb-out to shorten pedestrian crosswalk
- 12. New traffic signal
- 13. Create a northbound left-turn pocket\*
- 14. Remove existing Muni tracks
- 15. Narrow median to accommodate left-turn pocket
- 16. Create fourth southbound travel lane

# 02.34 off-site -junipero serra boulevard & 19th avenue

#### **KEY PLAN**



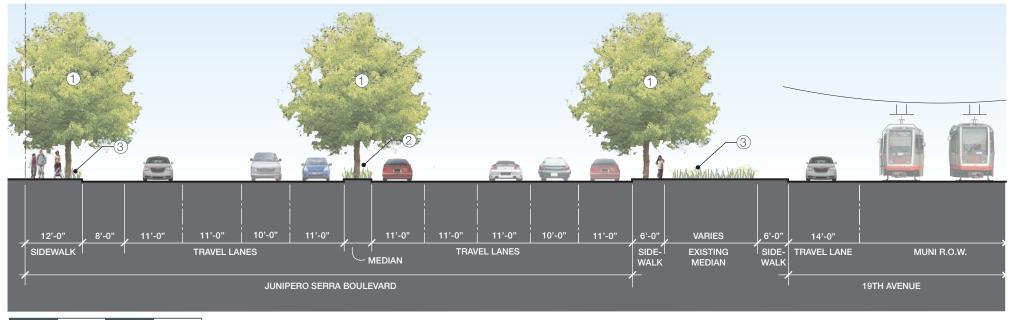
With the re-routing of Muni through Parkmerced, the light rail tracks will be re-configured to cross the intersection of Junipero Serra and 19th Avenue diagonally and re-connect to the existing tracks south east of the intersection. Also included in the improvements to this intersection are the creation of an additional northbound Junipero Serra left-turn lane and the elimination of the northbound 19th Avenue left-turn movement to improve traffic flow a capacity as well as increased safety. Stop signs will be implemented at the channelized right-turn movements to improve pedestrian crossings.

**Standards** 

- 02.34.01 Requirements Intersection improvements shall be in compliance with Figure 02.34.A - Junipero Serra Illustrative Plan.
- 02.34.02 Dimensions Sidewalk and planting zone dimensions for Junipero Serra shall be per Fig. 02.34.B Junipero Serra Typical Section.
- 02.34.03 Trees Street trees shall be consistent in size, height and canopy form.
- 02.34.04 Tree Alignment Tree spacing shall be regular and consistent. Trees shall follow the existing tree spacing on site.
- 02.34.05 Tree Spacing The siting of all new tree planting shall be in accordance with City of San Francisco guidelines (Department of Public Works, Ordinance No. 169,946) regarding tree setbacks and utility/ signal visibility. On the approach and far sides of any intersection, trees shall be no closer than 25 and 10 feet, respectively, from the corner of the property line. Additionally, trees and other plantings located in the sidewalk area shall be located so that visibility of traffic signals or lights will be assured at all times.

Figure 02.34.A - Junipero Serra Illustrative Plan

Figure 02.34.B - Junipero Serra & 19th Avenue Section



Junipero Serra & 19th Avenue Design Features

- 1. Street tree
- 2. Median planting
- 3. Continuous understory planting
- 4. New right-turn lane
- 5. New crosswalk
- 6. Modify median and 4'x4' min. pedestrian refuge
- 7. New striping
- 8. New left-turn lane
- 9. Traffic signals modifications
- 10. New pedestrian bulb-out
- 11. Remove existing median
- 12. Modify existing median
- 13. New Striped Median & 20' mountable curb for LRT loading
- 14. Eliminate left-turn pocket
- 15. New curb return and stop sign
- 16. Install pavement demarcation

02.34.06 Ground Plane Sidewalk paving material, finish and color shall be consistent at all locations and shall follow city standards.

- 02.34.07 Tree Species Street tree species on Junipero Serra should match existing, believed to be Callistemon citrinus. Existing tree type should be verified by an arborist.
- 02.34.08 Median Trees Where the median is wide enough. trees should be planted to match the street trees.
- 02.34.09 Median Plants Narrow portions of the median should be planted with taller shrubs to provide seasonal color and variation in texture.
- 02.34.10 Plants Proposed understory planting alternatives are listed in Fig.02.34.C -proposed shrubs and groundcovers. Alternative species not listed should be selected by a licensed horticulturalist.

Figure 02.34.C Proposed Trees Species / Common Name



Proposed Shrubs and Ground Covers \* California native Species / Common Name





Sesleria autumnalis/ Autumn Moor Grass

Sisyrinchium bellum/ Blue-eyed Grass

# 02.35 off-site -chumasero drive & junipero serra

#### **KEY PLAN**



Junipero Serra Boulevard forms the Southeast edge of Parkmerced. The Font intersection with Junipero Serra will be replaced with a new intersection with Chumasero Drive, including a new northbound left-turn pocket and a new traffic signal to provide another access point into Parkmerced for vehicles coming from the south which will help to reduce the amount of traffic in adjacent neighborhoods. New crosswalks with pedestrian signals and refuge areas are intended to introduce a new, safer and more convenient crossing of 19th Avenue. Approaching Parkmerced from the south on Highway 280, Junipero Serra Boulevard and onto 19th Avenue currently feel like an extension of the highway. The design of the streetscape and intersection at Chumasero Drive and Junipero Serra Boulevard is intended to visually and physically make this section of the 19th Avenue and Junipero Serra Boulevard corridor a more integrated part of the city and not an extension of the highway. A planted median, tree-lined sidewalks, additional buffer planting zone at the edge of travel lanes and pedestrian refuges are intended to slow down vehicular traffic and to make Junipero Serra Boulevard a safe and comfortable place for pedestrians.

### **Standards**

- 02.35.01 Requirements Intersection improvements shall be in compliance with Figure 02.35.A - Junipero Serra & Chumasero Illustrative Plan.
- 02.35.02 Dimensions Sidewalk and planting zone dimensions for Junipero Serra Boulevard shall be per Fig. 02.35.B - Junipero Serra Boulevard Typical Section.
- 02.35.03 Trees Street trees shall be consistent in size. height and canopy form.
- 02.35.04 Tree Alignment Tree spacing shall be regular and consistent. Trees shall follow the existing tree spacing on site.

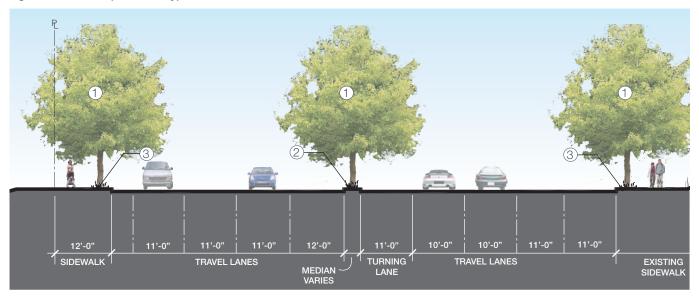
- 02.35.05 Tree Spacing The siting of all new tree planting shall be in accordance with City of San Francisco guidelines (Department of Public Works, Ordinance No. 169,946) regarding tree setbacks and utility/ signal visibility. On the approach and far sides of any intersection, trees shall be no closer than 25 and 10 feet, respectively, from the corner of the property line. Additionally, trees and other plantings located in the sidewalk area shall be located so that visibility of traffic signals or lights will be assured at all times.
- 02.35.06 Ground Plane Sidewalk paving material, finish and color shall be consistent at all locations and shall follow city standards.

- 02.35.07 Tree Species Street tree species on Junipero Serra Boulevard should match existing, believed to be Callistemon citrinus. Existing tree type should be verified by an arborist.
- 02.35.08 Median Trees Where the median is wide enough. trees should be planted to match the street trees.
- 02.35.09 Median Plants Narrow portions of the median should be planted with taller shrubs to provide seasonal color and variation in texture.
- 02.35.10 Plants Proposed understory planting alternatives are listed in Fig.02.35.C -proposed shrubs and groundcovers. Alternative species not listed should be selected by a licensed arborist.

Figure 02.35.A - Junipero Serra & Chumasero Illustrative Plan



Figure 02.35.B - Junipero Serra Typical Section



# Junipero Serra Design Features

- 1. Street tree type -urban edge
- 2. Median planting
- 3. Understory planting at tree well
- 4. Modify Existing Median
- 5. New crosswalk
- 6. New traffic signal
- 7. New median for pedestrian refuge
- 8. New left-turn lane
- 9. Remove median concrete barrier

Figure 02.35.C Proposed Trees

Species / Common Name



## Proposed Shrubs and Ground Covers \* California native Species / Common Name





Sesleria autumnalis/ Autumn Moor Grass

Sisyrinchium bellum/ Blue-eyed Grass

# 02.36 off-site -brotherhood way & junipero serra - mitigation

Figure 02.36.A - Brotherhood Way & Junipero Serra Illustrative Plan

**KEY PLAN** 



The overpass at the intersection of Brotherhood Way and Junipero Serra Boulevard form a clearly defined gateway into the City of San Francisco. Re-landscaping this intersection is intended to improve both driver and pedestrian safety, as well as enhance the character of this major access point to the city. Landscape areas located within the on- and off-ramps are meant to have the character of an urban forest, with heavily planted, large trees accentuating the special nature of this place. Provision for a third travel lane on westbound Brotherhood Way from the northbound Junipero Serra off-ramp to Chumasero will improve the merge/diverge movements at the on- and off-ramps and will provide additional capacity for vehicles destined to Parkmerced via Chumasero. A third eastbound Brotherhood Way lane between the off-ramp and on-ramp will also improve merge/diverge movements. Space along the northern edge of Brotherhood Way will be reserved for the proposed long term bike lane improvement per the June 26, 2009 San Francisco Bicycle Plan.

#### **Standards**

02.36.01 Requirements Intersection improvements shall be in compliance with Figure 02.36.A -Brotherhood Way & Junipero Serra Illustrative Plan.

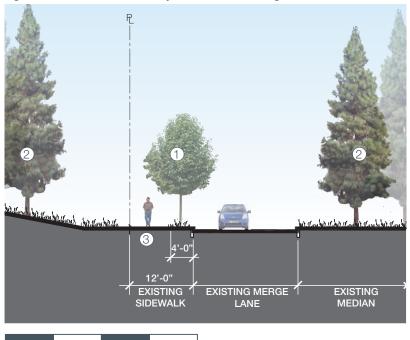
02.36.02 Trees Street trees shall be consistent in size, height and canopy form and match Junipero (3) Serra Boulevard.

02.36.03 Tree Alignment Street tree spacing shall be (8) regular and consistent to match Junipero Serra (4) Boulevard.

02.36.04 Tree Spacing The siting of all new tree planting shall be in accordance with City of San Francisco guidelines (Department of Public Works, Ordinance No. 169,946) regarding tree setbacks and utility/ signal visibility. On the approach and far sides of any intersection, trees shall be no

**Brotherhood Way** 

Figure 02.36.B - Brotherhood Way Section at Interchange



closer than 25 and 10 feet, respectively, from the corner of the property line. Additionally, trees and other plantings located in the sidewalk area shall be located so that visibility of traffic signals or lights will be assured at all times.

02.36.05 Ground Plane Sidewalk paving material, finish and color shall be consistent at all locations and shall follow city standards.

### Guidelines

- 02.36.06 Tree Species Street tree species on the southeast corner should match Junipero Serra Boulevard street tree species.
- 02.36.07 Median Trees Trees in the clover leaf open space areas should match the redwood forest in Towers area, shown in 02.36.C proposed trees list.

# **Brotherhood Way Interchange Design Features**

- 1. Street tree to match Junipero Serra Boulevard tree type
- 2. Tree to match tower areas type
- 3. Pedestrian planting- sidewalk and street separation
- 4. Modify/remove existing ramp
- 5. Modify existing curb
- 6. Modify median
- 7. Widen roadway 14' for third lane and for the proposed long term improvement bike lane per the June 26, 2009 San Francisco Bicycle Plan
- 8. Re-align and re-stripe crosswalk
- 9. Install new crosswalk
- 10. Install new sidewalk
- 11. Widen roadway 14' for eastbound merge/diverge lane
- 12.Re-configure off-ramp
- 13. New median island and pedestrian refuge
- 14.Left turn lane

# Figure 02.36.C Proposed Trees

Species / Common Name

Towers trees -Coniferous Grove









lawsoniana / Lawson

Montery Cypress\*

Island Pine

street tree -to match 19th avenue and junipero serra boulevard



## Proposed Shrubs and Ground Covers \* California native Species / Common Name





Sesleria autumnalis/ Autumn Moor Grass

eved Grass \*

# 02.37 off-site -chumasero drive & brotherhood way

#### **KEY PLAN**



Brotherhood Way forms the south edge of Parkmerced. It is an eastern approach to Parkmerced from the north on Highway 280. The design for the realigned Chumasero Drive and a new 'T' intersection with Brotherhood Way is intended to simplify vehicular movements with adjacent Thomas More Drive to reduce the current traffic congestion in the area and to provide a new at-grade pedestrian crossing location.

Brotherhood Way is a wide boulevard that bisects the Monterey cypress forest located on the southern slope of the neighborhood and the San Francisco Golf Club. The cypress trees should be continued as both street trees and median planting, helping to connect the forest that is located on both sides of Brotherhood Way. Similar to the 19th Avenue and Junipero Serra Boulevard corridor, the design of the section of Brotherhood Way, including additional planting, a new sidewalk and pedestrian crossing, is intended to create a pedestrian-friendly environment by additional planting, a new sidewalk and a pedestrian crossing, connecting the south neighborhood to a future sports fields on top of the slope.

### **Standards**

- 02.37.01 Requirements Intersection improvements shall be in compliance with Figure 02.37.A -Brotherhood Way & Chumasero Illustrative Plan.
- 02.37.02 Dimensions Sidewalk and planting zone dimensions for Brotherhood Way shall be per Fig. 02.37.B - Brotherhood Way Typical Section.
- 02.37.03 Trees Street trees shall be consistent in size, height and canopy form.
- 02.37.04 Tree Alignment Tree spacing shall be regular and consistent.
- 02.37.05 Tree Spacing The siting of all new tree planting shall be in accordance with City of San Francisco

guidelines (Department of Public Works, Ordinance No. 169,946) regarding tree setbacks and utility/ signal visibility. On the approach and far sides of any intersection, trees shall be no closer than 25 and 10 feet, respectively, from the corner of the property line. Additionally, trees and other plantings located in the sidewalk area shall be located so that visibility of traffic signals or lights will be assured at all times.

02.37.06 Ground Plane Sidewalk paving material, finish and color shall be consistent at all locations and shall follow city standards.

- 02.37.07 Tree Species Tree species along Brotherhood Way should use Monterey cypress to match the existing forest planting on the south slope along Brotherhood Way.
- 02.37.08 Plants Proposed understory planting alternatives are listed in Fig.02.37.C -proposed shrubs and groundcovers. Alternative species not listed should be selected by a licensed arborist.

Figure 02.37.A - Brotherhood Way & Chumasero Illustrative Plan



Figure 02.37.B - Brotherhood Way Typical Section



**Brotherhood Way Design Features** 

- 1. Street tree with understory planting
- 2. Existing tree
- 3. Median planting
- 4. Sidewalk and proposed long term improvement bike lane per the June 26, 2009 San Francisco Bicycle Plan
- 5. New median
- 6. Modify existing signal
- 7. Extend pedestrian overcrossing
- 8. New median for pedestrian refuge

- 9. New pedestrian bulb-out
- 10.New traffic signal
- 11.Lengthen left-turn lane
- 12.New pedestrian crosswalk

# Figure 02.37.C Proposed Trees

Species / Common Name



Proposed Shrubs and Ground Covers \* California native Species / Common Name







Sisyrinchium Bellum Grass

Restio Tetraphyllus



# 02.38 off-site -lake merced boulevard & brotherhood way - mitigation

#### **KEY PLAN**



Modifications to the intersection of Brotherhood Way and Lake Merced Boulevard will improve traffic flow between Brotherhood Way and the northern segment of Lake Merced Boulevard and will eliminate the free-right turn to improve pedestrian conditions. By reducing the curb radii at the corner, a generous new pedestrian plaza can be created with opportunity for signage as well as an additional pedestrian crossing to Lake Merced. The existing Monterey cypress forest will open up at the corner to mark the park side entry, connecting Lake Merced to the terraced, formal Belvedere Garden.

### **Standards**

- 02.38.01 Requirements Intersection improvements shall be in compliance with Figure 02.38.A - Lake Merced & Brotherhood Illustrative Plan.
- 02.38.02 Ground Plane Sidewalk paving material, finish and color shall be consistent at all locations and shall follow city standards.

- 02.38.03 Pedestrian Access Cascading stairs from the Belvedere Garden should be connected to the south pedestrian crossing.
- 02.38.04 Plants Proposed understory planting alternatives are listed in Figure 02.38.C - proposed shrubs and groundcovers. Where there is enough space, additional understory planting, continued from the Belvedere garden is encouraged without obstructing signage or visibility for vehicles.

Figure 02.38.A - Lake Merced & Brotherhood Illustrative Plan

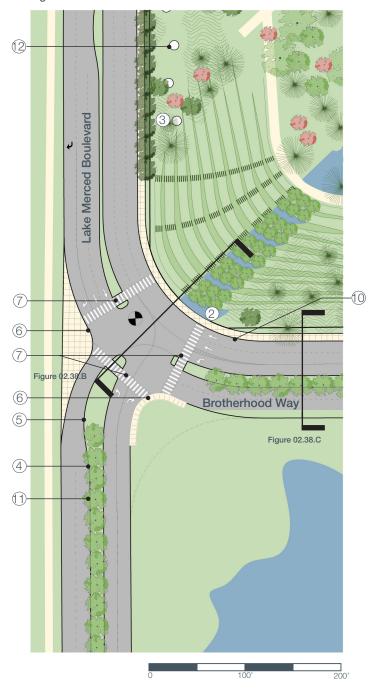
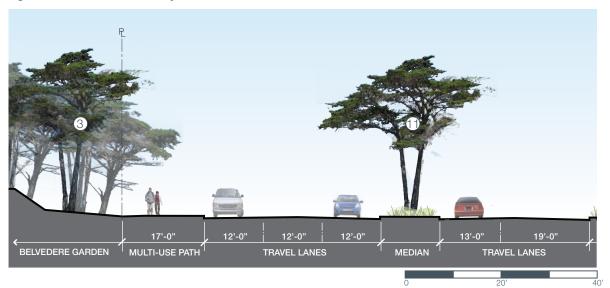


Figure 02.38.B - Brotherhood Way Section at Lake Merced Boulevard



Figure 02.38.C - Brotherhood Way Section



# **Brotherhood Way Design Features**

- 1. Lower plaza paved area- signage opportunities
- 2. Terraced water features at Belvedere garden
- 3. Existing forest
- 4. Modified median
- 5. New median for pedestrian refuge

- 6. Re-construct curb return & reduce radii
- 7. New crosswalk
- 8. New striped median to accomodate left turns for bikes
- 9. Stripe additional right-turn lane

Figure 02.38.D Proposed Trees Species / Common Name



Proposed Shrubs and Ground Covers \* California native Species / Common Name







Sisyrinchium Bellum Grass

Restio Tetraphyllus



- 10. Proposed long term improvement bike lane per the June 26, 2009 San Francisco Bicycle Plan
- 11.Street tree with median planting
- 12.Potential wind turbine

# 02.39 improvements -lake merced boulevard

#### **KEY PLAN**



Lake Merced Boulevard runs along the west side of Parkmerced and is bordered to the east by Vidal Drive. New access points will better distribute vehicles by reducing the current traffic congestion at Higuera and provide additional pedestrian crossings. The re-configured median between the two streets will function as the most westward Hedgerow street and buffer the strong western wind from the neighborhood. One type of a wind blocking tree species to match the Hedgerow Street tree is planted in the median, providing a sense of aesthetic continuity of Vidal Drive. While blocking the wind at the pedestrian level, wind will be captured above the tree line by wind turbines.

# **Standards**

- 02.39.01 Requirements Intersection improvements shall be in compliance with Figure 02.39.A - Lake Merced Boulevard Illustrative Plan and typical of all intersections along Lake Merced Boulevard between Vidal Drive and Brotherhood Way.
- 02.39.02 Dimensions Sidewalk and planting zone dimensions for Lake Merced Boulevard shall be per Fig. 02.39.B - Lake Merced Boulevard Typical Section.
- 02.39.03 Trees Street trees shall be consistent in size. height and canopy form.
- 02.39.04 Tree Alignment Tree spacing shall be regular and consistent. Trees shall match the wind-blocking tree species in the Hedgerow street type. See 02.11. Hedgerow Street.
- 02.39.05 Tree Spacing The siting of all new tree planting shall be in accordance with City of San Francisco guidelines (Department of Public Works, Ordinance No. 169,946) regarding tree setbacks and utility/ signal visibility. On the approach and far sides of any intersection, trees shall be no

closer than 25 and 10 feet, respectively, from the corner of the property line. Additionally, trees and other plantings located in the sidewalk area shall be located so that visibility of traffic signals or lights will be assured at all times.

02.39.06 Ground Plane Sidewalk paving material, finish and color shall be consistent at all locations and shall follow city standards.

- 02.39.07 Tree Species Wind blocking trees should provide a tall, upright and consistent wind blocking hedgerow. Hedgerow trees could reach 50 -60 feet high at their mature form. They should tolerate wind, fog and saturated soils. Once chosen, only one or two tree species should be used in the entire duration of the hedgerow so as to keep a consistent horticultural theme.
- 02.39.08 Median Trees Where the median is wide enough, trees should be planted to match the street trees.
- 02.39.09 Median Plants Narrow portions of the median should be planted with ornamental grasses to provide seasonal color and variation in texture.
- 02.39.10 Plants Proposed understory planting alternatives are listed in Fig.02.39.C -proposed shrubs and groundcovers. Alternative species not listed should be selected by a licensed arborist.

Figure 02.39.A - Lake Merced Boulevard Illustrative Plan

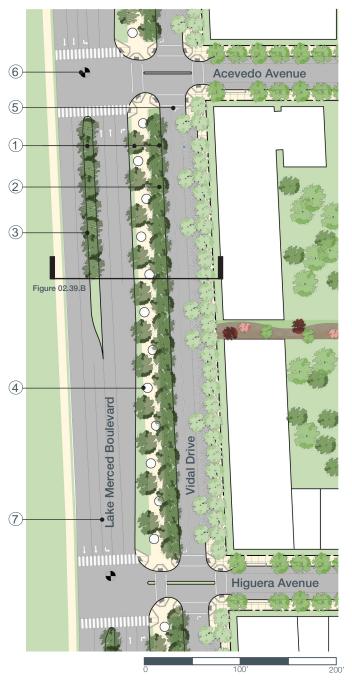
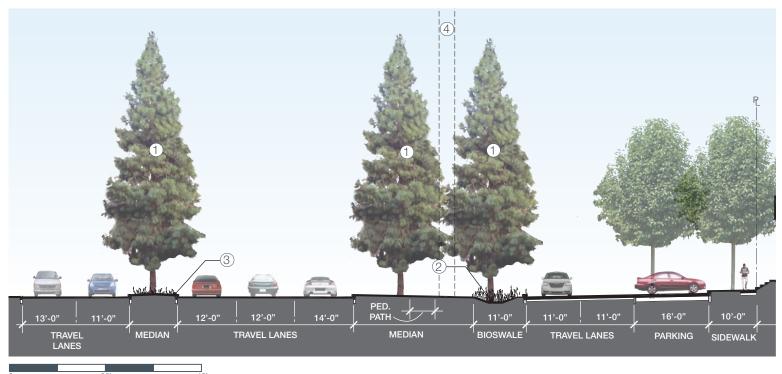


Figure 02.39.B - Lake Merced Boulevard Typical Section



Lake Merced Boulevard Design Features

- 1. Street tree
- 2. Bioswale
- 3. Median planting
- 4. Potential wind turbine
- 5. New right-turn pocket
- 6. New signal
- 7. Dedicated left-turn pockets at each intersection with new inter-connected traffic signals to facilitate movements and minimize effec to through traffic.

Figure 02.39.C Proposed Trees Species / Common Name







Canary Island Pine

Proposed Shrubs and Ground Covers \* California native Species / Common Name









06.23.11 / PARKMERCED DESIGN STANDARDS + GUIDELINES | 95

# building design

03.01	Sustainability	98
Building	g Controls	
03.02	Lot Coverage + Usable Open Space	100
03.03	Maximum Height	102
03.04	Bulk + Massing	104
03.05	Setback	106
03.06	Streetwall	112
Design	Controls	
03.07	Residential Base	116
03.07 03.08	Residential Base Commercial Base	116 118
03.08	Commercial Base	118
03.08 03.09	Commercial Base Facade	118 120
03.08 03.09 03.10	Commercial Base Facade Building Top	118 120 122



# building design

Parkmerced is intended to be a neighborhood of buildings that are architecturally interesting, well proportioned, and that engage people in the public realm. Buildings are meant to have well-defined street edges that frame the public realm, and convey a sense of activity and liveliness, reinforcing Parkmerced as a pedestrian focused neighborhood. A transition zone between buildings and public rights-of-ways is created by the design controls in order to invite residents to engage and inhabit the public realm. Residential courtyards are expected to be more intimate, semi-private zones that are visually and physically linked to the public realm, buffered from the wind and capture sunlight.

In order to produce a varied and visually stimulating urban form, a range of building types is encouraged at Parkmerced. Building massing is intended to focus density near transit, services and amenities, while creating places that are appropriately scaled, and protect neighborhood viewsheds.



# 03.01 sustainability







All new buildings at Parkmerced are intended to be constructed using ecologically sustainable materials and technologies in order to contribute to the reduction of natural resource consumption and waste production. The Parkmerced Sustainability Plan provides goals and strategies for building energy and water use, construction activities, and the selection of building materials, utilities and appliances. Buildings constructed in a manner consistent with the Parkmerced Sustainability Plan will contribute to the ecological sustainability and human health of the neighborhood.

### **Standards**

03.01.01 Sustainability Performance All buildings shall meet or exceed the requirements of the Parkmerced Sustainability Plan.



# 03.02 building controls - lot coverage + usable open space

Lot coverage requirements are intended to create at grade. usable, semi-private open spaces, by controlling the ratio of building footprint area to the overall development block. This provides residents of each block with a common outdoor space where they can meet, talk, linger and play. Semi-private open spaces are intended to be both physically and visually connected to the public realm in order to provide a sense of connectivity and permeability. The Lot Coverage Plan (Fig. 03.02.A) illustrates the approximate lot coverage percentages for all development blocks at Parkmerced. Exact lot coverage requirements for all development blocks at Parkmerced are listed in Appendix A - Regulating Plan.

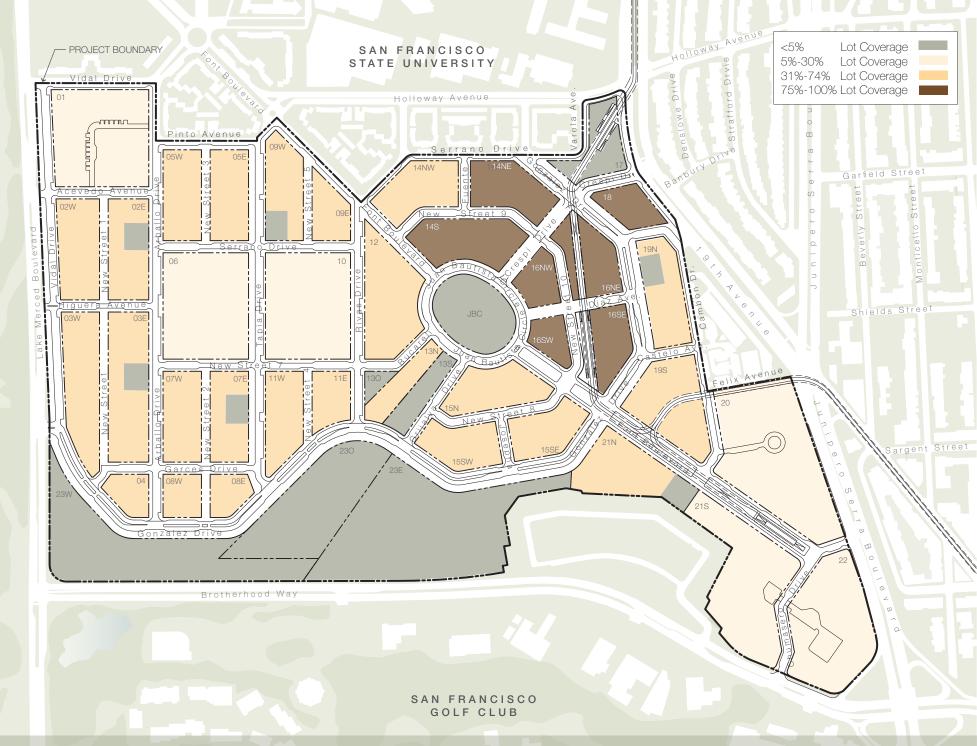
# **Standards**

03.02.01 Lot Coverage Lot coverage is calculated for each development block and is specifically listed in Appendix A - Regulating Plan.

03.02.02 Lot Coverage Calculation Percentage of lot coverage is defined as the total enclosed building footprint area divided by the total development block area. Designated public open spaces, such as Neighborhood Commons, are excluded from lot coverage calculations. Building encroachments, projections and obstructions as defined in Section 03.05 Building Controls -Setback are not included in the total enclosed building footprint area calculation. However, those portions of a pedestrian paseo that pass below occupied building area must be included in the total building footprint area.

03.02.03 Usable Open Space Usable open space is defined as an outdoor area or areas designed for outdoor living, recreation or landscaping, including such areas on the ground and on decks, balconies, porches and roofs, which are safe and suitably surfaced and screened, and are on the same lot as the dwelling units they serve. Private open space is defined as an area or areas private to and designed for use by only one dwelling unit. Common open space, or semi-private open space, shall mean an area or areas designed for use jointly by two or more dwelling units. Usable open space requirements shall either be met by providing semi-private open space or private open space for each dwelling unit at the ratios listed below:

- Semi-Private Open Space Courtyards and rooftop terraces shall count towards the provision of usable open space, and shall be provided at a ratio of 48 square feet per dwelling unit with a minimum dimension of 6 feet in any direction. Semi-private open space shall be easily and independently accessible from each dwelling unit or common area of the building or lot.
- Private Open Space Private Setback areas, balconies and decks shall count towards the provision of usable open space, and shall be provided at a ratio of 36 square feet per dwelling unit with a minimum dimension of 6 feet in any direction. Private open space shall be directly accessible from the dwelling unit it serves.



# 03.03 building controls - maximum height

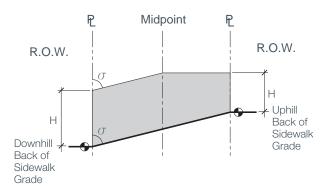


Figure 03.03.A: Height Measurement

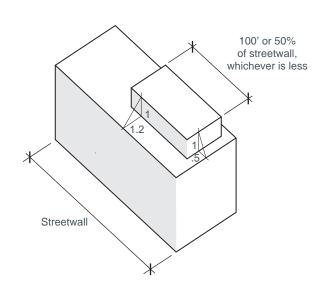


Figure 03.03.B: Active Roofs

Maximum height limits establish a predominant low-rise, neighborhood fabric and the location of taller buildings. Height zones at Parkmerced focus the greatest density near transit, provide a comfortable pedestrian environment that is visually and socially engaging, and protect views for adjacent uphill neighbors to the east. Height zones describe the three-dimensional maximum height envelopes without defining specific locations, numbers or shapes of buildings or parcels. Mid-rise buildable envelopes locate areas where taller buildings than the neighborhood fabric height limit are allowed. The exact shape and orientation of the building footprint within the buildable envelope, however, is not defined.

#### **Standards**

03.03.01 Maximum Height The height of structures shall not exceed the applicable maximum height as shown on the Maximum Height Plan (Fig. 03.03.C). The allowable developable footprint area for a specific maximum height is indicated for each development block in Appendix A -Regulating Plan.

03.03.02 Measuring Height Height limits are to be measured from the back of sidewalk grade, at the center line of the predominant building face, to the roof of the top occupied floor of each building. Height limits on sloped sites are to extend into the site horizontally from the uphill property line to the mid-point of the development block and extend from the downhill property line at an angle equal to the slope of the grade (Fig.03.03.A).

03.03.03 Sloped Roofs Sloped roofs, in excess of 30 degrees from the horizontal, are to be measured to the midpoint of the vertical dimension of the roof.

03.03.04 Appropriate Scale In order to ensure that smaller scale buildings are located along smaller scale streets, residential buildings that are no greater than 35 feet in height must be located along a public right-of-way or easement that is no more than 45 feet in width.

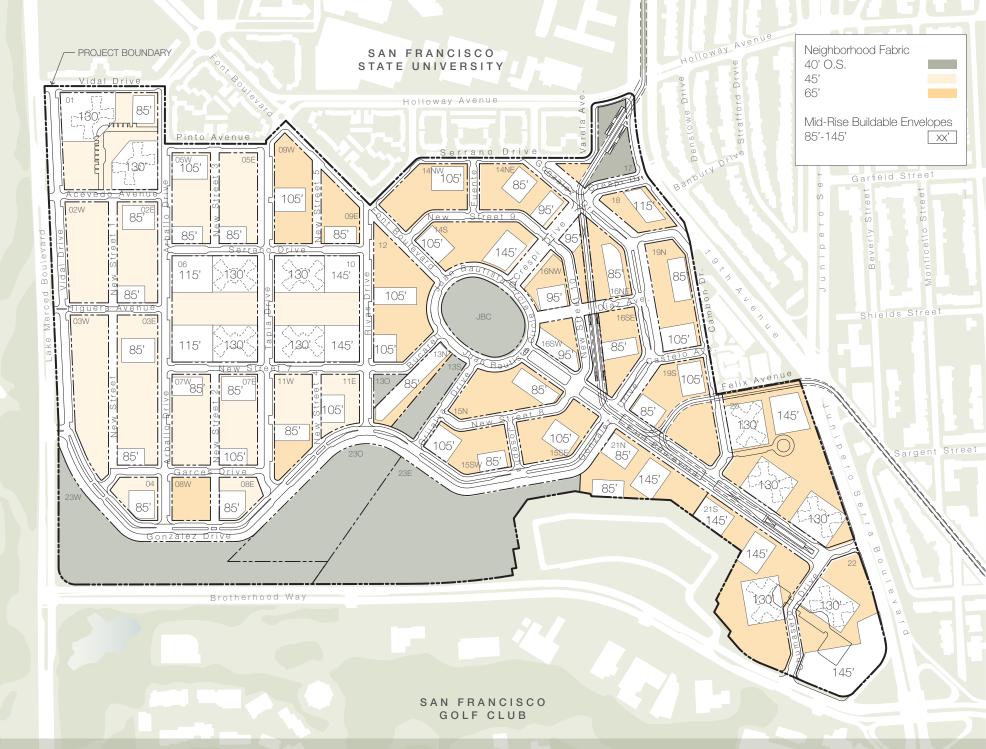
03.03.05 Sustainability Photovoltaic and thermal solar collectors, rain water and fog collecting equipment, wind turbines and other sustainability components may project above the maximum height limit.

03.03.06 Projections Those portions of a building that may project above the maximum height limit are:

- Parapets up to 4 feet in height.
- Mechanical enclosures and other rooftop support facilities that occupy less than 20% of the roof area up to 10 feet in height.
- For buildings taller than 125 feet wall planes extensions such as those used for screening of mechanical equipment that are either 50% physically and visibly permeable or translucent, up to 10 feet in height.

03.03.07 Active Roofs For buildings no taller than 65 feet residential common areas are permitted to project 12 feet above the maximum height limit. Residential, active uses include, but are not limited to: community rooms and kitchens; recreational facilities; and greenhouses. Those portions of a building that do project above the height limit must step-back at a minimum ratio of 1.2 feet in a horizontal dimension, from the exterior building wall facing a right-of-way, for every 1 foot above the maximum height limit. All other sides of that projection must step-back at a minimum ratio of 0.5 feet in a horizontal dimension, from the exterior wall of the habitable floor below, for every 1 foot above the maximum height limit. Those portions of a building that exceed the indicated maximum height limit shall be no longer than 50% of building length, in segments no greater than 100 linear feet or 50% of the streetwall, whichever is less. Railings, planters and visually permeable building elements no greater than 42 inches above the roof are exempt from step-back requirements (Fig.03.03.B).

03.03.08 Park Structures Temporary structures to remain in place 6 months or less, structures with a plan area of 500 square feet or less, sculptural structures that have a positive contribution to the visual quality of the public realm are exempt from the indicated 40 feet O.S. height limit with discretionary approval.



# 03.04 building controls - bulk + massing

BUILDING HEIGHT	MAX FLOOR PLATE	MAX PLAN LENGTH	MAX DIAGONAL	MAX APPARENT FACE 1	MAX APPARENT FACE 2	CHANGE IN APPARENT FACE
UP TO 35'	NA	NA	NA	30'	NA	Minimum 1' deep x 1' wide notch. or Minimum 2' offset of building massing.
36' - 45'	NA	NA	NA	120'	80'	Minimum 2' deep x 3' wide notch. or Minimum 2' offset of building massing.
46' - 85'	20,000 sf	200'	NA	80'	40'	Minimum 5' deep x 5' wide notch. or Minimum 5' offset of building massing.
86' - 145'	12,000 sf	140'	170'	110'	40'	Minimum 10' deep x 10' wide notch. or Minimum 10' offset of building massing.

Table 2 - Bulk + Massing Control Matrix

The following standards and guidelines on bulk and massing are intended to support the creation of well proportioned buildings that contribute to the formation of a fine grain, residential neighborhood character. Buildings at Parkmerced are meant to reinforce a pedestrian focused environment that is visually engaging by controlling: maximum floor plates; maximum plan lengths; maximum diagonals; maximum apparent face; and building design elements that constitute a change in apparent face.

#### **Standards**

03.04.01 Requirements All buildings shall comply with the bulk and massing requirements for their specific building height listed in Table 2 - Bulk + Massing Control Matrix.

03.04.02 Maximum Plan Dimension The maximum plan dimension as described in Table 2 - Bulk + Massing Control Matrix is defined as the maximum linear horizontal dimension of a building or structure, at a given level, between the outside surfaces of its exterior walls. The maximum plan dimension of a building or structure is the greatest plan dimension parallel to the long axis of the building as shown in Figure 03.04.A - Maximum Plan Length and Diagonal.

03.04.03 Maximum Diagonal The maximum diagonal as described in Table 2 - Bulk + Massing Control Matrix is defined as the maximum linear diagonal dimension of a building or structure, at a given level, between the outside surfaces of its exterior walls. The maximum diagonal of a building or structure is the greatest distance connecting two opposing points of the building as shown in Figure 03.04.A - Maximum Plan Length and Diagonal.

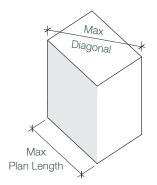


Figure 03.04.A: Maximum Plan Length and Diagonal

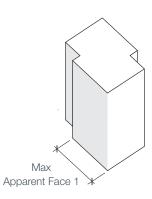


Figure 03.04.B: **Maximum Apparent Face 1** 

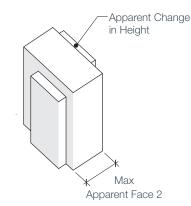


Figure 03.04.C: Maximum Apparent Face 2 and Apparent Change in Height

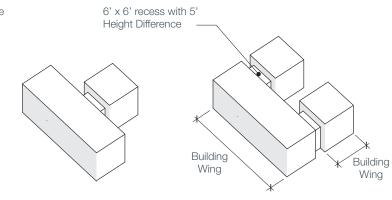


Figure 03.04.D: Compound Shapes

- 03.04.04 Maximum Apparent Face 1 The maximum apparent face width for a building face parallel to the long axis of the building or a building wing is limited as described in Table 2 - Bulk + Massing Control Matrix and Figure 03.04.B - Maximum Apparent Face 1.
- 03.04.05 Maximum Apparent Face 2 To further reduce apparent building mass, the maximum apparent face width for a building face parallel to the short axis of the building or a building wing is limited as described in Table 2 - Bulk + Massing Control Matrix and Figure 03.04.C - Maximum Apparent Face 2 and Apparent Change in Height.
- 03.04.06 Apparent Change in Height All buildings taller than 85 feet shall include a minimum change in height of 10 feet between the distinct building masses or faces generated by Standard 03.04.05 - Maximum Apparent Face 2, as shown in Figure 03.04.C - Maximum Apparent Face 2 and Apparent Change in Height.
- 03.04.07 Compound Shape Compound shaped buildings comprised of building wings (Fig. 03.04.B) including, but not limited to, 'L', 'T', 'U' or 'E' shaped plans shall be articulated into a series of smaller, simple discrete volumes in order to reduce their apparent mass. Articulation must

include a minimum 6 foot by 6 foot recess at the intersection of two discrete volumes, accompanied by a minimum 5 foot difference in height between the roof of each building wing and the recessed portion of the building as shown in Figure 03.04.D - Compound Shapes.

03.04.08 Tower Separation Buildings taller than 105 feet shall maintain a minimum distance of 45 feet clear from any portion of another building taller than the 105 feet.

# 03.05 building controls - setback

Setbacks have been established to provide a comfortable buffer between the street and the interior of ground floor residences. As a transition between the public and private realm, the design of setbacks is intended to encourage people to occupy and enliven them and help define the physical and social character of the neighborhood. Residential setbacks are intended to include stairs, stoops, private gardens and patios that will foster use and thus social interaction among neighbors. Non-residential setbacks are encouraged to incorporate terraces, retail stands, outdoor seating and dining areas that will help activate the edge of the public realm.

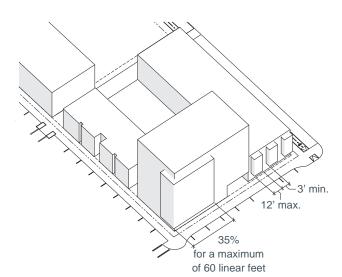
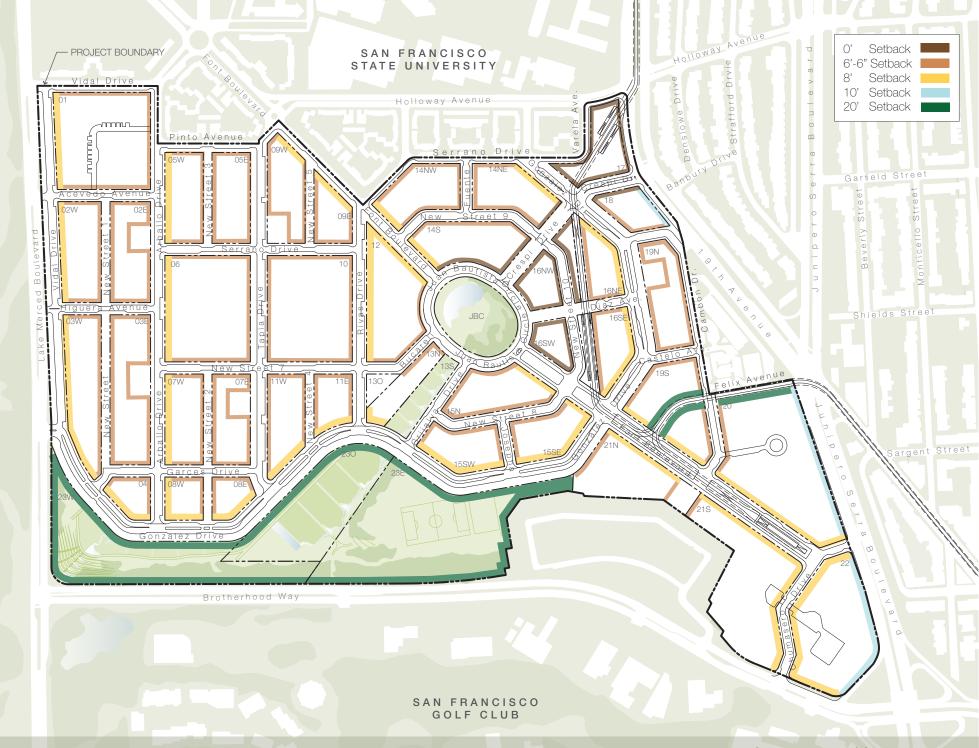


Figure 03.05.A: Occupied Building Area

#### **Standards**

- 03.05.01 Setback Plan Parcels will be developed in accordance with the setbacks illustrated on the Setback Plan (Fig. 03.05.B).
- 03.05.02 Setback The extent of the setback of each building or structure shall be taken as the horizontal distance, measured perpendicularly, from the property line to the predominant building wall closest to such property line, excluding permitted projections.
- 03.05.03 Common vs. Private Building setbacks are divided into common and private setback areas (Fig. 03.05.C). Private setback areas are intended for use by adjacent individual residential dwelling units. Common setback areas must be treated as a unified, planted landscape buffer area that is required to be implemented and maintained by the building owner or homeowner's association. Stairs and stoops are excluded from the common area requirement and may extend into the common area as indicated in Figure 03.05.C - Setback Control Sections. Setback dimensions are as follows:
  - 0' Setback / no common setback area
  - 6'-6" Setback / 1'-6" common setback area
  - 8' Setback / 2' common setback area
  - 10' Setback / 3' common setback area
  - 20' Setback / 10' common setback area
- 03.05.04 Occupied Building Area Occupied building area may encroach into the public right-of-way and project into the setback, only above 12 feet from grade, as indicated in Figure 03.05.C - Setback Control Sections. Occupied building encroachments and projections may extend into the public right-of-way and setback, respectively, for a maximum of 55% of the length of the street frontage. Up to 35% of the building face area may encroach into the public right-of-way and/ or project into the setback for a maximum of 60 linear feet parallel to the street frontage. The remaining 20% is limited to segments no greater than 12 feet in width. Individual encroachments/ projections must have a minimum horizontal separation of 3 feet parallel to the street frontage (Fig. 03.05.A - Occupied Building Area).

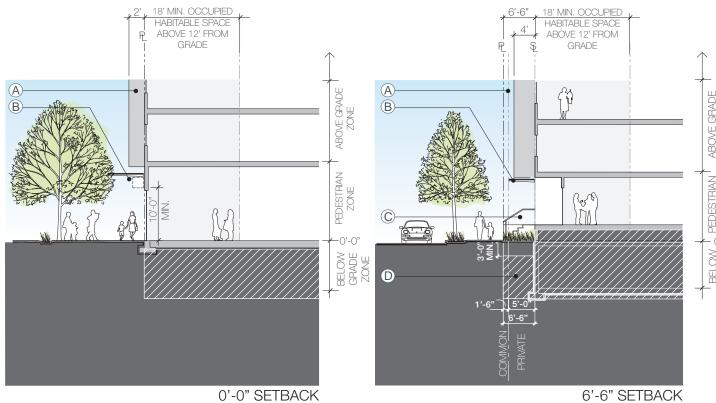
- 03.05.05 Active Use Projection Where active uses occur, building massing is permitted to project into the entire setback at the ground floor as an extension of the adjacent active use. Active uses include, but are not limit to: locally serving retail and services; community rooms and kitchens; and recreational and arts facilities. Lobbies greater than 20 feet in face width are not included as active use. Usable open space must be created on the roof of that projection at the second habitable floor. Commercial Base Requirements - Section 03.08 will apply.
- 03.05.06 Encroachements + Projections Awnings, canopies, marquees, signs, shading devices, cornices and lighting may encroach into the public right-of-way and project into the setback above a minimum height of 10 feet from sidewalk grade, as indicated in Figure 03.05.C - Setback Control Sections.
- 03.05.07 Permitted Obstructions Walls, fences, lighting, elevated private outdoor space, stairs leading to residential entries, guardrails, handrails and other similar building and landscape elements are permitted obstructions within the setback as indicated in Figure 03.05.C - Setback Control Sections.
- 03.05.08 Basement Levels Basement levels of buildings are permitted to project into the setback as indicated in Figure 03.05.C - Setback Control Sections; however, projections must be a minimum of 3 feet below grade to allow for a minimum planting depth.



# 03.05 building controls - setback

# Figure 03.05.C: Setback Control Sections

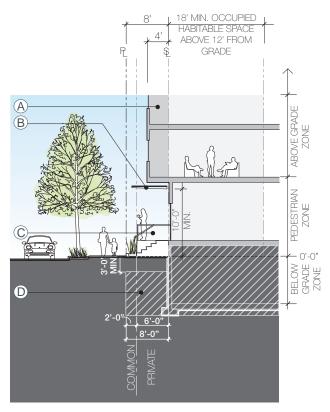
- A Enclosed Building Area 12' above grade
- B Signage, canopies, awnings, shading devices, lighting above 10' from grade
- © Stoops, terraces, stairs, patios, yards, fences, guardrails, walls, on grade signage and lighting up to 60" high from grade
- D Below grade garages can project into setback zone if a 3' min. soil depth is maintained from grade to top of structure
- Property Line
- Setback Line

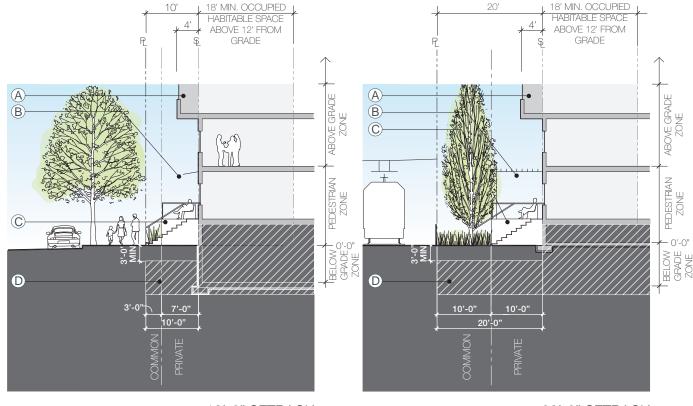


		Setback	Right-of-Way
	Allowable	Projections	Encroachments
뿌	Enclosed Building Area	-	2'
VE ZONE	Unenclosed Building Area	-	2'
ABOVE ADE ZO	Architectural Elements	-	2'
ABO 3RADE	Signage	-	4'
<u> </u>	Lighting	-	4'
Z.	Canopies & Awnings	-	*10'
₩	Stairs, Stoops	-	NA
PEDESTRIAN ZONE	Patios, Yards, Terraces	-	NA
選び	Fences (up to 42" from grade) Signage (above 10')	-	NA
퓝	Lighting (above 10')	-	6' 6'
ш	Garages, Basements	_	NP.
ZONE	Caragoo, Edoornonio		1 41
LOW			
$\square \Box$			
BI			
o			

\* At Diaz Avenue, Awnings may encroach 20' into the right-of-way

	Setback	Right-of-Way
Allowable	Projections	Encroachments
Enclosed Building Area	4'	-
Unenclosed Building Area	4'	-
Architectural Elements	2'	-
		-
Lighting	4	-
Canopies & Awnings	Р	2' from curb line
	6'	-
		-
		-
Lighting	4 4'	-
Garages, Basements	6'-6"	NA
	Enclosed Building Area Unenclosed Building Area Architectural Elements Signage Lighting  Canopies & Awnings Stairs, Stoops Patios, Yards, Terraces Fences (up to 42" from grade) Signage	Enclosed Building Area Unenclosed Building Area Unenclosed Building Area Architectural Elements Signage Lighting  Canopies & Awnings Stairs, Stoops Patios, Yards, Terraces Fences (up to 42" from grade) Signage Lighting  4' Lighting  A'  Canopies & Awnings Pistairs, Stoops 6' Patios, Yards, Terraces Fences (up to 42" from grade) Signage Lighting 4'





8'-0" SETBACK

10'-0" SETBACK

20'-0" SETBACK

		Setback	Right-of-Way
	Allowable	Projections	Encroachments
ABOVE GRADE ZONE	Enclosed Building Area	4'	-
ZO	Unenclosed Building Area	4'	-
요님	Architectural Elements	2' 4'	-
A A	Signage Lighting	4 4'	-
	0 0		
Z	Canopies & Awnings	Р	2' from curb line
èш	Stairs, Stoops Patios, Yards, Terraces	8'	-
	Fences (up to 42" from grade)	6' 6'	-
i z	Signage	4'	_
<u>a</u>	Lighting	4'	-
¥ I	Garages, Basements	8'	NA
ZONE			
BEL(3RADE			
뜐			

		Setback	Right-of-Way
	Allowable	Projections	Encroachments
ABOVE GRADE ZONE	Enclosed Building Area	4'	_
70 Z	Unenclosed Building Area	5'	-
8 E :	Architectural Elements	2'	-
A P	Signage	4'	-
G	Lighting	4'	-
z	Canopies & Awnings	Р	2' from curb line
PEDESTRIAN ZONE	Stairs, Stoops	10'	-
STR	Patios, Yards, Terraces	7'	-
ZC	Fences (up to 42" from grade)	7'	-
H	Signage Lighting	4'	=
	Garages, Basements	4	NA NA
_ \ \	Garages, basements	10'	INA
BELOW ADE ZC			
핖띪			
BELOW 3RADE ZONE			
ত			

		Setback	Right-of-Way
	Allowable	Projections	Encroachments
ABOVE GRADE ZONE	Enclosed Building Area	4'	_
ZO Z	Unenclosed Building Area	5'	-
BO.	Architectural Elements	2'	-
A M	Signage	4'	-
GF	Lighting	4'	=
z	Canopies & Awnings	Р	2' from curb line
₩	Stairs, Stoops	10'	-
SE	Patios, Yards, Terraces	7'	-
E N	Fences (up to 42" from grade)	7'	-
PEDESTRIAN ZONE	Signage Lighting	4' 4'	-
	Garages, Basements	10'	NA.
_ W	Garages, baserierits	10	IVA
BELOW ADE ZOI			
크림			
BELOW GRADE ZONE			
ত			

# 03.05 building controls - setback





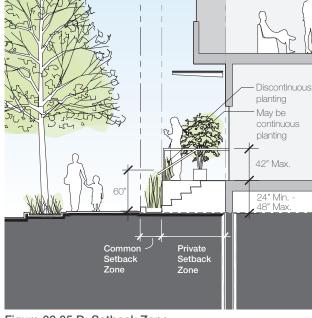


Figure 03.05.D: Setback Zone

In order to nurture a vibrant, pedestrian focused neighborhood, buildings are intended to provide opportunities for residents to occupy and inhabit the transition zone between the public and private realm. Intended to be visually appealing, socially engaging and interconnected with ecological systems within the public realm, the transition zone includes private or semi-private outdoor spaces and setback areas directly adjacent to a building. Semi-private courtyards are intended to play a role in the overall open space system of Parkmerced and are regulated in Section 02.26 Open Space - Courtyard.

Standards (continued)

03.05.09 Transition All buildings shall activate the transition zone between private living spaces and public rights-of-ways, easements and semiprivate courtyards with private yards, porches, and primary living spaces.

03.05.10 Planting Regionally appropriate vegetation must be used for landscaping in transition zones. Regional appropriate planting is drought tolerant, resistant to local pests and is well suited to the specific temperature and humidity of the marine micro-climate at Parkmerced.

03.05.11 Buffer Planting The height of plants and trees within common setback areas or shall not exceed 60 inches in height from back of sidewalk grade. Within private setback areas, or other private outdoor spaces, planters containing foliage and trees more than 42 inches in height as measured from the first habitable floor, are limited to 50% of the street frontage in segments no greater than 15 feet in length (Fig. 03.05.D).

03.05.12 Common Boundary Structures Walls, fences and other boundary structures taller than 36 inches are not permitted within the common setback area.







03.05.13 Private Boundary Structures Walls, fences and other boundary structures within the private setback area facing a public right-ofway shall not exceed 48 inches from sidewalk or courtyard grade. Along a sloped street frontage, walls, fences and other boundary structures are permitted up to 5 feet in height from back of sidewalk grade for 50% of the associated streetwall, in segments no greater than 15 feet. Guardrails and handrails within the private setback area may exceed 5 feet in height from sidewalk grade, if they are more than 70% physically and visually permeable. Glass panels are not permitted at the ground floor (Fig. 03.05.D).

### Guidelines

03.05.14 Architectural Elements Elements such as stairs, railings, low walls and planters should integrate similar materials and details as are employed in the individual building vocabulary.

03.05.15 Access Private outdoor spaces should feature operable gates or doors to enable resident access to directly adjacent courtyards.

# 03.06 building controls - streetwall

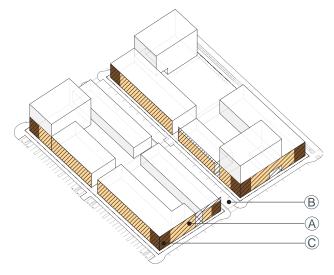


Figure 03.06.A: Streetwall + Corner Zone

- (A) Streetwall
- (B) Exempt Easement
- Corner Zone

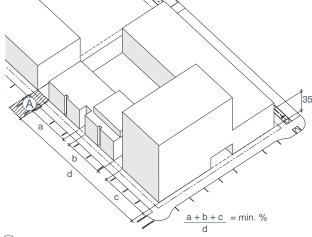
The individual character of various street types and open spaces is influenced by the streetwall that is created by adjacent buildings. Streetwall requirements contained in this section ensure buildings create clearly defined edges to the public realm and help differentiate between mixed use and residential areas of the neighborhood.

### **Standards**

03.06.01 Predominant Building Face The streetwall is defined as that portion of the building massing, directly fronting onto either a public right-of-way or easement, that is constructed to meet the setback line. Figure 03.06.D - Streetwall Plan indicates the minimum percentages of building massing that must be constructed to meet the setback line. The streetwall percentage of a project for a given street frontage is calculated by dividing the sum of the length of all building faces built up to the setback line on that block frontage by the total length of the project lot on that block frontage. Certain minor variations of the building face are allowed to be counted toward the numerator per 03.06.04 - Minor Variations, and certain required breaks in the block face are excluded from the denominator per 03.06.02 - Streeetwall Exclusions. minimum percentage of building massing must also be constructed to a minimum height of 35 feet above sidewalk grade as indicated in Fig. 03.06.B.

03.06.02 Streetwall Exclusions Pedestrian paseos, as indicated on the Easements + Walks Plan (Fig. 02.01.B), are excluded from streetwall calculations.

03.06.03 Corner Zones In order to create strong building corners, a 100% streetwall for a minimum of 30 feet from the corner of the building and a minimum of 35 feet high (Fig. 03.06.C) is required within the Corner Zones illustrated on Figure 03.06.D. Minor variations are permitted as defined in Standard 03.06.04 - Minor Variations.



(A) Pedestrian paseos are excluded from streetwall calculation

Figure 03.06.B: Streetwall Calculation

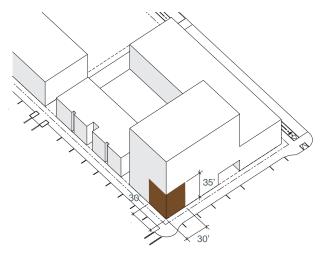


Figure 03.06.C: Corner Zone



# 03.06 building controls - streetwall

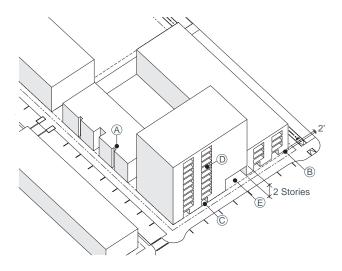


Figure 03.06.E: Minor Variations

- (A) Vertical recesses no greater than 3 feet deep x 4 feet wide
- B Minor setback from predominant building face no greater 2 feet
- © Recessed ground floor entry
- Recessed balconies
- © Covered pass-throughs up to 2 stories

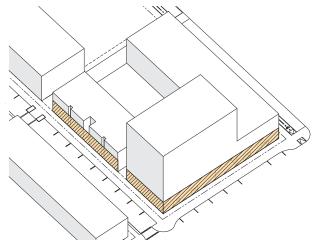


Figure 03.06.F: Base Articulation

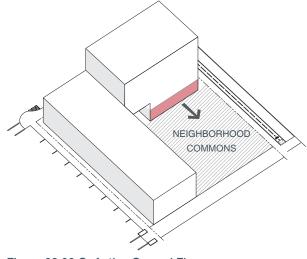


Figure 03.06.G: Active Ground Floors

### Standards (continued)

03.06.04 Minor Variations Minor variations along the streetwall (including within Corner Zones) are allowed and count towards the overall streetwall requirements. Minor variations include: covered pass-throughs up to 2 habitable floors in height; recessed building entries less than 2 habitable floors in height; recessed balconies; vertical recesses up to 3 feet deep and 4 feet wide; and minor setbacks from the streetwall no greater than 2 feet from the setback line for any given length to allow architectural articulation of the facade (Fig. 03.06.E).

03.06.05 Building Base Articulation At a minimum, all buildings must articulate the first habitable floor with a finer grain of architectural detailing to enhance the pedestrian experience. Buildings taller than 50 feet must articulate the first two habitable floors with a finer grain of architectural detailing. This may include, but is not limited to, architectural elements such as canopies, awnings, overhangs, projections, recesses, greater dimensional depth of facade elements, and material and surface change and texture (Fig. 03.06.F).

03.06.06 Active Ground Floors Buildings taller than 65 feet and adjacent to Neighborhood Commons must include active ground floor uses that are visible from and oriented towards the neighborhood commons (Fig. 03.06.G). Active uses include, but are not limit to: locally serving retail and services; community rooms and kitchens; and recreational and arts facilities. Lobbies greater than 20 feet in face width are not included as active use.

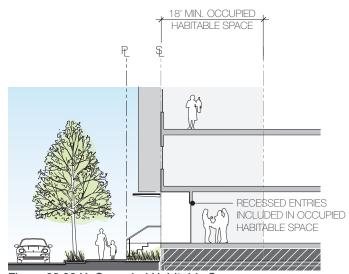


Figure 03.06.H: Occupied Habitable Space

03.06.07 Occupied Habitable Space All buildings must include 18 feet of occupied habitable space, measured perpendicularly, from the streetwall and paseos and includes the ground floor. Recessed entries may be included in occupied habitable space (Fig 03.06.H). Garage entries, loading and sevice entries, transformer rooms, exit stairs and elevators are exempt for 20% of the building perimeter or 60 LF, whichever is less. Buildings that occupy an entire block, except on blocks 04, 08W, 08E, 16SW, 16NW and 18, are exempt for 100 LF. These elements must be incorporated into the overall architectural expression of the building.

### Guidelines

03.06.08 Streetscape Building facades should be articulated to differentiate individual residential units. Ground floor units should be designed to emphasize a fine grain rhythm that is typical in San Francisco's neighborhoods.

# 03.07 design controls - residential base







To foster a pedestrian focused neighborhood, building bases should convey a sense of activity and liveliness. These controls are intended to bring building life to the pedestrian level and into the public realm by requiring inviting individual residential entries, a high degree of transparency at the ground floor, and a comfortable buffer between the street and the interior of residential units. Residential buildings should make every effort to activate and enliven the building base as the interface between the public and private realm.

### **Standards**

03.07.01 Residential Unit Entries Each ground floor residential unit must have an individual entry door directly from an adjacent courtyard, dedicated open space, public right-of-way or easement.

03.07.02 Residential Rhythm Where ground floor residential units face a public right-of-way or easement residential entries must occur at a minimum average of 1 door per 35 linear feet of building frontage.

03.07.03 Recessed Entries Residential entries must be sheltered from the rain and wind and provide an entry light. Ground floor residential unit entries must be recessed a minimum of 18 inches from the streetwall.

03.07.04 Residential Openness At least 50% of the ground floor facade of residential buildings shall be devoted to transparent windows and doors to allow maximum visual interaction between sidewalk areas and the interior of residential units. The use of dark or mirrored glass is not permitted.

03.07.05 Floor-to-Floor Heights Ground floor residential units must have a minimum floor to floor height of 10 feet.







03.07.06 Elevated Residential Units A 24 to 48 inch elevation change must be provided between the first habitable floor of ground floor residential dwelling units and the sidewalk grade in order to provide adequate separation between the interior of residential units and the public realm, while maintaining visual connection. Along a sloped street frontage, elevation change between the first habitable floor of the ground floor residential dwelling unit and the back of sidewalk grade are permitted to be up to 5 feet in height for 50% of the streetwall, in segments no greater than 15 feet.

### Guidelines

03.07.07 Residential Lobbies Residential lobbies should be limited to no greater than approximately 30 feet wide along the street frontage.

# 03.08 design controls - commercial base







Ground floor, active use frontages should define a comfortable and interesting pedestrian environment and support lively and attractive ground floor uses that will contribute to a vibrant neighborhood. Active uses at Parkmerced include, but are not limit to: locally serving retail and services; community rooms and kitchens; professional offices; and recreational and arts facilities. In order to ensure that active uses reflect a similar pedestrian focused character and scale as other neighborhoods throughout San Francisco the following standards and guidelines control; orientation of entries; vertical and horizontal scale; depth of facade; and visibility. Active use frontages should be designed in a manner that promotes a sense of vitality and liveliness in order to focus social activity at Parkmerced.

#### **Standards**

03.08.01 Accessibility All primary retail entrances must meet the sidewalk at grade.

03.08.02 Floor-to-Floor Heights Active use ground floors must have a minimum floor-to-floor height of 15 feet with a minimum of 12 foot ceilings.

03.08.03 Scale Active use spaces shall be expressed with facade treatments that are scaled to human activity on the street. Lower levels of the building shall include changes in materials or changes in fenestration scaled to create a comfortable pedestrian zone.

03.08.04 Exposure Ground floor retail and other commercial uses must be physically and visually oriented towards a public right-of-way or easement, such as a Neighborhood Common or Paseo.

03.08.05 Openness At least 80% of the length of the ground floor facade between the height of 2 and 12 feet shall be devoted to transparent windows and doors or visually open, to allow maximum visual interaction between sidewalk areas and the interior of active use spaces. The use of dark or mirrored glass is not permitted.







03.08.06 Variety In order to allow for multiple storefronts, retail bays shall be no greater than 35 feet wide, measured along the street frontage, even if initial retail tenants occupy more than one bay.

03.08.07 Visibility Tenant improvements of retail spaces must maintain the transparency of the storefront; this may be achieved with the placement of public areas of the proposed use adjacent to the facade and by avoiding the use of shades, curtains or displays that compromise visibility into the space.

03.08.08 Sidewalk Throughway When commercial ground floor uses incorporate outdoor seating and dining, a minimum sidewalk throughway dimension of 6 feet must be maintained.

### Guidelines

Commercial and storefront 03.08.09 Retail Entries entrances should be easily identifiable and distinguishable from residential entrances. Recessed doorways, awnings, transparencies, changes in color or materials are encouraged to identify and enhance retail entrances.

# 03.09 design controls - facade







Residential buildings should convey a sense of vibrancy and life by providing an opportunity for residents to inhabit and enliven the exterior walls. Accommodation of balconies will encourage a greater connection between the private and public realm while at the same time expressing a more recognizable human scale and residential character.

### **Standards**

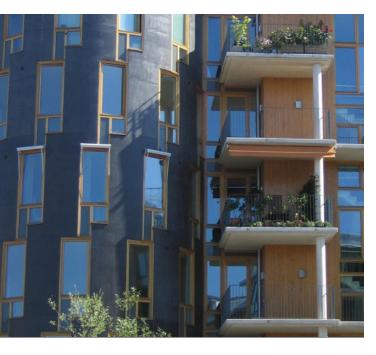
03.09.01 Projected Windows Enclosed building area which encroaches into the right-of-way or projects into the setback must comprise of at least 55% glazing on a minimum of two separate faces.

03.09.02 Balconies 10% of all units above the first habitable floor must have an open balcony or terrace of a minimum of 36 square feet. Balconies and terraces shall not have a dimension of less than 6 feet in any direction. Buildings must include a minimum of 2 balconies or terraces per floor, located on opposing faces of the building to reduce the apparent building mass from any viewing angle.

03.09.03 Glazing Glazing must be of low reflectance (12% of visible exterior light).

03.09.04 Mechanical Equipment Space for the location of ducts, exhaust pipes and other appurtenances associated with commercial and residential uses must be integrated into the building design. Ducts or exhaust pipes must not be located adjacent to areas designated for courtyards or Neighborhood Commons.

03.09.05 Solid Waste All garbage, recycling and composting facilities must be placed fully within the building and shall not be visible from the public right-of-way.



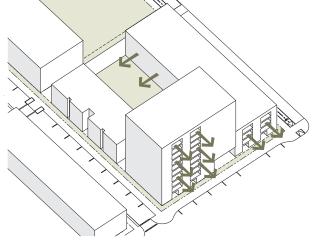




Figure 03.09.A: Active Facades

### Guidelines

- 03.09.06 Aesthetic All new buildings at Parkmerced should use a high quality, contemporary design vocabulary to provide the neighborhood with an overall modern aesthetic.
- 03.09.07 Design Building designs should incorporate modulation and articulation such as massing reveals, changes of textures, materials, and/or colors, or shifts of the facade plane in order to create a pedestrian scaled facade.
- 03.09.08 Recessed Windows Punched windows in a predominantly solid wall should be recessed a minimum of 2 inches in order to give building facades a sense of substance and depth.
- 03.09.09 Active Facades Residential units must be designed to maximize opportunities for residents to enjoy a more seamless connection between indoor and outdoor spaces. This may be reflected in the design of the building facade by including terraces, decks, balconies and roof gardens (Fig. 03.09.A).
- 03.09.10 Living Facades Where appropriate, buildings should accommodate planting on facades in order to accentuate the connection between the building and the surrounding landscape.
- 03.09.11 Blank Walls Blank walls of more than 12 feet in length are discouraged.
- 03.09.12 Service Frontages Frontages used for utilities, storage, and services should be minimized and integrated into the overall articulation and fenestration of the facade by continuing design elements across these areas and therefore enhancing the visual interest of the service areas for pedestrians.

# 03.10 design controls - building top







The tops of buildings at Parkmerced should be designed to support stated goals of sustainability by: providing space for alternative energy production; incorporating vegetated roof covers; addressing rainwater run-off; and allowing residents to inhabit them. Taller buildings are encouraged to celebrate the building top in order to enhance the role of the building as a landmark for the Parkmerced neighborhood.

### **Standards**

03.10.01 Screening Mechanical equipment located on top of buildings must be screened from public view and from neighboring buildings with enclosures, parapets, setbacks, landscaping, or other means. Any enclosure or screening used must be designed as a logical extension of the building, using similar materials and detailing as the rest of the building's surfaces.

03.10.02 Solar Panels 50% of roof area must be designed to permit installation of south oriented solar panels.





## Guidelines

03.10.03 Active Roofs Buildings should provide usable rooftop and/ or terraced open spaces such as rooftop gardens and decks accessible to all units in the building.

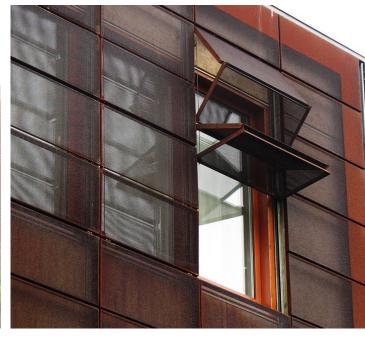
03.10.04 Living Roofs Where feasible, roof designs should include systems such as vegetated roof covers, with growing media and plants which minimize heat island effect and stormwater runoff and improve thermal envelope performance. roofs must incorporate regionally appropriate plant species to minimize water consumption requirements.

03.11.05 Building Tops New buildings that are taller than 105 feet in height should articulate their top in a manner that provides visual interest and recognizes their visibility from outside the project area.

# 03.11 design controls - materials + color







The use of materials and colors help to define the quality and nature of a place. Individual buildings at Parkmerced are encouraged to use a variety of material and color palettes, weaving together a vibrant neighborhood tapestry that celebrates the richness and diversity that exists throughout San Francisco.

## Guidelines

03.11.01 Materials Exterior finish materials should express their natural quality. Transparent finishes are encouraged where practical.

03.11.02 Durability Materials should have qualities of permanence and durability. Materials should be low maintenance and well suited to the specific temperature and humidity of the marine microclimate at Parkmerced.



03.11.03 Color The exterior surfaces of buildings should be predominantly light in color and warm in tone. The use of highly reflective surface materials is discouraged.

03.12.04 Building Organization Materials and colors should be applied in coordination with the expression of the building's organization.

# 03.12 design controls - signage







Signage helps to highlight the identity of businesses while enhancing the appearance of the streetscape and should be of a creative and engaging nature at Parkmerced.

### **Standards**

- 03.12.01 Restrictions No billboards, roof signs, back-lit box signs, flashing, moving or video signs are permitted. Where possible, exposed junction boxes, lamps, tubing, conduits, or raceways are not permitted.
- 03.12.02 Pedestrian Level Signage is intended to address the pedestrian level and no portion of any sign may extend more than 25 feet above sidewalk grade.
- 03.12.03 Calculating Sign Area Sign area is defined as the area of a sign that is used for display purposes excluding small supports. Sign area shall be computed on the basis of a rectangle large enough to frame the display or text.
- 03.12.04 Permitted Sign Area Retail wall signs on buildings shall not exceed 3 square feet per linear foot of retail frontage or 45 square feet, whichever is lower, for each street frontage. Wall signs related to a full service grocery store may be up to 150 square feet per building face along a public right-of-way.



03.12.05 Projecting Signs One projecting sign per every 30 linear feet of retail is permitted. Each primary projecting sign for retail tenants shall not exceed 24 square feet in area, and if a single tenant maintains more than 30 linear feet of street frontage, each additional sign shall not exceed 10 square feet. Corner businesses are allowed one primary projecting sign per street frontage. Three-dimensional projecting signs shall not exceed 48 cubic feet in volume. Parking directional signs shall not exceed an area of 15 square feet.

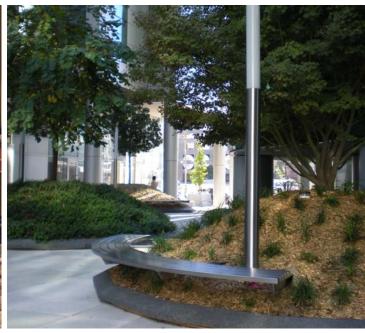
03.12.06 Awnings Signage on awnings is permitted in lieu of projecting signs and must not exceed 30 square feet of sign area.

03.12.07 Residential Signage Residential wall signs shall not exceed 20 square feet. Residential projects may utilize signage on awnings over the primary multi-unit entryway. Copy areas on awnings shall not exceed 30 square feet.

# 03.13 design controls - lighting







Building designs are encouraged to use lighting in innovative and engaging ways with the aim of making Parkmerced more attractive and more secure, both during the day and at night.

### **Standards**

03.13.01 Energy Efficiency Designers shall use energy efficient bulbs and fixtures.

03.13.02 Luminaires Traditional "glowtop" luminaries shall not be used, as they are a significant source of light pollution. Instead, luminaires which direct light downward and towards the intended use are to be employed.

03.13.03 Light Pollution All lighting must be shielded to prevent glare to private and public uses, especially residential units. The angle of maximum candela from each interior luminaire as located in the building shall intersect opaque building interior surfaces and not exit out through the windows.

### Guidelines

03.13.04 Appropriate Security Security should primarily be provided through lighting and increased visibility, in place of armoring of windows and doorways.



# parking + loading

 04.01
 Bike Parking + Car Sharing
 132

 04.02
 Parking
 134

 04.03
 Loading + Servicing
 138



# parking + loading

Parkmerced is intended to be a pedestrian focused neighborhood. Reducing the presence of cars in the public realm will help to make streets more comfortable for pedestrians and bicyclists. Adequate space for parking, loading and servicing has been provided in order to accommodate expected demand in a manner that will reduce presence of cars and improve the quality of the public realm. In order to further support and serve residents at Parkmerced a variety of green mobility strategies, such as bike and car share pods, will be deployed across the neighborhood.



# 04.01 bike parking + car sharing

In order to encourage the use of alternative mobility networks, bike libraries and car share pods will be located throughout Parkmerced. To accommodate these facilities the following standards and guidelines provide controls that regulate the amount of parking area dedicated to these activities, their locations and other required support facilities.

TABLE 3 - Minimum Bicvcle Parking\*

LAND USE	MINIMUM PARKING RATES	ESTIMATED SUPPLY	SHOWER FACILITY
Residential	1 / 2 Units	4,450	NA
Grocery	1 / 2,000 gsf	21	1 / 30,000 sf
Retail / Office / Professional Services	0 - 10,000 gsf = 2 10,001 - 20,000 gsf = 4 20,001 - 40,000 gsf = 6 > 40,000 = 12	66	1 / 30,000 sf
School	1 / 4,000 gsf	7	1 / 30,000 sf
Fitness / Community Center	1 / 4,000 gsf	14	1 / 30,000 sf

TABLE 4 - Minimum Car-Share Parking

LAND USE	MINIMUM CAR-SHARE SPACES
	0 - 49 du = 0 car-share spaces
Residential	50 - 200 du = 1 car-share space
ricolaciniai	> 201 or more du = 2 carshare spaces, plus 1 car-share space for every 200 du over 200 du
	0 - 24 parking spaces = 0 carshare spaces
Non-Residential	25 – 49 parking spaces = 1 carshare space
Non-nesidential	> 49 parking spaces = 1 carshare spaces, plus 1 car-share space for every 50 parking spaces over 50 parking space

### **Standards**

04.01.01 Bicycle Parking Off-street bicycle parking must be provided for new buildings in the minimum quantities listed in Table 3 - Minimum Bicycle Parking, or quantities listed in the San Francisco Planning Code, whichever is greater. Residential, retail, office, institutional and educational uses must provide Class I bicycle parking for residents and employees. All other commercial uses and all visitor bicycle parking may be provided as Class II bicycle parking.

04.01.02 Support Biking The number of shower and changing facilities must meet the sum of the requirements listed in Table 3 - Minimum Bicycle Parking. Shower and changing facilities in buildings within 600 feet of retail or commercial building entrances can be used to fulfill this requirement.

04.01.03 Car-Share Provide car-share vehicle parking in the amount listed in Table 4 - Minimum Car Share Parking. Signage indicating such parking spaces must be provided, and the parking spaces must be within 200 feet of entrances to the buildings served. Car-share vehicles must be located at unstaffed, self-service locations (other than any incidental garage valet service), and generally be available for pickup by members 24 hours per day. Car-share parking spaces must be dedicated for current or future use by a certified car-share organization through a deed restriction, condition of approval or license agreement. Such deed restriction, condition of approval or license agreement must grant priority use to any certified car-share organization that can make use of the space, although such spaces may be occupied by other vehicles so long as no certified car-share organization can make use of the dedicated carshare spaces. Any off-street car-share parking space provided under this Section must be provided as an independently accessible parking space. In new parking facilities that do not provide any independently accessible spaces other than those spaces required for disabled parking, off-street car-share parking may be provided on vehicle lifts so long as the parking space is easily accessible on a self-service basis 24 hours per day to members of the certified carshare organization. Property owners may enact reasonable security measures to ensure such 24-hour access does not jeopardize the safety and security of the larger parking facility where the car-share parking space is located so long as such security measures do not prevent practical and ready access to the off-street car-share parking spaces.

#### Guidelines

04.01.04 Bicycle Parking Buildings should provide a safe and convenient location for the storage of resident, employee and visitor bicycles, accessible from a public right-of-way or easement. They should be served with night lighting, and be situated to avoid, as much as possible, damage from nearby vehicles. If the building has multiple main entries, bicycle racks should be proportionally dispersed within 100 feet of each.

04.01.05 Bicycle Libraries Libraries providing shared bicycles are recommended in the locations shown in the Bike and Car-Share Plan (Fig. 04.01.A).



# 04.02 car parking + storage

Parking strategies at Parkmerced are intended to accommodate expected demand, while fostering a pedestrian focused, transit-oriented neighborhood. In order to encourage walking and transit use a greater number of parking spaces have been located further from transit. Visibility of parking structures and light emitted from them is restricted to reduce the visual and physical presence and impact of parking facilities on the pedestrian environment. The Parking Plan (Fig. 04.02.A) identifies the location of parking structures at Parkmerced.

TABLE 5 - Parking Zones

ZONE	MAXIMUM PARKING SPACES
Zone 1	2,349 spaces
Zone 1a	201 spaces
Zone 2	5,766 spaces
Zone 2 - Overlay	25 spaces
Existing Parking	1,109 spaces
Total Parking	9,450 spaces

### TABLE 6 - Off-Street Parking

LAND USE	MAXIMUM PARKING SPACES
Residential	1 / du
Grocery Store	1 / 500 sf
Commercial / Retail	1 / 750 sf
Community / Fitness / School	1 / 1000 sf

#### **Standards**

04.02.01 Parking Location Off-street parking may be located only where indicated on the Parking Plan (Fig. 04.02.A). All off-street parking shall be below grade except where permitted to be above grade as indicated in the Parking Plan (Fig. 04.02.A). The number of new parking spaces in the each specific parking zone shall not exceed the maximums indicated in Table 5 - Parking Zones. Parking zones are defined as the following:

Zone 1: Below grade only

Zone 1a: Above grade permitted to the allowance of spaces listed in Table 5, plus below grade parking where number of spaces within both Zone 1 and Zone 1a does not exceed the number of spaces listed for Zone 1

Zone 2: Below grade only

Zone 2 - Overlay: Above grade parking only

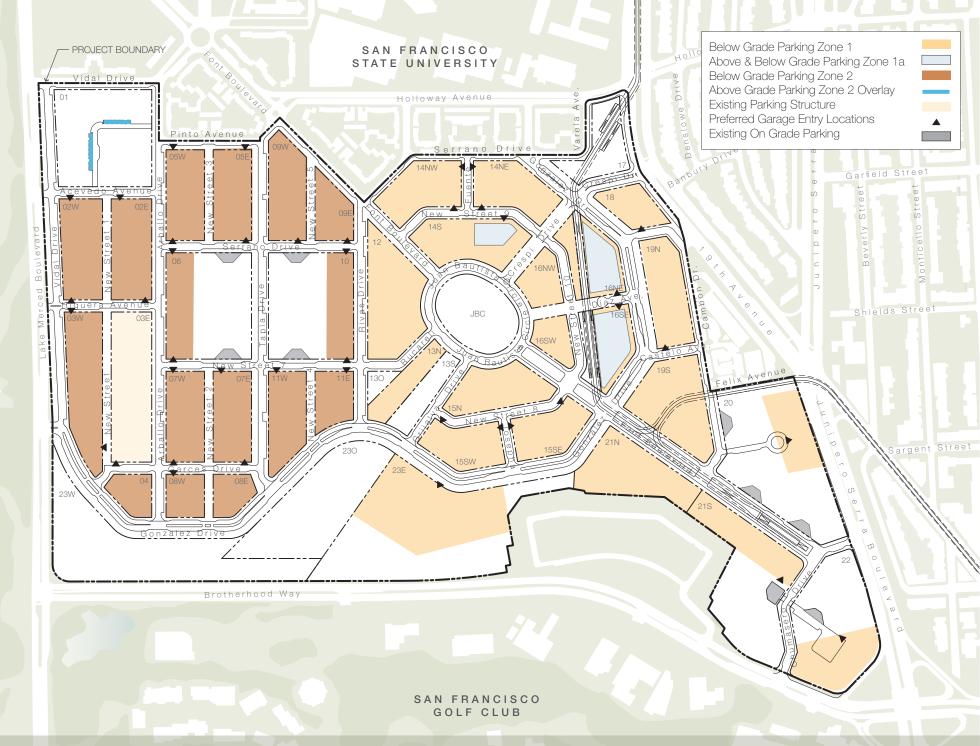
04.02.02 Off-Street Parking Off-street parking shall not be required for any use. The number of off-street parking spaces shall not exceed the maximums listed in Table 6 - Off-Street Parking.

04.02.03 Parking Spaces Parking spaces may be either independently accessible or space-efficient, except as required elsewhere in the Building Code for spaces specifically designated for persons with physical disabilities. Spaceefficient parking is parking in which vehicles are stored and accessed by valet, mechanical stackers or lifts, certain tandem spaces, or other space-efficient means. Off-street parking spaces may be located either on the same development block as the building served, or off-site within the Development Plan Area.

04.02.04 Unbundled Parking All off-street parking spaces for residential uses shall be leased or sold separately from and in addition to the rental or purchase fees for dwelling units for the life of the dwelling units. A minimum of one (1) separate, dedicated pedestrian entrance, visible and accessible from a public right-of-way or easement, shall be provided for the users of each individual off-street parking facility (Fig. 04.02.A).

04.02.05 Parking Entrances Vehicular entrances and exits to parking facilities shall have a maximum linear width of 11 feet parallel to the street if accommodating one direction of travel, and maximum linear width of 22 feet parallel to the street if accommodating both an exit and entrance at one opening. Entrances and/or exits that are shared with loading and service access may be 12 feet wide when accommodating one-way traffic and 24 feet wide when accommodating two-way traffic.

04.02.06 Above Grade Parking Above grade parking structures must be lined with a minimum of 18 feet of occupied habitable space facing public rights-of-way, dedicated open spaces, semiprivate open spaces, and easements, excluding the MUNI Easement. All other frontages must visually screen the interior from the exterior under daylighting and night lighting conditions.



# 04.02 car parking + storage





### Standards (continued)

04.02.07 Exposed Parking Decks Parking decks that are exposed and open to the sky shall use paving materials with a solar reflectance index of at least 29 and one of the following strategies for 50% of the exposed parking deck.

- Provide shade from open structures, such as those supporting solar photovoltaic panels, canopied walkways, and vine pergolas, all with a solar reflectance index of at least 29.
- Provide shade from tree canopy (within ten years of landscape installation).

04.02.08 Light Trespass Parapet edges of the parking trays, including the roof, must be higher than vehicle headlights in order to screen adjacent properties. All lighting for parking areas must have a low cut-off angle in order to prevent light from casting beyond the parking area boundary.

### Guidelines

04.02.09 Shared Facilities Multiple buildings within the same development block should share off-street parking garages and loading facilities in order to limit the amount of garage and service entries along the street frontage.





04.02.10 Public Impact Mechanical vents and utilities 04.02.11 Entries The number and dimension of vehicle related to parking should minimize visual and noise impacts on public streets as much as possible and be integrated into the overall architectural expression of the form, language and materiality of the building.

entrances and exits to parking facilities should be minimized, as much as reasonably possible, to reduce their impact on the pedestrian environment.

- 04.02.12 Access The design of parking structures should promote the use of public sidewalks and midblock connections. Pathways and stairways linking parking structures to public ways should be attractive and well lit.
- 04.02.13 Exiting Exit door alcoves adjacent to the sidewalk are discouraged unless they are integrated with active spaces, such as primary entrances or nonresidential community uses.

## 04.03 loading + servicing

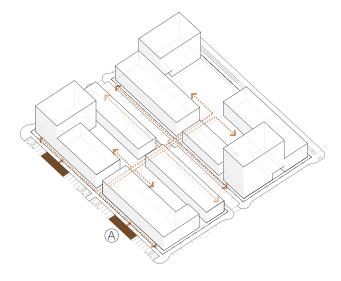


Figure 04.03.A: Loading + Servicing

(A) Loading & Services Zone

TABLE 7 - Required Loading Spaces

LAND USE	ON-STREET LOADING	OFF-STREET LOADING
	1 space / building (between 0 and 199 units)	0
Residential	2 spaces / building (over 200 du)	Service vehicle spaces should be provided within garages
Grocery Store	2 spaces	2 spaces
Retail / Office / Professional Services	1 space / building	0

Every reasonable effort must be made to reduce the adverse impact of loading and servicing facilities on the quality of the pedestrian environment. The Truck Routes and Loading Plan (Fig. 04.03.B) identifies permitted locations and routes for loading facilities.

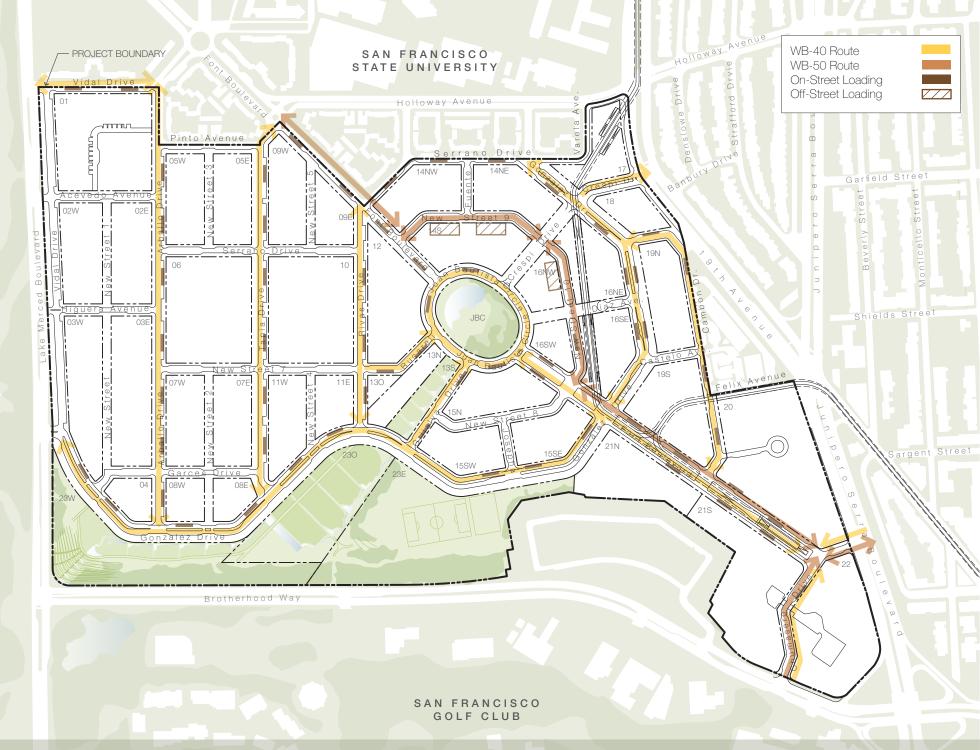
### **Standards**

- 04.03.01 Loading Preferred on-street loading spaces and permitted routes related to specific loading vehicles are indicated on the Truck Routes and Loading Plan (Fig. 04.03.B). All streets have been designed for SU-30 vehicles.
- 04.03.02 Loading Spaces The maximum number of loading spaces by use is listed in Table 7 -Required Loading Spaces. Residential loading spaces are provided on-street and are specifically identified on the Truck Routes and Loading Plan (Fig. 04.03.B).
  - On-street loading spaces may be used as regular vehicular parking spaces and scheduled for loading.
  - On-street loading spaces must be sized to accommodate vehicles up to those identified for each specific street on the Truck Routes and Loading Plan (Fig. 04.03.B).
- 04.03.03 Off-Street Loading Spaces Individual off-street loading spaces shall have a maximum width of 10 feet and a maximum vertical clearance of 16 feet.

- 04.03.04 Loading Access Off-street loading access is not permitted along Juan Bautista Circle, Crespi Drive, Font Boulevard and Gonzalez Drive.
- 04.03.05 Limited Impact A maximum of one curb cut for loading and service is permitted every 250 LF of street frontage.
- 04.03.06 Loading Entrances Off-street loading entrances are restricted to a maximum linear width of 24 feet for combined entrance and exit areas.
- 04.03.07 Visual Impact Loading and service areas must include either opaque or translucent garage door panels. Exterior wall finishes and architectural treatments must extend a minimum of 30 inches into the loading and service entries beyond the garage door. Loading entries must be well lit at night and obscure views into loading areas under daylight and night light conditions.

#### Guidelines

- 04.03.08 Shared Facilities Multiple buildings within the same block should share off-street loading facilities and service areas.
- 04.03.09 Combined Entries Where reasonably feasible off-street loading entrances and exits should be combined with automobile parking access.



# appendix

A	Regulating Plan - Block Matrix	142
Α	Regulating Plan - Block Plans	144
В	Project Variant - Cambon	218
С	Definition of Terms	224

appendix



# APPENDIX A regulating plan - block matrix

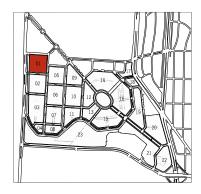
		BLOCK 01  Total Developable Footprint	BLOCK 02	BLOCK 03	BLOCK 04	BLOCK 05	BLOCK 06	BLOCK 07	BLOCK 08	BLOCK 09	BLOCK 10	BLOCK 11	вьоск јвс
	T145	145'				ı		<u> </u>	ı	<u> </u>			<u> </u>
	FOOTPRINT AREA AT T145	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	24,000 sf	0 sf	0 sf
	T115	115'											
	FOOTPRINT AREA AT T115	0 sf	0 sf	0 sf	0 sf	0 sf	24,000 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf
	MR105	105'											
ES	FOOTPRINT AREA AT MR105		0 sf	0 sf	0 sf	12,000 sf	0 sf	6,900 sf	0 sf	12,000 sf	0 sf	12,000 sf	0 sf
ZONES	MR85	85'											
Ž	FOOTPRINT AREA AT MR85	12,000 sf	19,200 sf	19,200 sf	12,000 sf	16,300 sf	0 sf	21,400 sf	12,000 sf	9,500 sf	0 sf	12,000 sf	0 sf
海	LR65	65'											
неіднт	FOOTPRINT AREA AT LR65		0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	20,300 sf	35,500 sf	0 sf	9,400 sf	0 sf
I	LR45	45'			1				1	1			
		15,500 sf	72,800 sf	95,500 sf	9,100 sf	43,200 sf	0 sf	42,000 sf	8,900 sf	6,800 sf	0 sf	34,000 sf	0 sf
	LR35	35'			0 (		2 6			0 6	0 6		2 5
	FOOTPRINT AREA AT LR35		17,200 sf	22,500 sf	0 sf	22,400 sf	0 sf	19,400 sf	4,200 sf	0 sf	0 sf	5,500 sf	0 sf
	LR15	15'	4 COO - f	4 400 -£	0 -6	0 -6	0 -6	4 600 -6	0 -6	000 of	0 -6	0 -6	0 -6
	FOOTPRINT AREA AT LR15		1,600 sf	1,400 sf	0 sf	0 sf	0 sf	1,600 sf	0 sf	800 sf	0 sf	0 sf	0 sf
	AL DEVELOPABLE FOOTPRINT	27,500 sf	110,800 sf	138,600 sf	21,100 sf	93,900 sf	24,000 sf	91,300 sf	45,400 sf	64,600 sf	24,000 sf	72,900 sf	0 sf
VERAGE + SPACE	Existing Building Area	29,557 sf					29,557 sf				29,557 sf		
COVERAGE + EN SPACE	Dedicated Open Space		15,000 sf	15,000 sf				15,000 sf		15,000 sf			106,273 sf
LOT CO'	Total Parcel Area	203,888 sf	200,380	275,612	34,082 sf	170,826 sf	200,099 sf	170,826 sf	77,728 sf	144,847 sf	199,101 sf	134,159 sf	106,273 sf

<sup>\*</sup> NOTE: If maximum height limits are not used in designated Mid-Rise Buildable Envelopes, the footprint area allotted in these envelopes may be applied to the maximum neighborhood fabric height limit provided the total developable footprint area does not exceed the designated total for the block.

BLOCK 12	BLOCK 13	BLOCK 14	BLOCK 15	BLOCK 16	BLOCK 17	BLOCK 18	BLOCK 19	BLOCK 20	BLOCK 21	BLOCK 22	BLOCK 23	TOTALS PARKMERCED NEIGHBORHOOD
												T145
0 sf	0 sf	12,000 sf	0 sf	0 sf	0 sf	0 sf	0 sf	12,000 sf	36,000 sf	24,000 sf	0 sf	108,000 sf
		-	T	1	T							T115
0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	12,000 sf	0 sf	0 sf	0 sf	0 sf	0 sf	36,000 sf
12,000 sf	0 sf	24 700 of	24 000 of	20,100 sf	0 sf	0 sf	24,000 sf	0 sf	0 sf	0 sf	0 sf	MR105 157,700 sf
12,000 \$1	0.51	34,700 sf	24,000 sf	20,100 \$1	0.51	0.51	24,000 \$1	USI	0.51	0.51	0.51	MR85
0 sf	20,000 sf	16,100 sf	12,000 sf	24,200 sf	0 sf	0 sf	19,200 sf	0 sf	9,800 sf	0 sf	0 sf	234,900 sf
0.0.					3 31	0 0.		0 01		3.	0 0.	LR65
30,800 sf	6,700 sf	70,700 sf	79,400 sf	41,900 sf	0 sf	15,000 sf	56,400 sf	14,600 sf	38,800 sf	0 sf	0 sf	419,500 sf
												LR45
23,800 sf	0 sf	22,200 sf	18,900 sf	17,700 sf	0 sf	0 sf	4,400 sf	0 sf	0 sf	0 sf	0 sf	414,800 sf
							-	1 -	-	-		LR35
0 sf	0 sf	25,300 sf	0 sf	1,900 sf	3,200 sf	0 sf	0 sf	0 sf	0 sf	0 sf	27,400 sf	149,000 sf
0 sf	0 sf	0 sf	1,200 sf	52,500 sf	0 sf	11,000 sf	1,500 sf	0 sf	2,600 sf	0 sf	6,000 sf	LR15 80,200 sf
66,600 sf	26,700 sf	181,000 sf	1,200 si 135,500 sf	158,300 sf	3,200 sf	38,000 sf	1,500 si 105,500 sf	26,600 sf	87,200 sf	24,000 sf	33,400 sf	1,600,100 sf
00,000 31	20,700 31	101,000 31	133,300 31	130,300 31	3,200 31	30,000 31	103,300 31	20,000 31	07,200 31	24,000 31	33,400 31	1,000,100 31
								44,336 sf	14,779 sf	14,779 sf		162,564 sf
	55,682 sf				37,600 sf		15,000 sf		15,000 sf			289,555 sf
130,142 sf	101,916 sf	260,283 sf	220,025 sf	237,276 sf	65,614 sf	45,714 sf	214,566 sf	284,881 sf	325,044 sf	200,995 sf	863,837 sf	4,868,114 sf

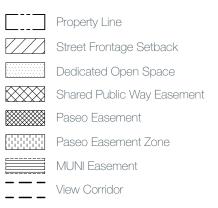
# APPENDIX A regulating plan - block 01

		BLOCK 01
	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
ES	FOOTPRINT AREA AT MR105	0 sf
Z	MR85	
, z	FOOTPRINT AREA AT MR85	12,000 sf
HEIGHT ZONES	LR65	
	FOOTPRINT AREA AT LR65	0 sf
王	LR45	
	FOOTPRINT AREA AT LR45	15,500 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	
	FOOTPRINT AREA AT LR15	0 sf
TOTAL	DEVELOPABLE FOOTPRINT	27,500 sf
RAGE	Existing Building Area	29,557 sf
LOT COVERAGE + OPEN SPACE	Dedicated Open Space	
LOT	Total Parcel Area	203,888 sf



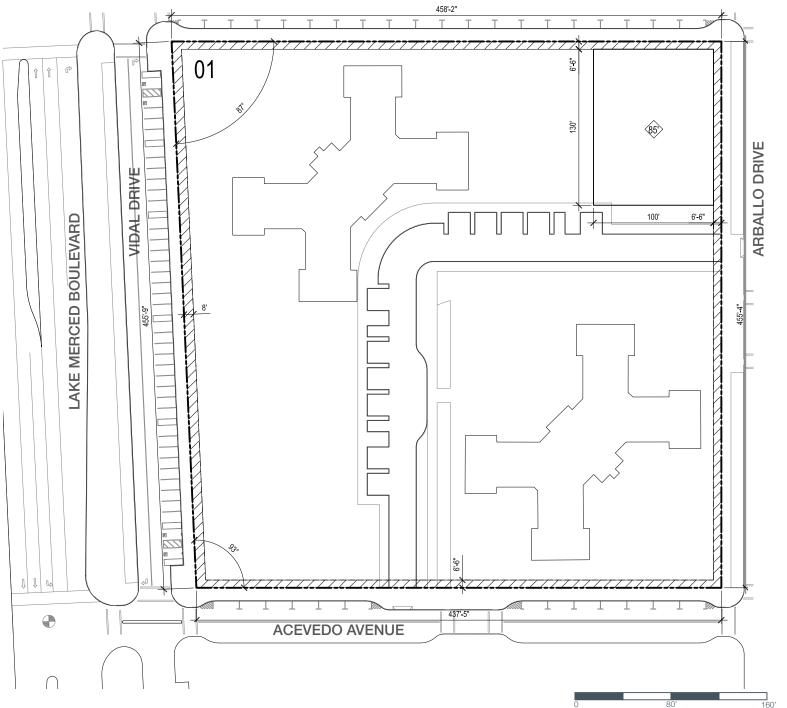
## NOTES

Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.



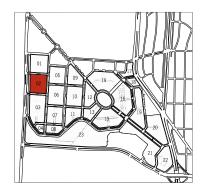
Building Height Limit

block 01



**VIDAL DRIVE** 

		BLOCK 02
	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
ES	FOOTPRINT AREA AT MR105	0 sf
Z	MR85	
Ž.	FOOTPRINT AREA AT MR85	19,200 sf
HEIGHT ZONES	LR65	
EIG	FOOTPRINT AREA AT LR65	0 sf
I	LR45	
	FOOTPRINT AREA AT LR45	72,800 sf
	LR35	
	FOOTPRINT AREA AT LR35	17,200 sf
	LR15	
	FOOTPRINT AREA AT LR15	1,600 sf
TOTA	L DEVELOPABLE FOOTPRINT	110,800 sf
AGE	Existing Building Area	
LOT COVERAGE + OPEN SPACE	Dedicated Open Space	15,000 sf
LOT C	Total Parcel Area	200,380 sf

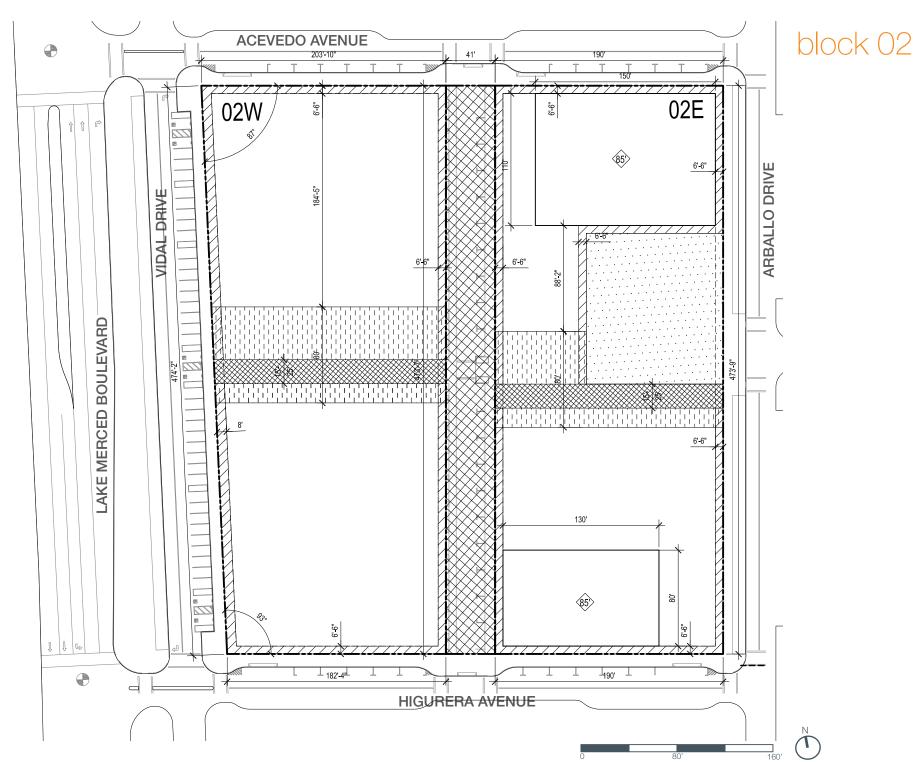


## NOTES

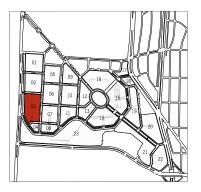
Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.







		BLOCK 03
	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
S	FOOTPRINT AREA AT MR105	0 sf
Z	MR85	
Ž.	FOOTPRINT AREA AT MR85	19,200 sf
HEIGHT ZONES	LR65	
EIG	FOOTPRINT AREA AT LR65	0 sf
エ	LR45	
	FOOTPRINT AREA AT LR45	95,500 sf
	LR35	
	FOOTPRINT AREA AT LR35	22,500 sf
	LR15	
	FOOTPRINT AREA AT LR15	1,400 sf
TOTA	L DEVELOPABLE FOOTPRINT	138,600 sf
AGE	Existing Building Area	
LOT COVERAGE + OPEN SPACE	Dedicated Open Space	15,000 sf
LOT	Total Parcel Area	275,612 sf

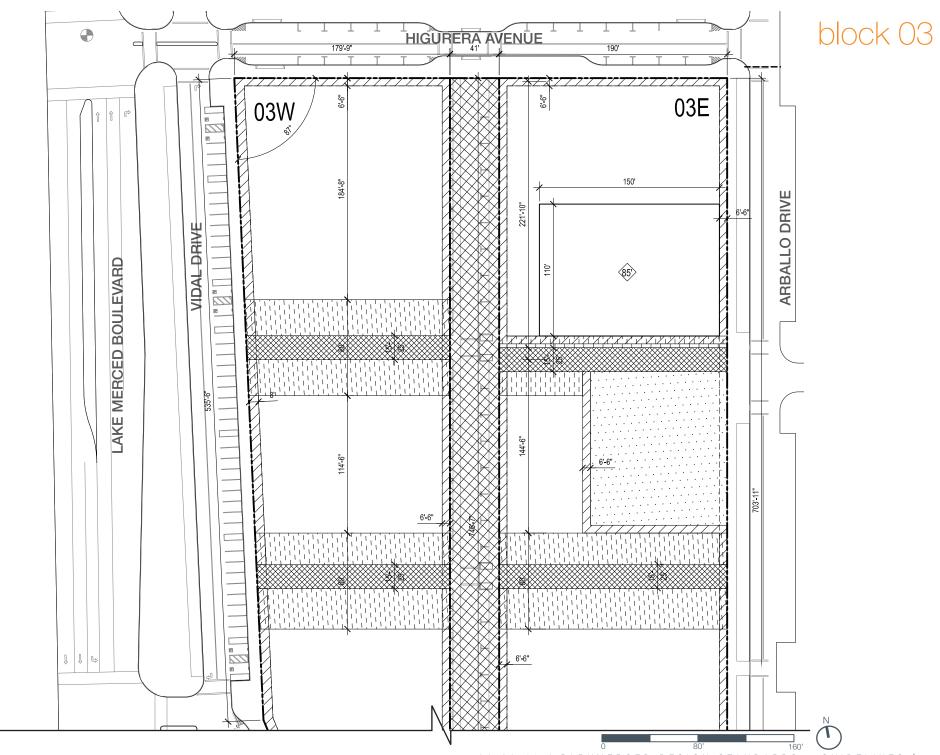


## NOTES

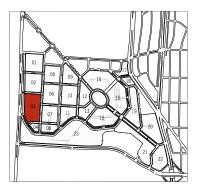
Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.







		BLOCK 03
	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
ES	FOOTPRINT AREA AT MR105	0 sf
Z	MR85	
Z	FOOTPRINT AREA AT MR85	19,200 sf
HEIGHT ZONES	LR65	
E	FOOTPRINT AREA AT LR65	0 sf
I	LR45	
	FOOTPRINT AREA AT LR45	95,500 sf
	LR35	
	FOOTPRINT AREA AT LR35	22,500 sf
	LR15	
	FOOTPRINT AREA AT LR15	•
TOTAL	DEVELOPABLE FOOTPRINT	138,600 sf
AGE	Existing Building Area	
LOT COVERAGE + OPEN SPACE	Dedicated Open Space	15,000 sf
LOT	Total Parcel Area	275,612 sf

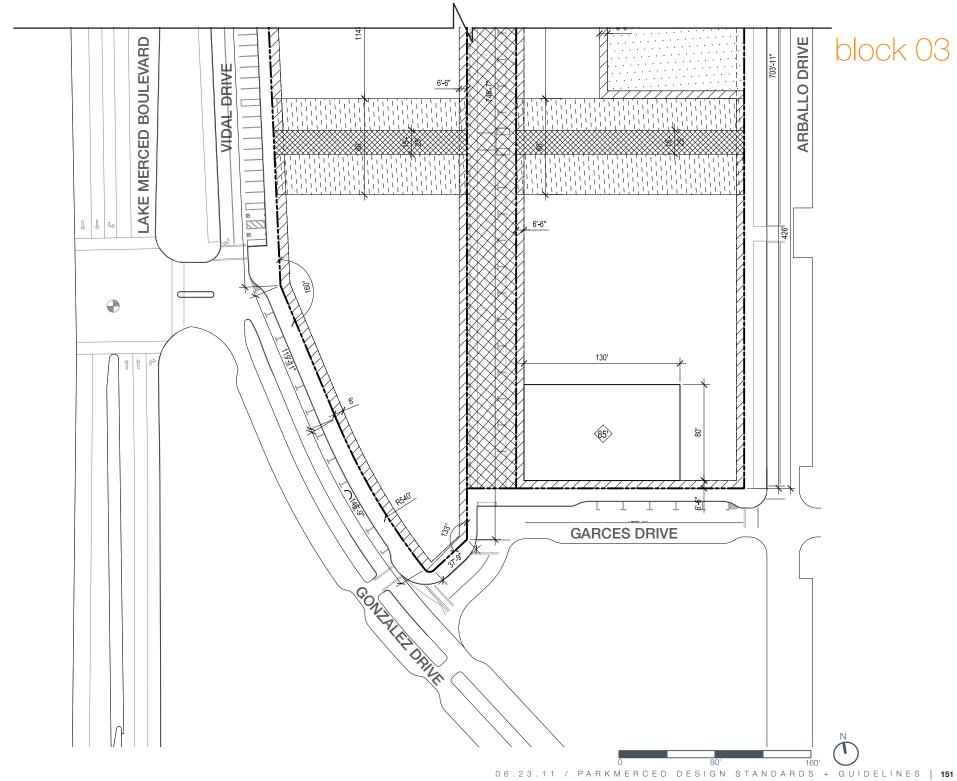


## **NOTES**

Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.







		BLOCK 04
	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
S	FOOTPRINT AREA AT MR105	0 sf
Z	MR85	
Ž	FOOTPRINT AREA AT MR85	12,000 sf
HEIGHT ZONES	LR65	
E	FOOTPRINT AREA AT LR65	0 sf
I	LR45	
	FOOTPRINT AREA AT LR45	9,100 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	
	FOOTPRINT AREA AT LR15	
TOTAL	DEVELOPABLE FOOTPRINT	21,100 sf
tAGE ACE	Existing Building Area	
LOT COVERAGE + OPEN SPACE	Dedicated Open Space	
LOT	Total Parcel Area	34,082 sf



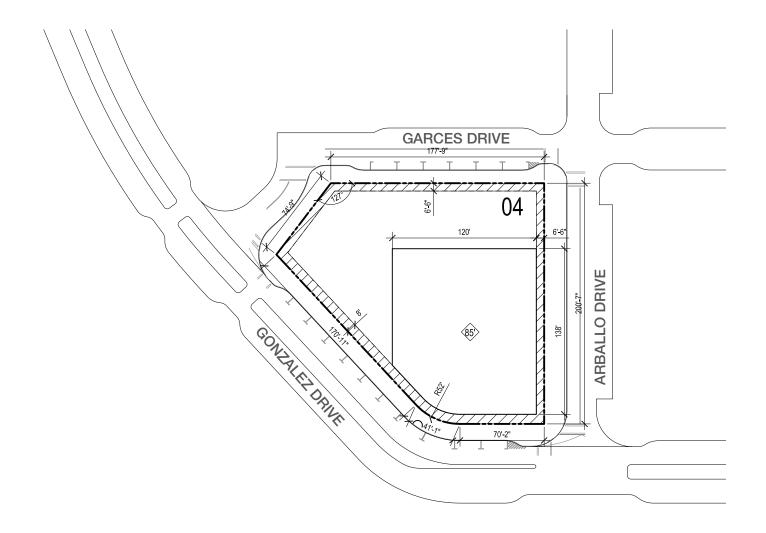
## **NOTES**

Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.

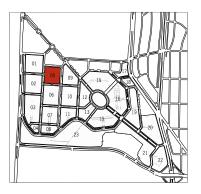




# block 04



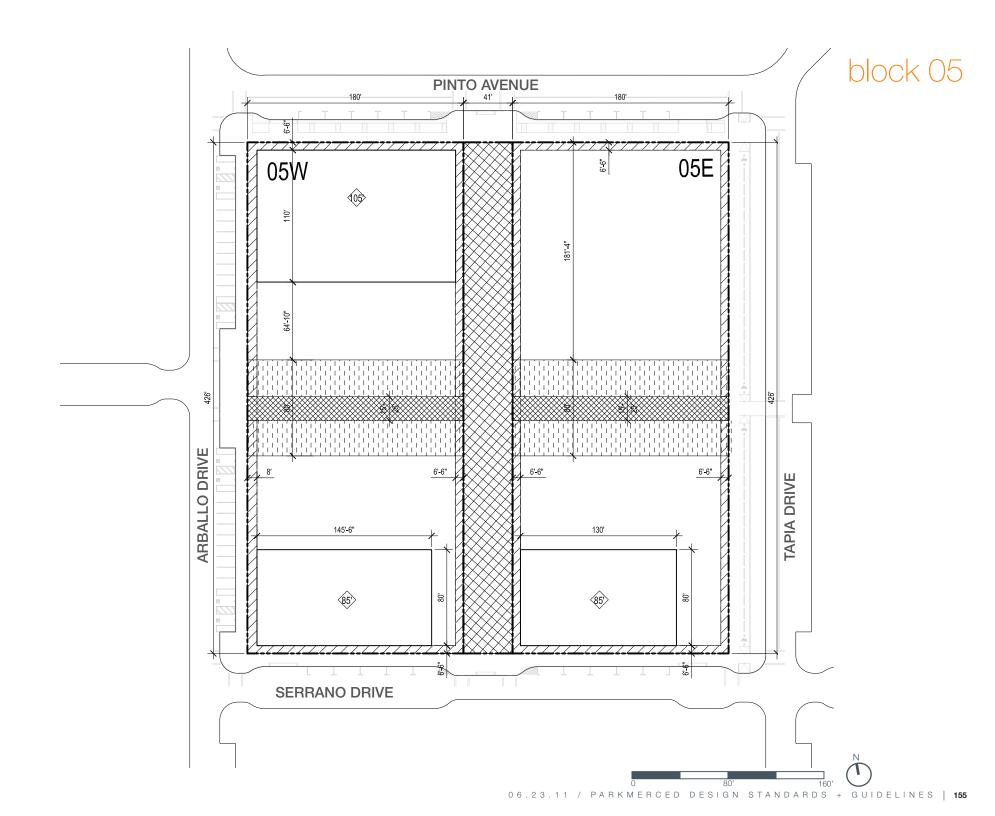
		BLOCK 05
	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
S	FOOTPRINT AREA AT MR105	12,000 sf
Z	MR85	
Z	FOOTPRINT AREA AT MR85	16,300 sf
HEIGHT ZONES	LR65	
EIG	FOOTPRINT AREA AT LR65	0 sf
I	LR45	
	FOOTPRINT AREA AT LR45	43,200 sf
	LR35	
	FOOTPRINT AREA AT LR35	22,400 sf
	LR15	
	FOOTPRINT AREA AT LR15	
TOTAL	DEVELOPABLE FOOTPRINT	93,900 sf
AGE	Existing Building Area	
LOT COVERAGE + OPEN SPACE	Dedicated Open Space	
LOTC	Total Parcel Area	170,826 sf



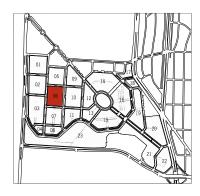
## **NOTES**

Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.





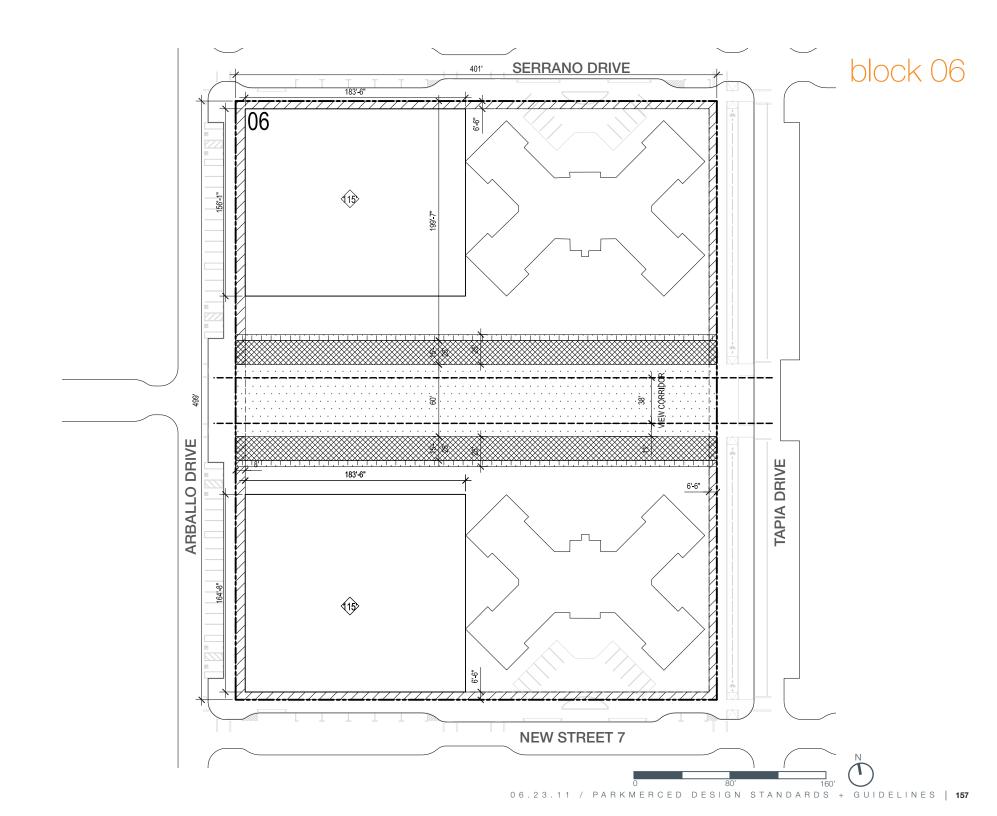
		BLOCK 06
	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115	24,000 sf
	MR105	
S	FOOTPRINT AREA AT MR105	0 sf
Z	MR85	
NZ .	FOOTPRINT AREA AT MR85	0 sf
HEIGHT ZONES	LR65	
EIG	FOOTPRINT AREA AT LR65	0 sf
I	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	
	FOOTPRINT AREA AT LR15	0 sf
TOTAL	DEVELOPABLE FOOTPRINT	24,000 sf
AGE	Existing Building Area	<b>2</b> 9,557 sf
LOT COVERAGE + OPEN SPACE	Dedicated Open Space	
LOTC	Total Parcel Area	200,099 sf



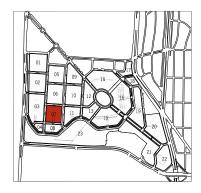
## NOTES

Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.

Property Line
Street Frontage Setback
Dedicated Open Space
Shared Public Way Easement
Paseo Easement
Paseo Easement Zone
MUNI Easement
 View Corridor

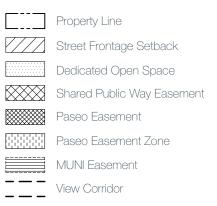


		BLOCK 07
	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
S	FOOTPRINT AREA AT MR105	6,900 sf
HEIGHT ZONES	MR85	
Z	FOOTPRINT AREA AT MR85	21,400 sf
돑	LR65	
	FOOTPRINT AREA AT LR65	0 sf
I	LR45	
	FOOTPRINT AREA AT LR45	42,000 sf
	LR35	
	FOOTPRINT AREA AT LR35	19,400 sf
	LR15	
	FOOTPRINT AREA AT LR15	,
TOTAI	DEVELOPABLE FOOTPRINT	91,300 sf
tage ace	Existing Building Area	
LOT COVERAGE + OPEN SPACE	Dedicated Open Space	15,000 sf
LOT	Total Parcel Area	170,826 sf

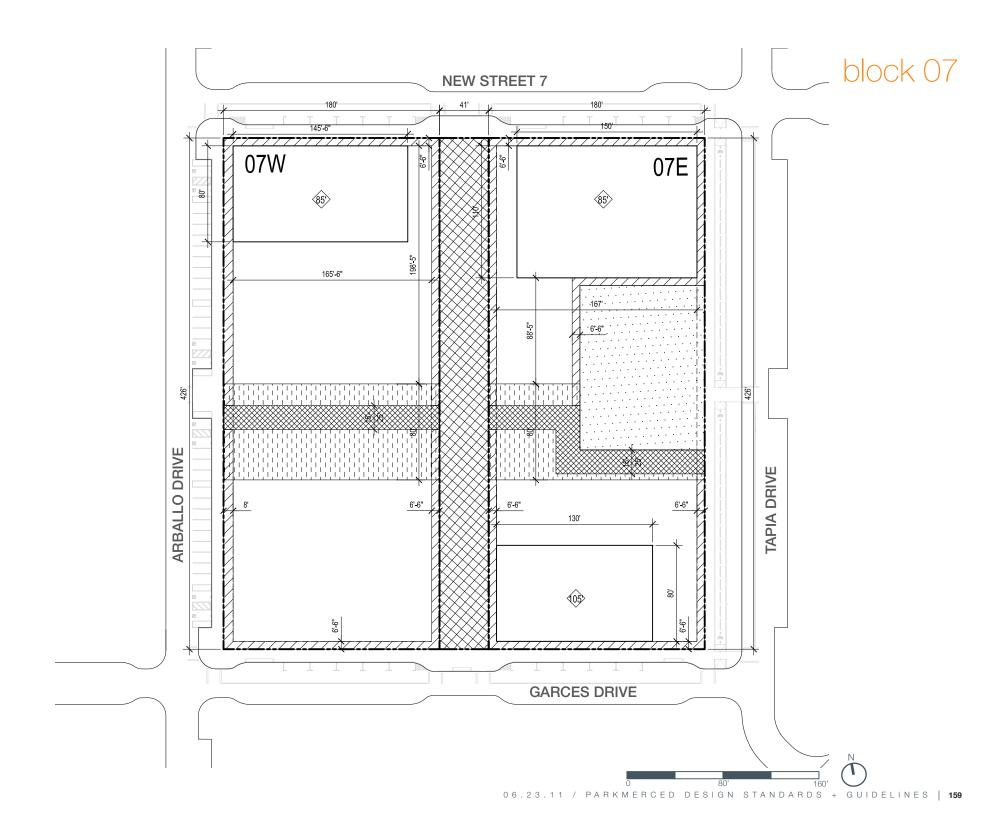


## NOTES

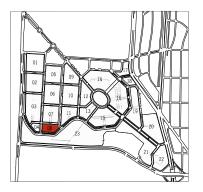
Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.





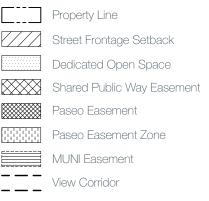


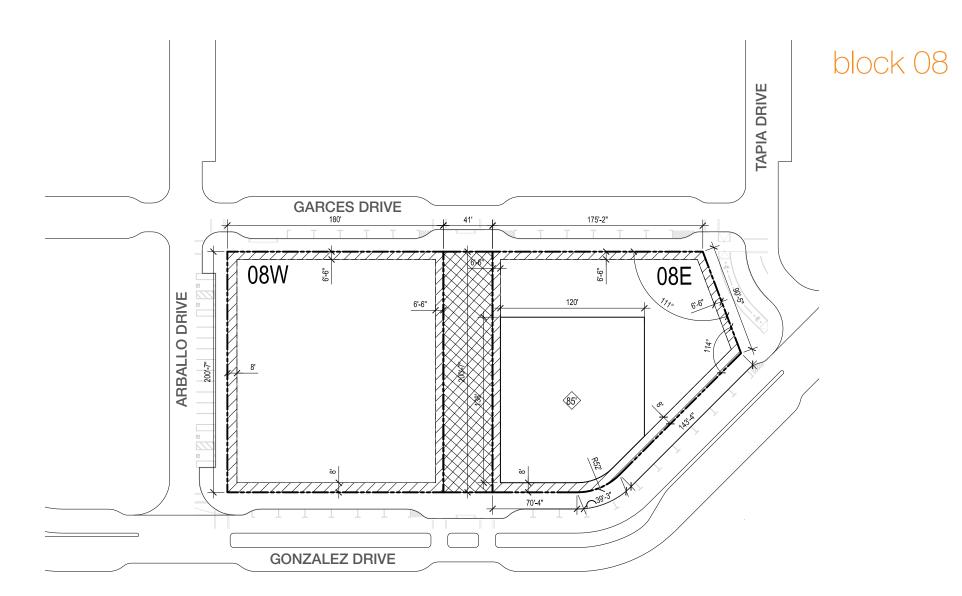
		BLOCK 08
	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
ES	FOOTPRINT AREA AT MR105	0 sf
Z	MR85	
Z	FOOTPRINT AREA AT MR85	12,000 sf
HEIGHT ZONES	LR65	
E	FOOTPRINT AREA AT LR65	20,300 sf
I	LR45	
	FOOTPRINT AREA AT LR45	8,900 sf
	LR35	
	FOOTPRINT AREA AT LR35	4,200 sf
	LR15	
	FOOTPRINT AREA AT LR15	
TOTAL	DEVELOPABLE FOOTPRINT	45,400 sf
tAGE ACE	Existing Building Area	
LOT COVERAGE + OPEN SPACE	Dedicated Open Space	
LOT C	Total Parcel Area	77,728 sf



## NOTES

Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.



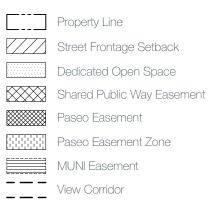


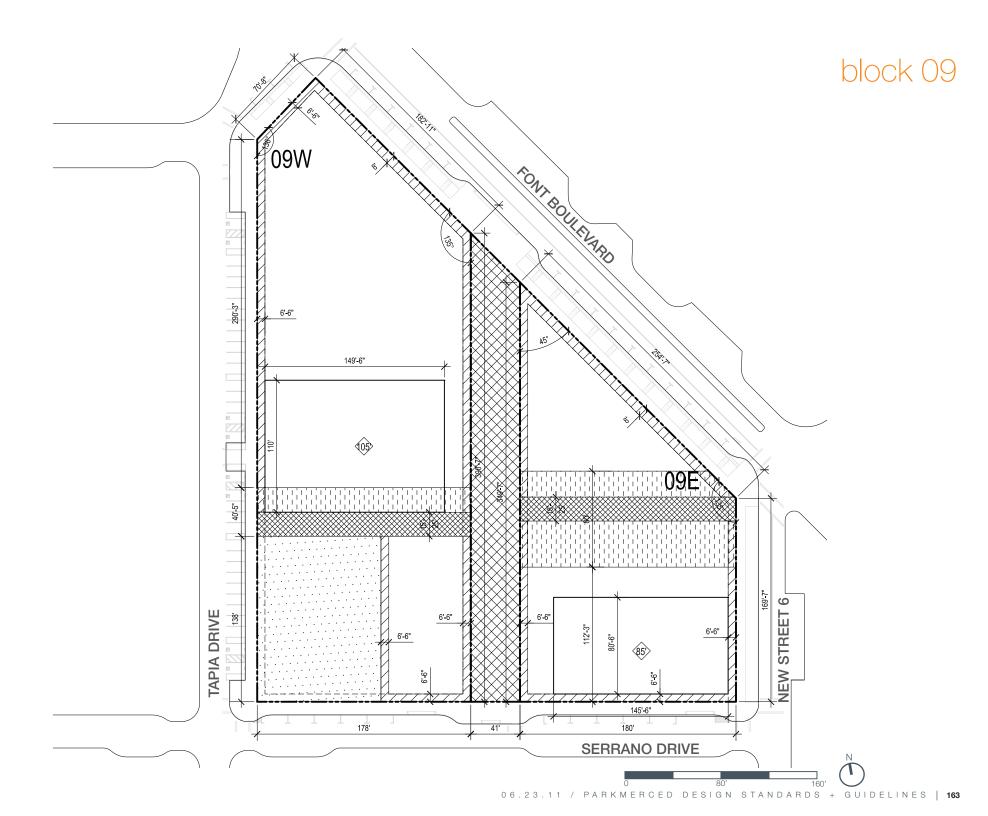
		BLOCK 09
	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
ES	FOOTPRINT AREA AT MR105	12,000 sf
Z	MR85	
Ž.	FOOTPRINT AREA AT MR85	9,500 sf
둪	LR65	
HEIGHT ZONES	FOOTPRINT AREA AT LR65	35,500 sf
エ	LR45	
	FOOTPRINT AREA AT LR45	6,800 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	
	FOOTPRINT AREA AT LR15	800 sf
TOTAI	DEVELOPABLE FOOTPRINT	64,600 sf
AGE	Existing Building Area	
LOT COVERAGE + OPEN SPACE	Dedicated Open Space	15,000 sf
LOTC	Total Parcel Area	144,847 sf



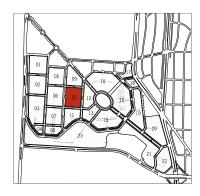
## **NOTES**

Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.



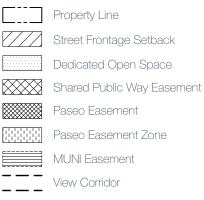


		BLOCK 10
	T145	
	FOOTPRINT AREA AT T145	24,000 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
Si	FOOTPRINT AREA AT MR105	0 sf
Z	MR85	
Ž.	FOOTPRINT AREA AT MR85	0 sf
HEIGHT ZONES	LR65	
EIG	FOOTPRINT AREA AT LR65	0 sf
I	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	
	FOOTPRINT AREA AT LR15	0 sf
TOTAI	L DEVELOPABLE FOOTPRINT	24,000 sf
tage ace	Existing Building Area	29,557 sf
LOT COVERAGE + OPEN SPACE	Dedicated Open Space	
LOT	Total Parcel Area	199,101 sf

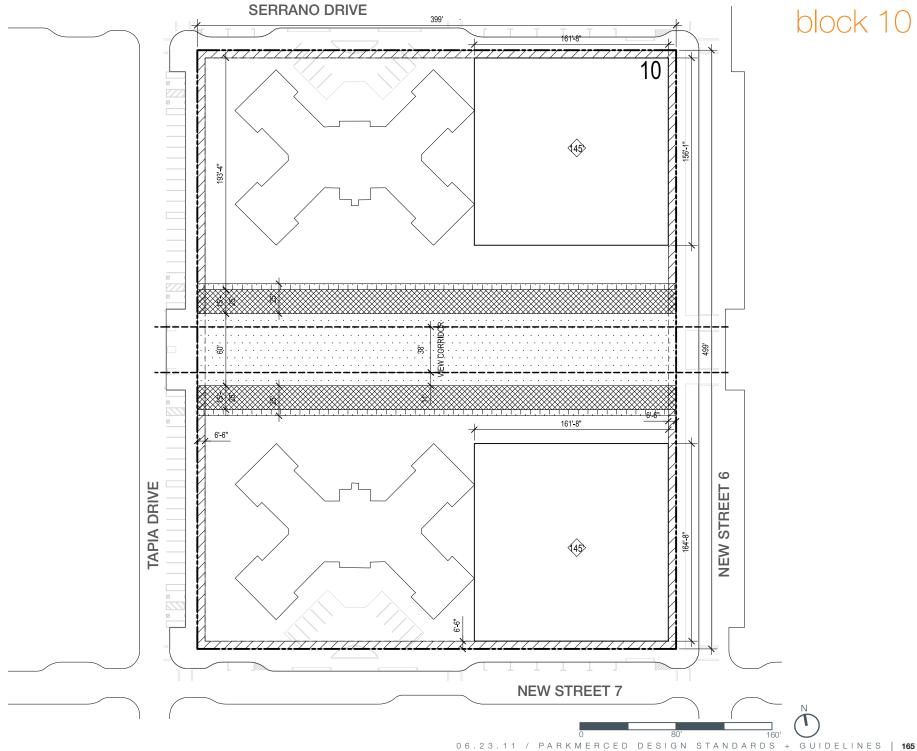


## NOTES

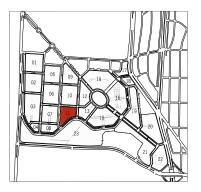
Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.







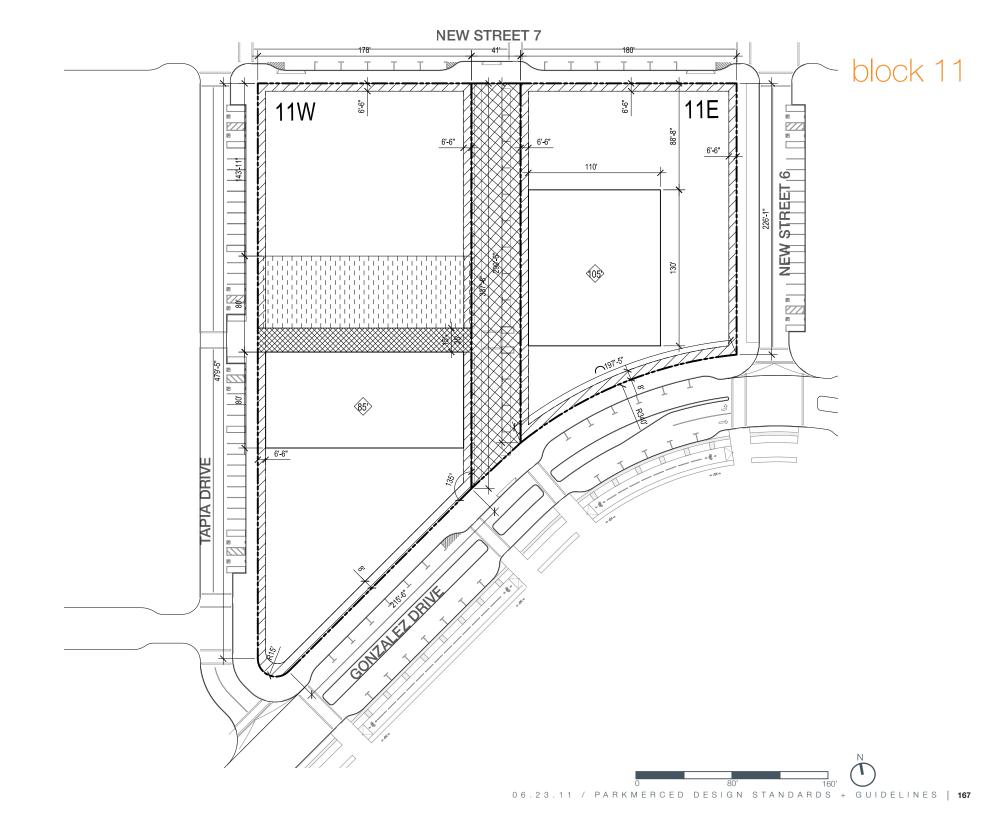
		BLOCK 11
	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
ES	FOOTPRINT AREA AT MR105	12,000 sf
HEIGHT ZONES	MR85	
Ž	FOOTPRINT AREA AT MR85	12,000 sf
돑	LR65	
	FOOTPRINT AREA AT LR65	9,400 sf
I	LR45	
	FOOTPRINT AREA AT LR45	34,000 sf
	LR35	
	FOOTPRINT AREA AT LR35	5,500 sf
	LR15	
	FOOTPRINT AREA AT LR15	0 sf
TOTAL	DEVELOPABLE FOOTPRINT	72,900 sf
AGE	Existing Building Area	
LOT COVERAGE + OPEN SPACE	Dedicated Open Space	
LOT (	Total Parcel Area	134,159 sf



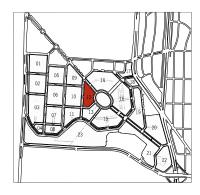
## NOTES

Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.





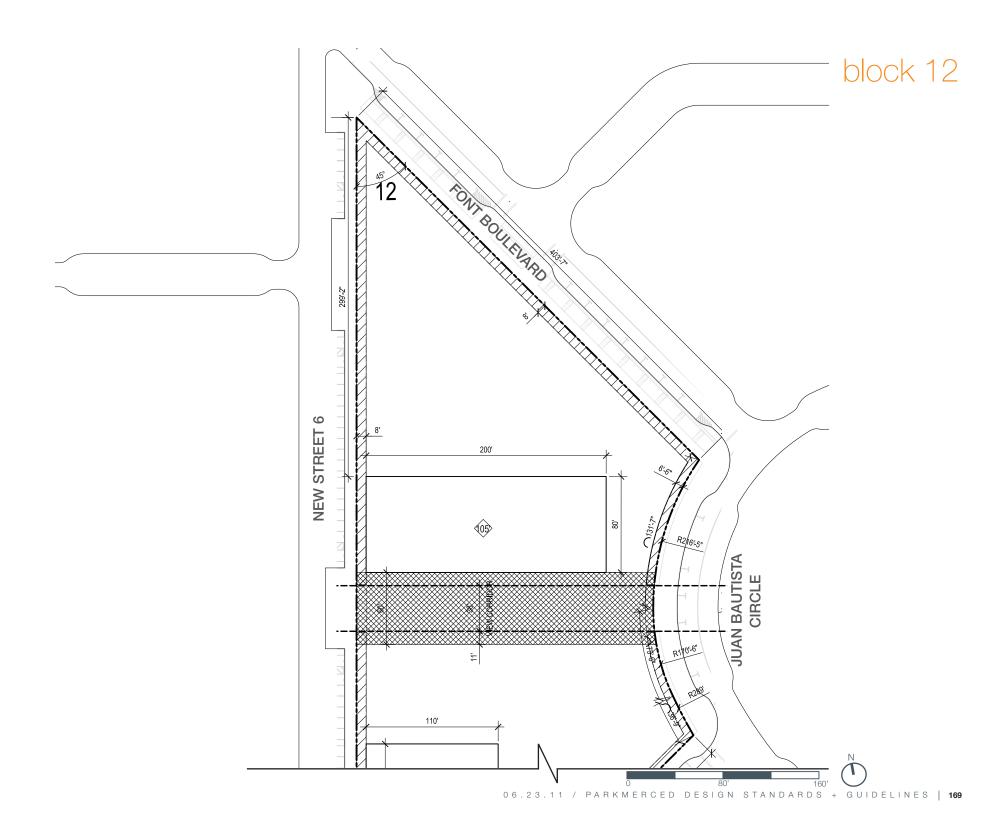
		BLOCK 12
	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
S	FOOTPRINT AREA AT MR105	12,000 sf
Z	MR85	
Ž	FOOTPRINT AREA AT MR85	0 sf
HEIGHT ZONES	LR65	
E	FOOTPRINT AREA AT LR65	30,800 sf
I	LR45	
	FOOTPRINT AREA AT LR45	23,800 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	
	FOOTPRINT AREA AT LR15	
TOTAL	DEVELOPABLE FOOTPRINT	66,600 sf
LOT COVERAGE + OPEN SPACE	Existing Building Area	
	Dedicated Open Space	
LOTC	Total Parcel Area	130,142 sf



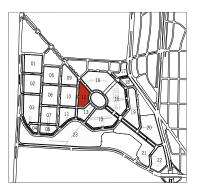
## NOTES

Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.





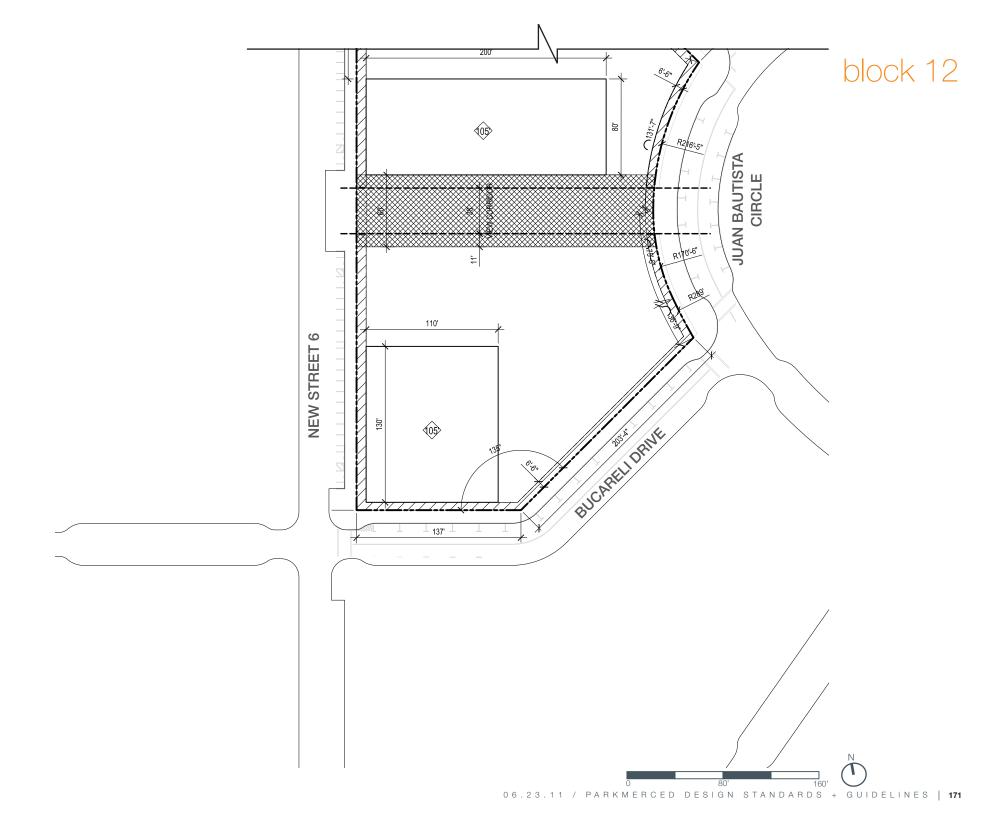
		BLOCK 12
	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
ES	FOOTPRINT AREA AT MR105	12,000 sf
HEIGHT ZONES	MR85	
Z	FOOTPRINT AREA AT MR85	0 sf
돑	LR65	
	FOOTPRINT AREA AT LR65	30,800 sf
I	LR45	
	FOOTPRINT AREA AT LR45	23,800 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	
	FOOTPRINT AREA AT LR15	0 sf
TOTAL	DEVELOPABLE FOOTPRINT	66,600 sf
LOT COVERAGE + OPEN SPACE	Existing Building Area	
	Dedicated Open Space	
LOTC	Total Parcel Area	130,142 sf

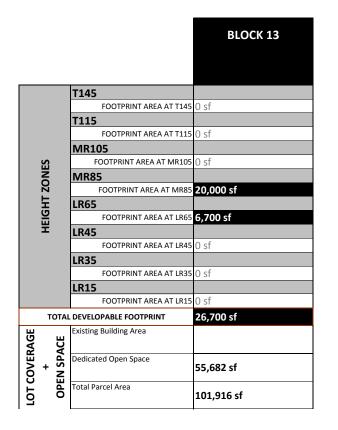


## NOTES

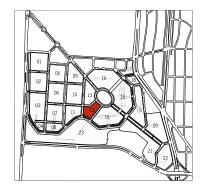
Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.





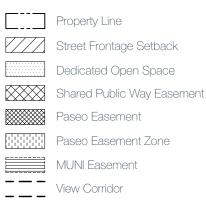


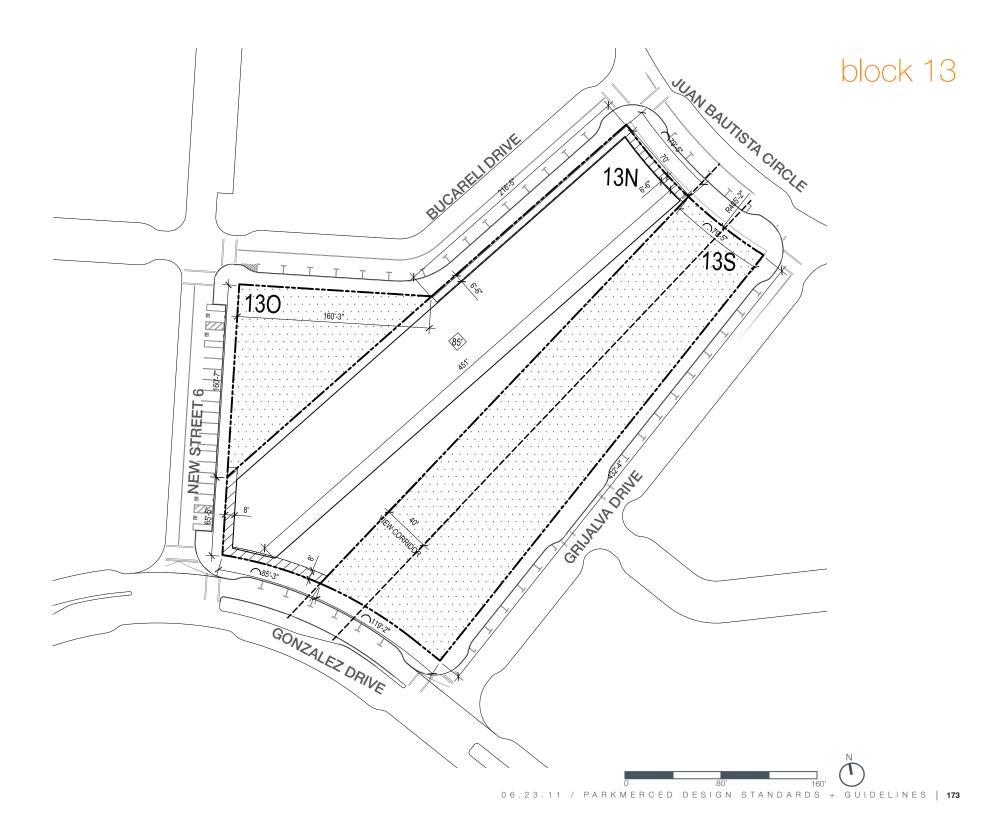
13-N	13-S	13-0
0 sf	0 sf	0 sf
0 31	0 31	0 31
0 sf	0 sf	0 sf
0 sf	0 sf	0 sf
20,000 sf	0 sf	0 sf
6,700 sf	0 sf	0 sf
0 sf	0 sf	0 sf
0 sf	0 sf	0 sf
0 sf	0 sf	0 sf
26,700 sf	0 sf	0 sf
	42,665 sf	13,017 sf
46,234 sf	42,665 sf	13,017 sf



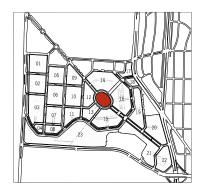
### **NOTES**

Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.





		BLOCK JBC
	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
S	FOOTPRINT AREA AT MR105	0 sf
Z	MR85	
NZ.	FOOTPRINT AREA AT MR85	0 sf
HEIGHT ZONES	LR65	
EIG	FOOTPRINT AREA AT LR65	0 sf
工	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	
	FOOTPRINT AREA AT LR15	0 sf
TOTAL	DEVELOPABLE FOOTPRINT	0 sf
LOT COVERAGE + OPEN SPACE	Existing Building Area	
	Dedicated Open Space	106,273 sf
LOT	Total Parcel Area	106,273 sf



## **NOTES**

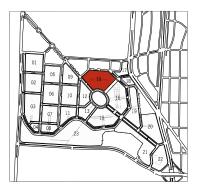
Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.





# block JBC JUAN BAUTHSTA CIRCLE WEW CORRIDOR 0 80' 160' 0 6 . 2 3 . 1 1 / PARKMERCED DESIGN STANDARDS + GUIDELINES | 175

		BLOCK 14
	T145	
	FOOTPRINT AREA AT T145	12,000 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
ES	FOOTPRINT AREA AT MR105	34,700 sf
N O	MR85	
ΙΣ	FOOTPRINT AREA AT MR85	16,100 sf
HEIGHT ZONES	LR65	
Ĕ	FOOTPRINT AREA AT LR65	70,700 sf
	LR45	
	FOOTPRINT AREA AT LR45	22,200 sf
	LR35	25 200 (
	FOOTPRINT AREA AT LR35	25,300 st
	FOOTPRINT AREA AT LR15	0 cf
TOTAL	DEVELOPABLE FOOTPRINT	181,000 sf
	Existing Building Area	101,000 \$1
LOT COVERAGE + OPEN SPACE	LXISTING BUILDING ALEA	
	Dedicated Open Space	
LOTC	Total Parcel Area	260,283 sf

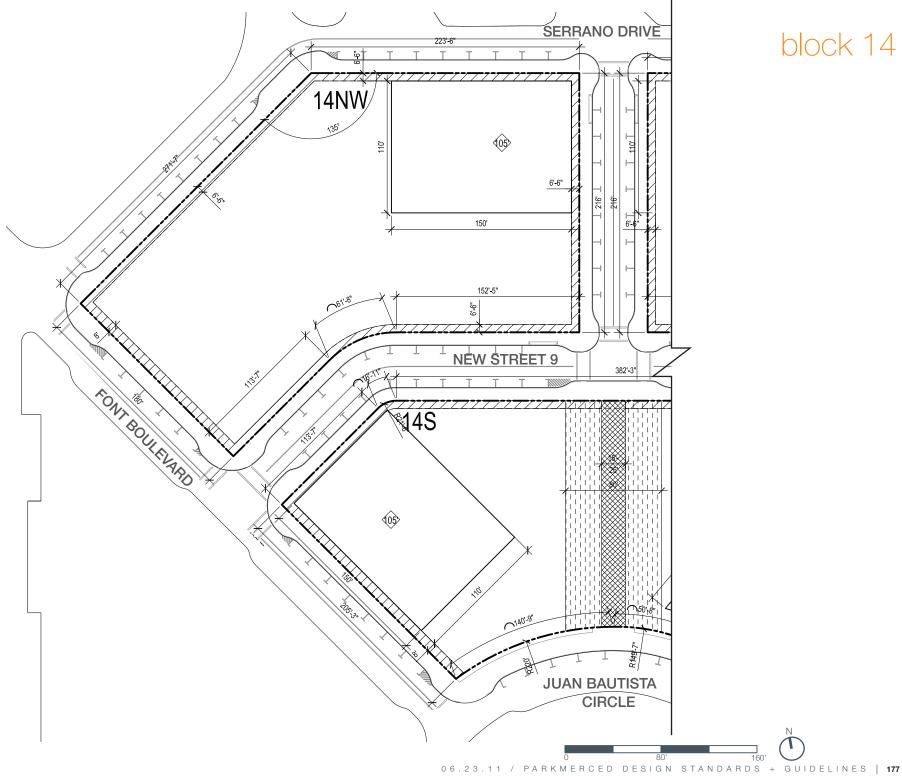


## **NOTES**

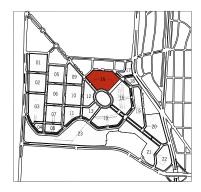
Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.



## block 14



		BLOCK 14
	T145	
	FOOTPRINT AREA AT T145	12,000 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
S	FOOTPRINT AREA AT MR105	34,700 sf
Z	MR85	
Z.	FOOTPRINT AREA AT MR85	16,100 sf
HEIGHT ZONES	LR65	
EIG	FOOTPRINT AREA AT LR65	70,700 sf
I	LR45	
	FOOTPRINT AREA AT LR45	22,200 sf
	LR35	
	FOOTPRINT AREA AT LR35	25,300 sf
	LR15	
	FOOTPRINT AREA AT LR15	0 sf
TOTAL	DEVELOPABLE FOOTPRINT	181,000 sf
LOT COVERAGE + OPEN SPACE	Existing Building Area	
	Dedicated Open Space	
LOTC	Total Parcel Area	260,283 sf

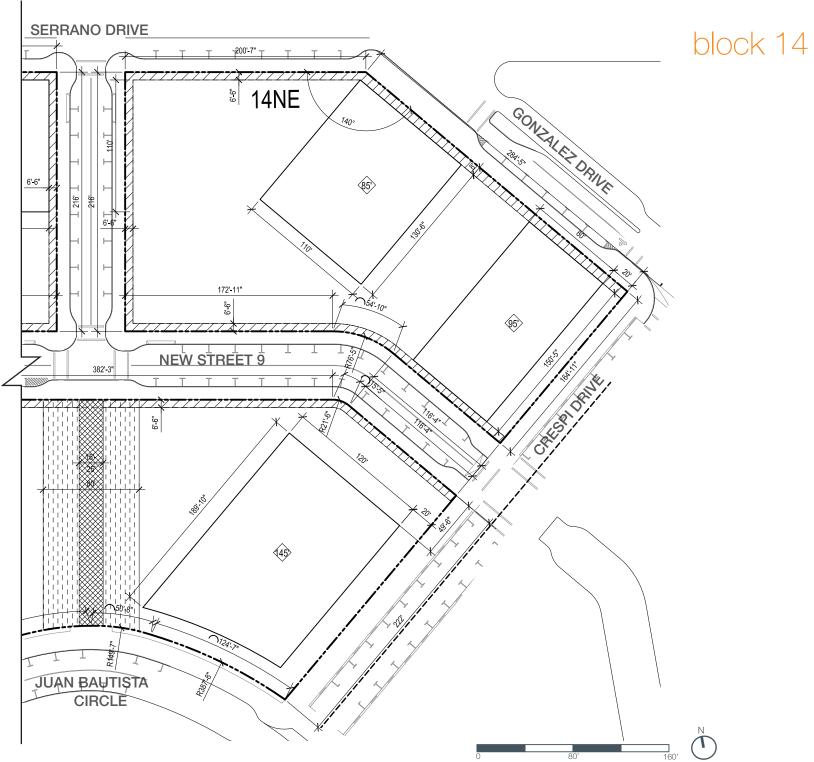


## NOTES

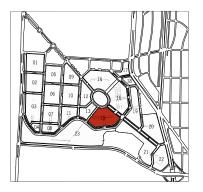
Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.







		BLOCK 15
	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
S	FOOTPRINT AREA AT MR105	24,000 sf
Z	MR85	
Ž.	FOOTPRINT AREA AT MR85	12,000 sf
HEIGHT ZONES	LR65	
E	FOOTPRINT AREA AT LR65	79,400 sf
I	LR45	
	FOOTPRINT AREA AT LR45	18,900 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	
	FOOTPRINT AREA AT LR15	1,200 sf
TOTAI	DEVELOPABLE FOOTPRINT	135,500 sf
LOT COVERAGE + OPEN SPACE	Existing Building Area	
	Dedicated Open Space	
LOTC	Total Parcel Area	220,025 sf

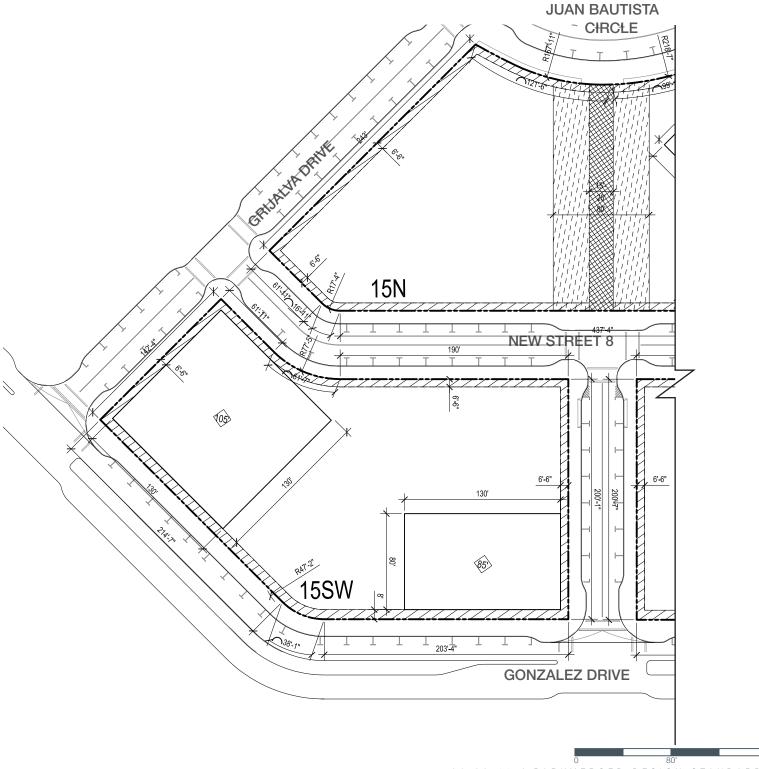


## **NOTES**

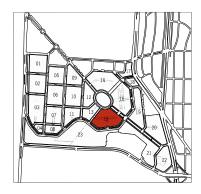
Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.



## block 15

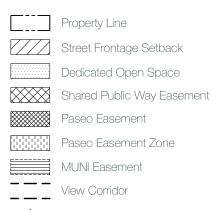


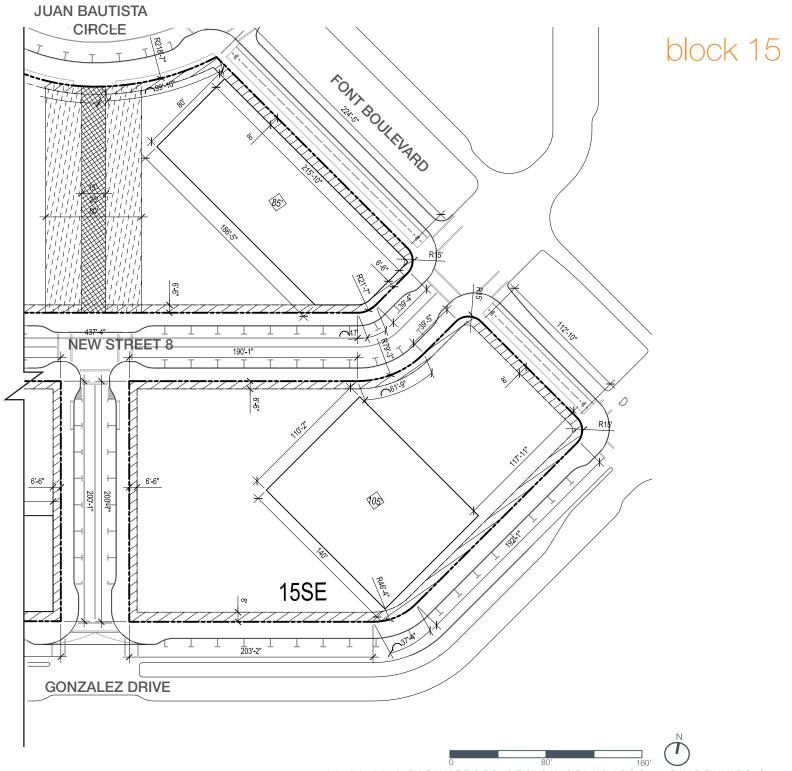
		BLOCK 15
	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
ES	FOOTPRINT AREA AT MR105	24,000 sf
Z	MR85	
Ž	FOOTPRINT AREA AT MR85	12,000 sf
HEIGHT ZONES	LR65	
Ë	FOOTPRINT AREA AT LR65	79,400 sf
I	LR45	
	FOOTPRINT AREA AT LR45	18,900 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	
	FOOTPRINT AREA AT LR15	•
TOTAL	DEVELOPABLE FOOTPRINT	135,500 sf
AGE	Existing Building Area	
LOT COVERAGE + OPEN SPACE	Dedicated Open Space	
LOTC	Total Parcel Area	220,025 sf



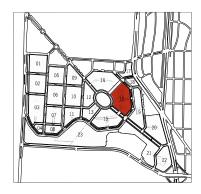
#### **NOTES**

Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.



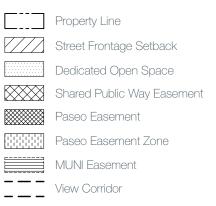


		BLOCK 16
	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115 (	0 sf
	MR105	
ES	FOOTPRINT AREA AT MR105	20,100 sf
Z	MR85	
Ž	FOOTPRINT AREA AT MR85	24,200 sf
HEIGHT ZONES	LR65	
E	FOOTPRINT AREA AT LR65	41,900 sf
I	LR45	
	FOOTPRINT AREA AT LR45	17,700 sf
	LR35	
	FOOTPRINT AREA AT LR35	1,900 sf
	LR15	
	FOOTPRINT AREA AT LR15	•
TOTAL		158,300 sf
AGE	Existing Building Area	
LOT COVERAGE + OPEN SPACE	Dedicated Open Space	
LOTC	Total Parcel Area	237,276 sf

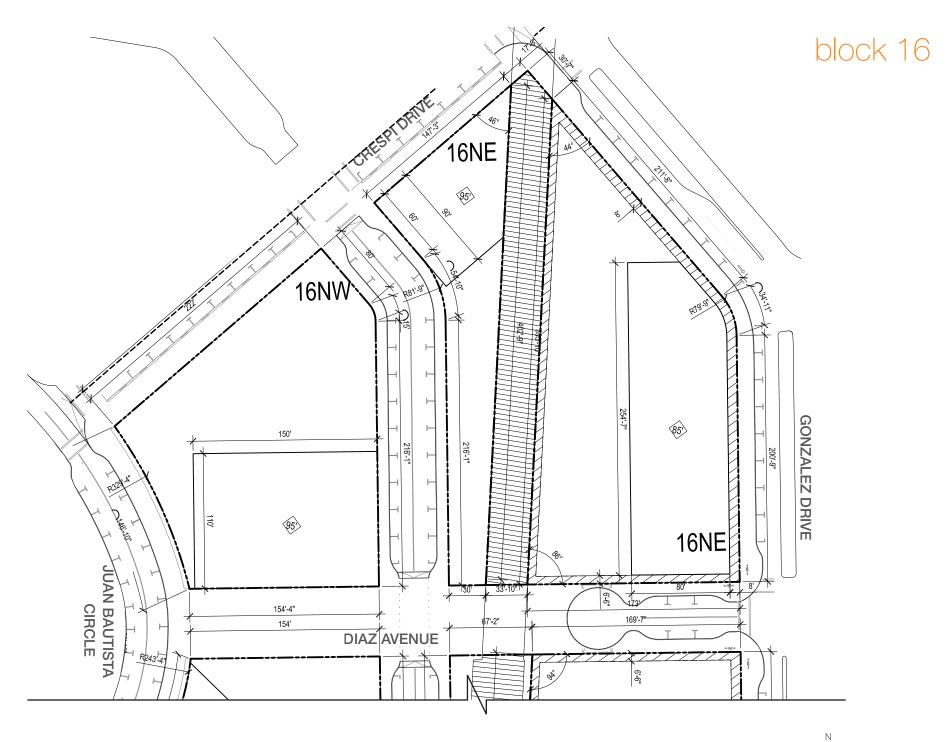


#### **NOTES**

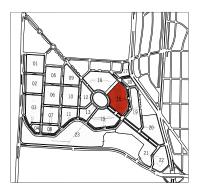
Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.







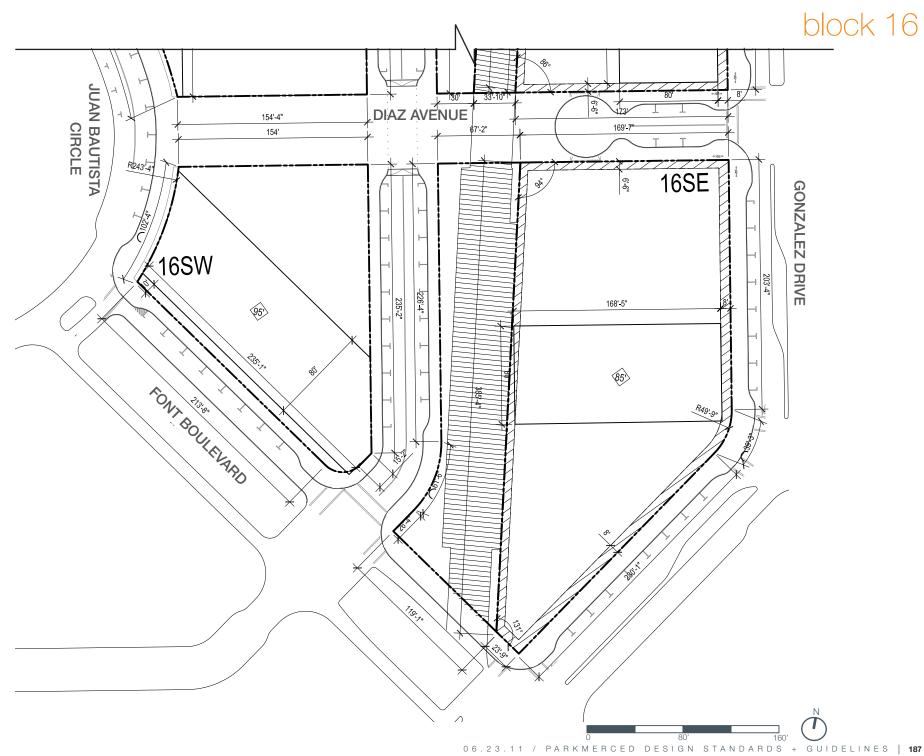
		BLOCK 16
	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
ES	FOOTPRINT AREA AT MR105	20,100 sf
HEIGHT ZONES	MR85	
Ž	FOOTPRINT AREA AT MR85	24,200 sf
듔	LR65	
Ë	FOOTPRINT AREA AT LR65	41,900 sf
I	LR45	
	FOOTPRINT AREA AT LR45	17,700 sf
	LR35	
	FOOTPRINT AREA AT LR35	1,900 sf
	LR15	
	FOOTPRINT AREA AT LR15	
TOTAL	DEVELOPABLE FOOTPRINT	158,300 sf
AGE	Existing Building Area	
LOT COVERAGE + OPEN SPACE	Dedicated Open Space	
LOT C	Total Parcel Area	237,276 sf



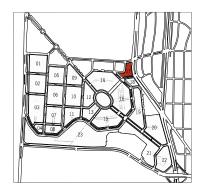
#### NOTES

Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.



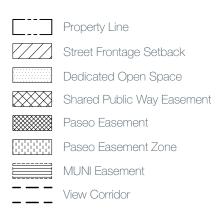


		BLOCK 17
	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
S	FOOTPRINT AREA AT MR105	0 sf
Z	MR85	
Ž.	FOOTPRINT AREA AT MR85	0 sf
Ξ	LR65	
HEIGHT ZONES	FOOTPRINT AREA AT LR65	0 sf
I	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	3,200 sf
	LR15	
	FOOTPRINT AREA AT LR15	0 sf
TOTAL	DEVELOPABLE FOOTPRINT	3,200 sf
tAGE ACE	Existing Building Area	
LOT COVERAGE + OPEN SPACE	Dedicated Open Space	37,600 sf
LOT	Total Parcel Area	65,614 sf



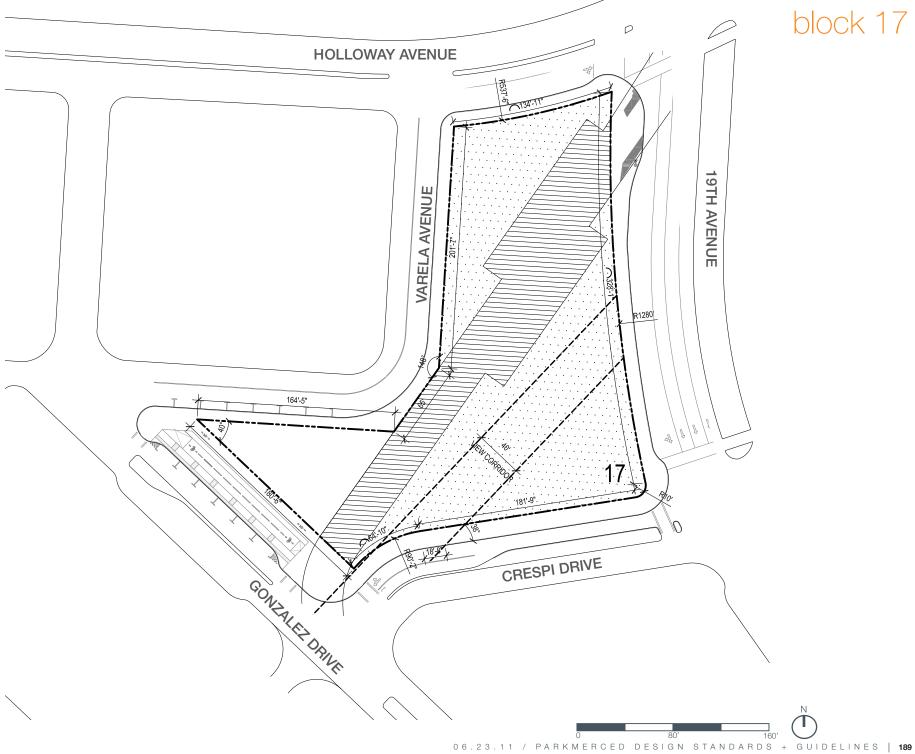
#### NOTES

Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.

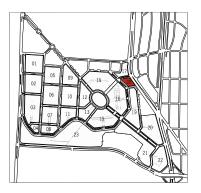




## block 17



		BLOCK 18
	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115	12,000 sf
	MR105	
S	FOOTPRINT AREA AT MR105	0 sf
Z	MR85	
Z	FOOTPRINT AREA AT MR85	0 sf
HEIGHT ZONES	LR65	
	FOOTPRINT AREA AT LR65	15,000 sf
I	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	
	FOOTPRINT AREA AT LR15	·
TOTAL	DEVELOPABLE FOOTPRINT	38,000 sf
AGE	Existing Building Area	
LOT COVERAGE + OPEN SPACE	Dedicated Open Space	
LOTC	Total Parcel Area	45,714 sf



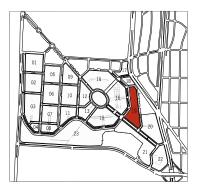
#### NOTES

Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.

Property Line
Street Frontage Setback
Dedicated Open Space
Shared Public Way Easement
Paseo Easement
Paseo Easement Zone
MUNI Easement
 View Corridor

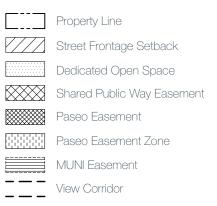


		BLOCK 19
	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
S	FOOTPRINT AREA AT MR105	24,000 sf
Z	MR85	
Ž	FOOTPRINT AREA AT MR85	19,200 sf
HEIGHT ZONES	LR65	
E	FOOTPRINT AREA AT LR65	56,400 sf
I	LR45	
	FOOTPRINT AREA AT LR45	4,400 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	
	FOOTPRINT AREA AT LR15	•
TOTAL	DEVELOPABLE FOOTPRINT	105,500 sf
tAGE ACE	Existing Building Area	
LOT COVERAGE + OPEN SPACE	Dedicated Open Space	15,000 sf
LOTC	Total Parcel Area	214,566 sf

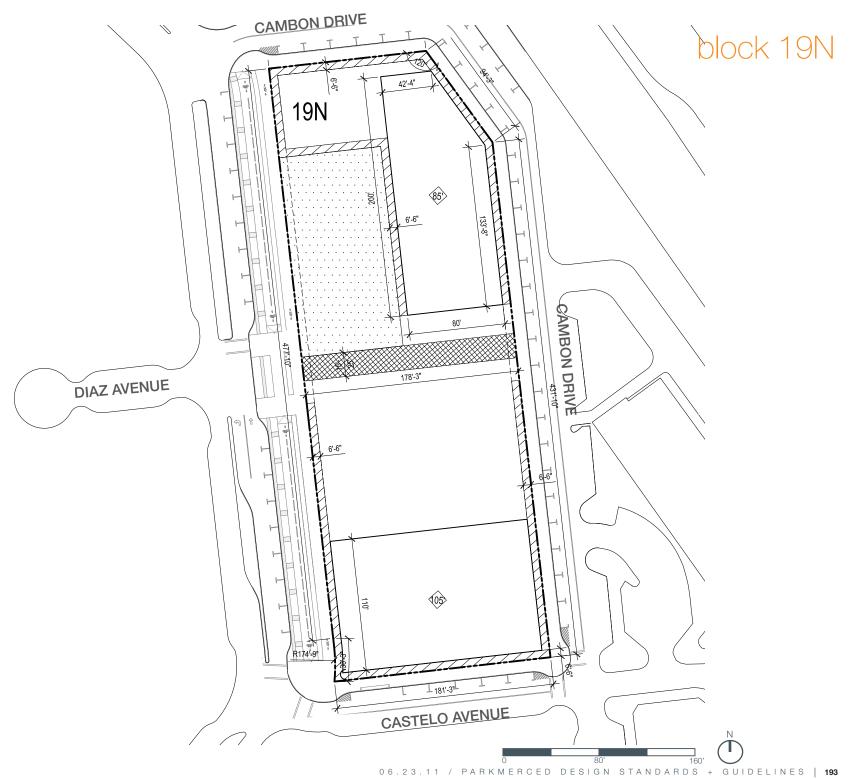


#### NOTES

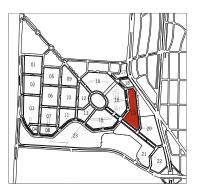
Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.





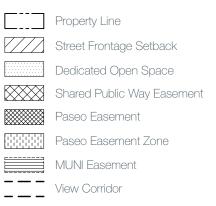


		BLOCK 19
	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
S	FOOTPRINT AREA AT MR105	24,000 sf
Z	MR85	
Ž	FOOTPRINT AREA AT MR85	19,200 sf
HEIGHT ZONES	LR65	
E	FOOTPRINT AREA AT LR65	56,400 sf
I	LR45	
	FOOTPRINT AREA AT LR45	4,400 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	
	FOOTPRINT AREA AT LR15	•
TOTAL	DEVELOPABLE FOOTPRINT	105,500 sf
tAGE ACE	Existing Building Area	
LOT COVERAGE + OPEN SPACE	Dedicated Open Space	15,000 sf
LOTC	Total Parcel Area	214,566 sf

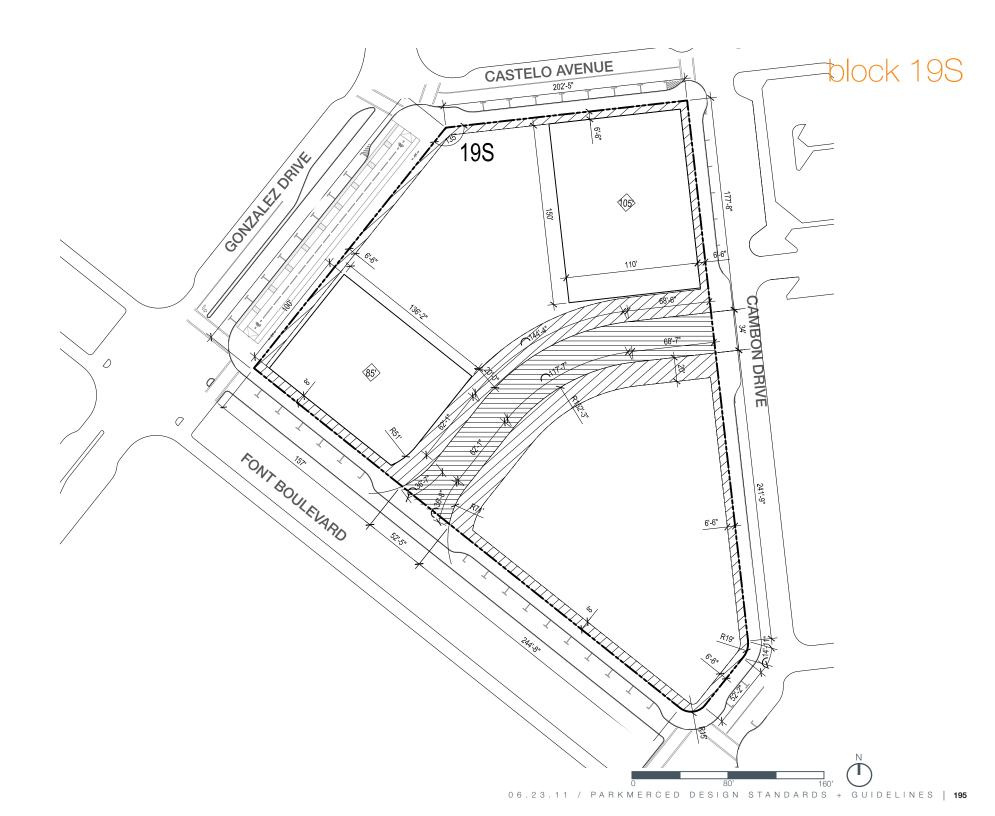


#### NOTES

Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.







		BLOCK 20
	T145	
	FOOTPRINT AREA AT T145	12,000 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
S	FOOTPRINT AREA AT MR105	0 sf
Z	MR85	
N N	FOOTPRINT AREA AT MR85	0 sf
HEIGHT ZONES	LR65	
EIG	FOOTPRINT AREA AT LR65	14,600 sf
王	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	
	FOOTPRINT AREA AT LR15	0 sf
TOTAL	DEVELOPABLE FOOTPRINT	26,600 sf
tAGE ACE	Existing Building Area	44,336 sf
LOT COVERAGE + OPEN SPACE	Dedicated Open Space	
LOT	Total Parcel Area	284,881 sf

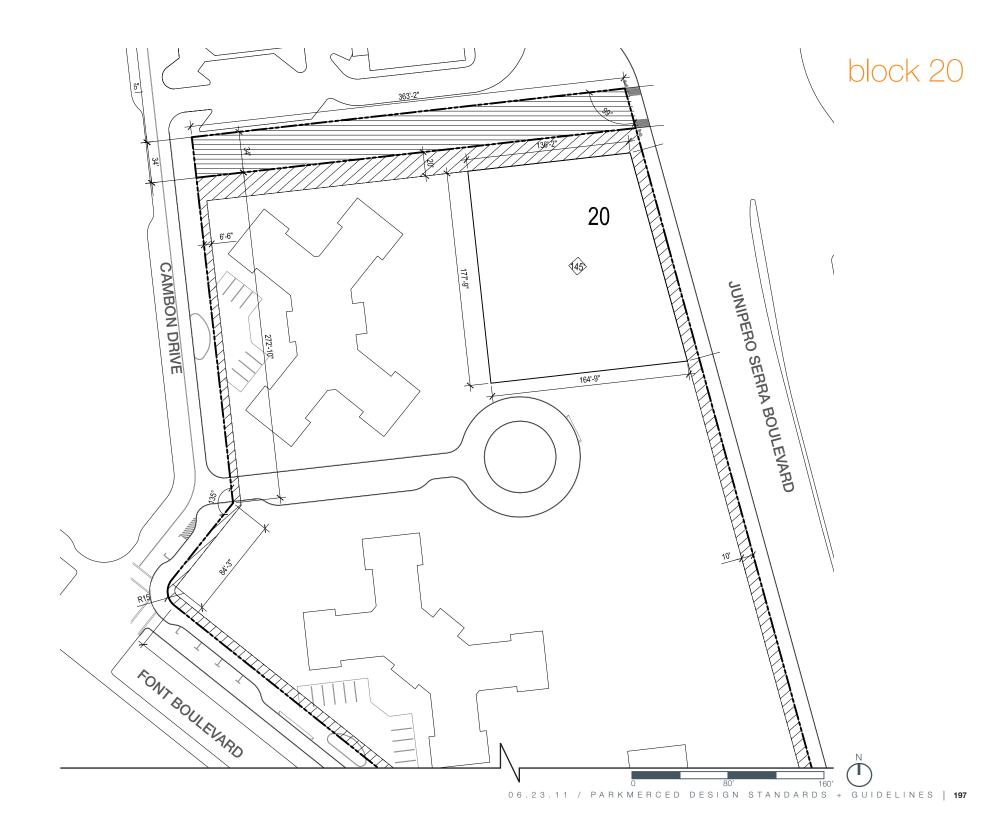


#### NOTES

Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.







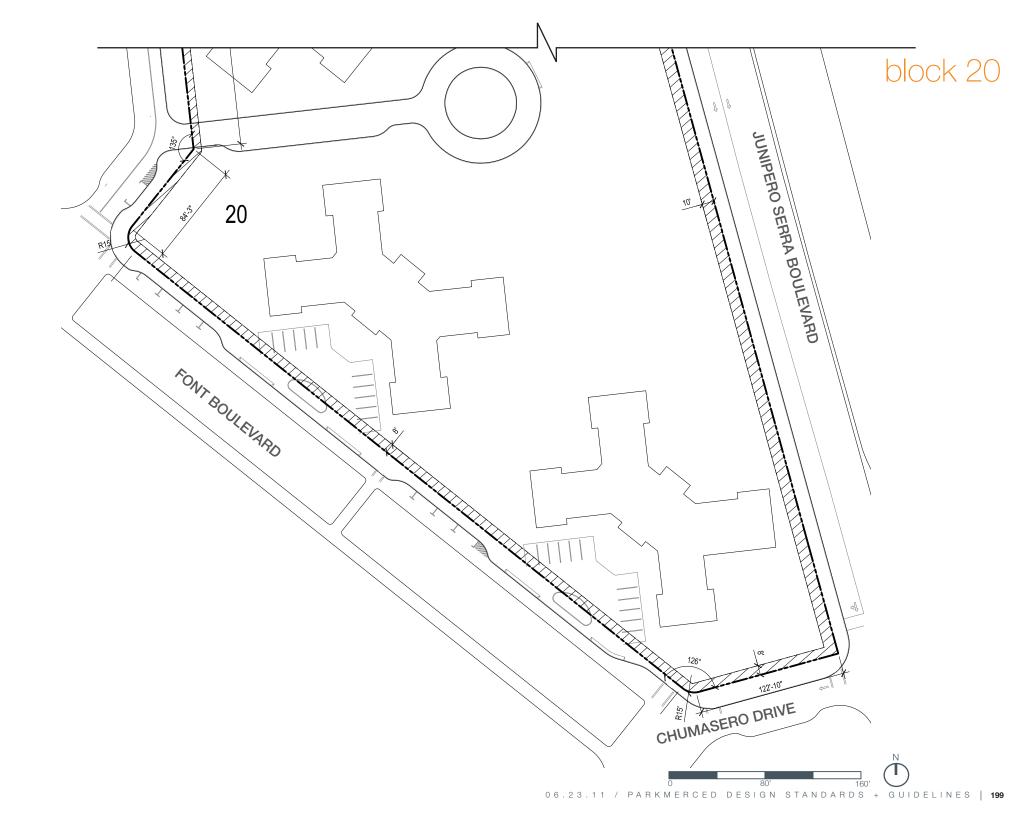
		BLOCK 20
	T145	
	FOOTPRINT AREA AT T145	12,000 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
ES	FOOTPRINT AREA AT MR105	0 sf
Z	MR85	
Z.	FOOTPRINT AREA AT MR85	0 sf
HEIGHT ZONES	LR65	
EIG	FOOTPRINT AREA AT LR65	14,600 sf
I	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	
	FOOTPRINT AREA AT LR15	0 sf
TOTAL	DEVELOPABLE FOOTPRINT	26,600 sf
AGE	Existing Building Area	44,336 sf
LOT COVERAGE + OPEN SPACE	Dedicated Open Space	
LOTC	Total Parcel Area	284,881 sf



#### NOTES

Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.

Property Line
Street Frontage Setback
Dedicated Open Space
Shared Public Way Easement
Paseo Easement
Paseo Easement Zone
MUNI Easement
 View Corridor

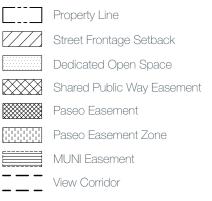


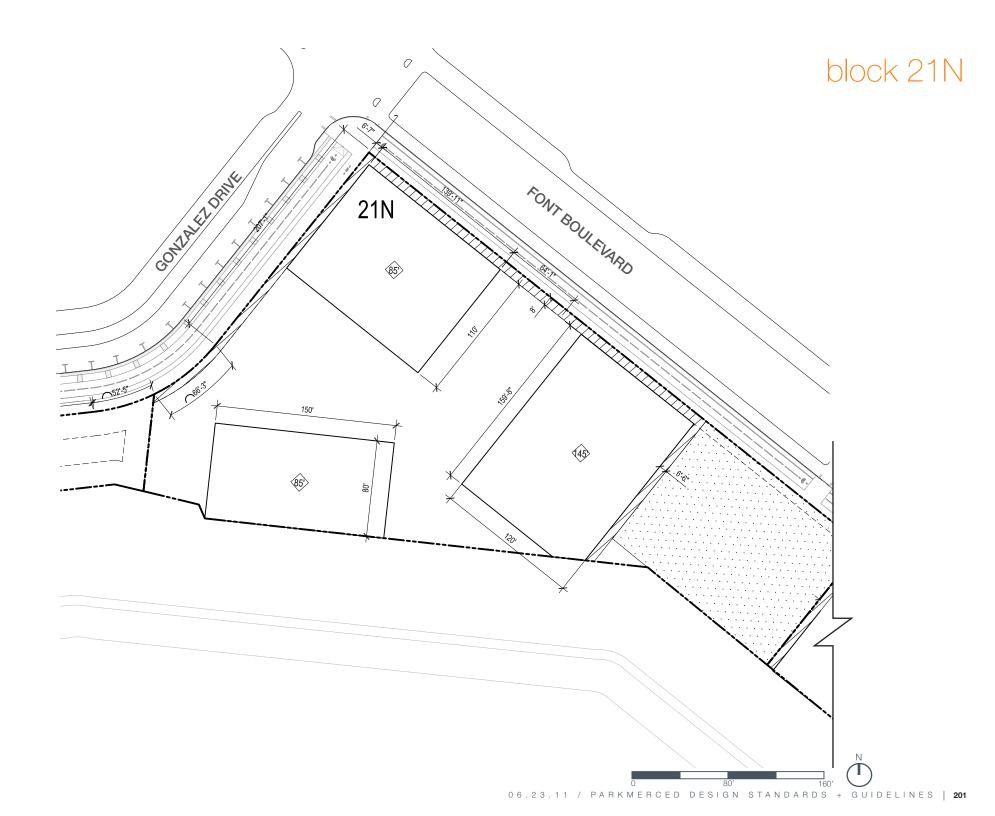
		BLOCK 21
	T145	
	FOOTPRINT AREA AT T145	36,000 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
S	FOOTPRINT AREA AT MR105	0 sf
HEIGHT ZONES	MR85	
Z.	FOOTPRINT AREA AT MR85	9,800 sf
토	LR65	
	FOOTPRINT AREA AT LR65	38,800 sf
王	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	
	FOOTPRINT AREA AT LR15	2,600 sf
TOTAL	DEVELOPABLE FOOTPRINT	87,200 sf
AGE	Existing Building Area	14,779 sf
LOT COVERAGE + OPEN SPACE	Dedicated Open Space	15,000 sf
LOT	Total Parcel Area	325,044 sf



#### NOTES

Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.





		BLOCK 21
	T145	
	FOOTPRINT AREA AT T145	36,000 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
ES	FOOTPRINT AREA AT MR105	0 sf
HEIGHT ZONES	MR85	
Z.	FOOTPRINT AREA AT MR85	9,800 sf
토	LR65	
	FOOTPRINT AREA AT LR65	38,800 sf
王	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	
	FOOTPRINT AREA AT LR15	2,600 sf
TOTAL	DEVELOPABLE FOOTPRINT	87,200 sf
RAGE	Existing Building Area	14,779 sf
LOT COVERAGE + OPEN SPACE	Dedicated Open Space	15,000 sf
LOT	Total Parcel Area	325,044 sf



#### **NOTES**

Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.





# block 21S FONT BOULEVARD **21S** 145> 0 80' 160' 06.23.11 / PARKMERCED DESIGN STANDARDS + GUIDELINES | 203

		BLOCK 21
	T145	
	FOOTPRINT AREA AT T145	36,000 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
S	FOOTPRINT AREA AT MR105	0 sf
HEIGHT ZONES	MR85	
Z.	FOOTPRINT AREA AT MR85	9,800 sf
토	LR65	
	FOOTPRINT AREA AT LR65	38,800 sf
王	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	
	FOOTPRINT AREA AT LR15	2,600 sf
TOTAL	DEVELOPABLE FOOTPRINT	87,200 sf
RAGE	Existing Building Area	14,779 sf
LOT COVERAGE + OPEN SPACE	Dedicated Open Space	15,000 sf
LOT	Total Parcel Area	325,044 sf



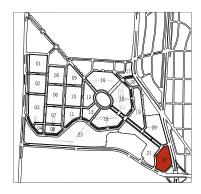
#### NOTES

Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.





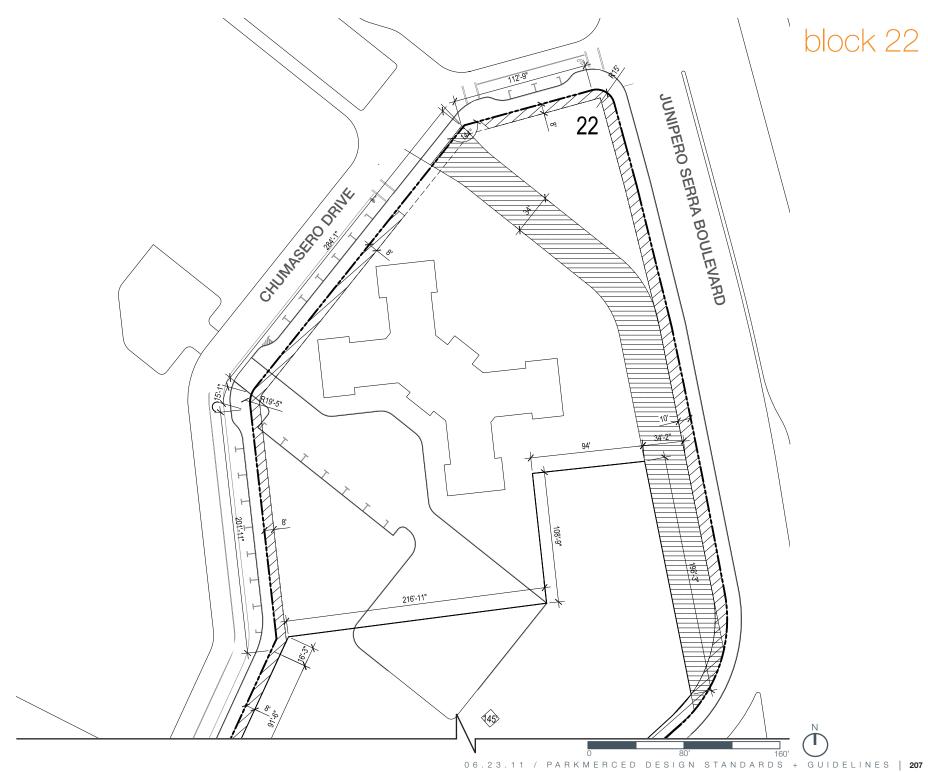
		BLOCK 22
	T145	
	FOOTPRINT AREA AT T145	24,000 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
SI	FOOTPRINT AREA AT MR105	0 sf
Z	MR85	
ž	FOOTPRINT AREA AT MR85	0 sf
HEIGHT ZONES	LR65	
	FOOTPRINT AREA AT LR65	0 sf
王	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	
	FOOTPRINT AREA AT LR15	0 sf
TOTAL	DEVELOPABLE FOOTPRINT	24,000 sf
LOT COVERAGE + OPEN SPACE	Existing Building Area	14,779 sf
	Dedicated Open Space	
LOT	Total Parcel Area	200,995 sf



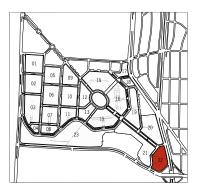
#### NOTES

Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.

Property Line
Street Frontage Setback
 Dedicated Open Space
Shared Public Way Easement
Paseo Easement
Paseo Easement Zone
MUNI Easement
 View Corridor



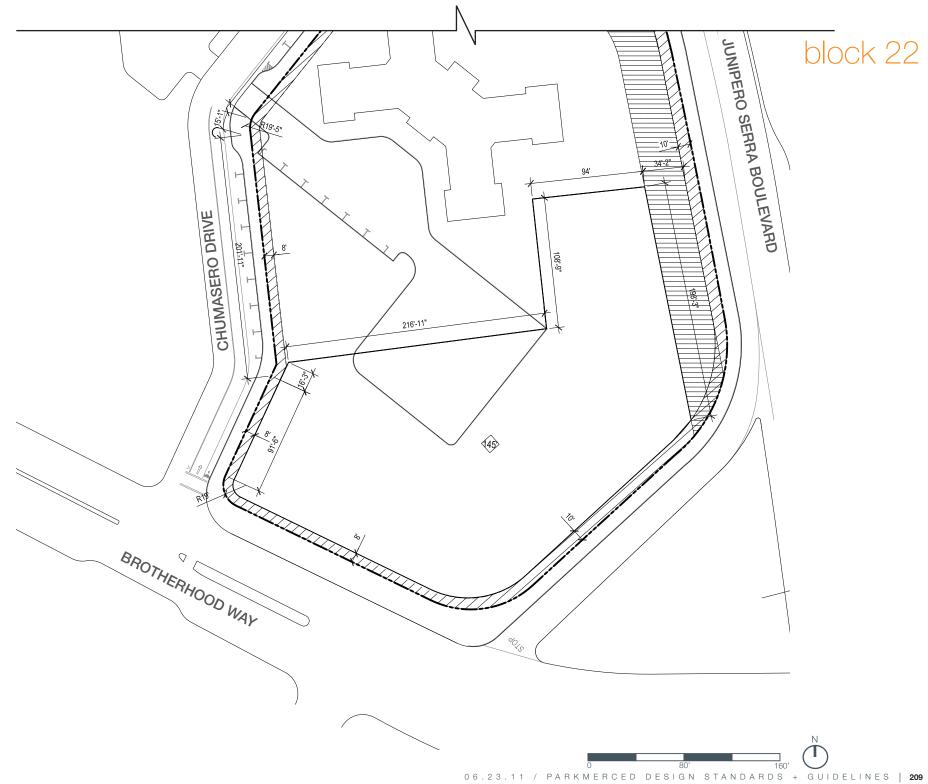
		BLOCK 22
	T145	
	FOOTPRINT AREA AT T145	24,000 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
S	FOOTPRINT AREA AT MR105	0 sf
Z	MR85	
Ž.	FOOTPRINT AREA AT MR85	0 sf
HEIGHT ZONES	LR65	
EIG	FOOTPRINT AREA AT LR65	0 sf
I	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	
	FOOTPRINT AREA AT LR15	0 sf
TOTAL	DEVELOPABLE FOOTPRINT	24,000 sf
LOT COVERAGE + OPEN SPACE	Existing Building Area	14,779 sf
	Dedicated Open Space	
LOT	Total Parcel Area	200,995 sf



#### NOTES

Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.





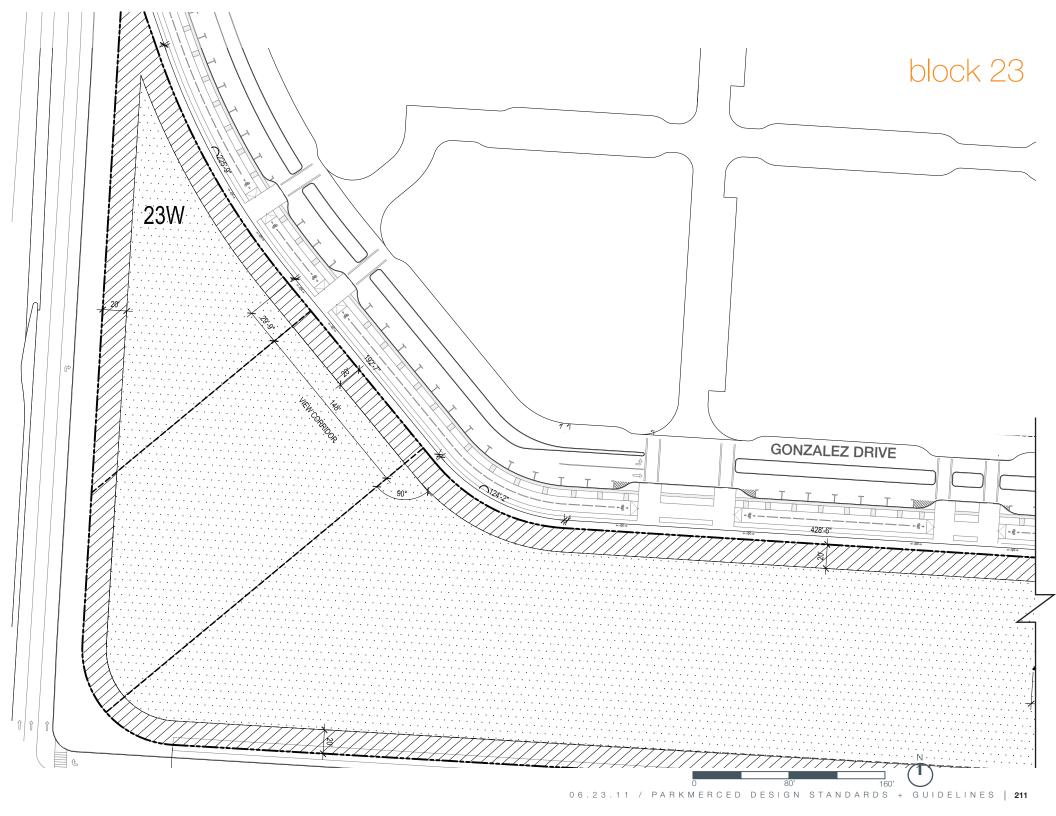
		BLOCK 23
	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
S	FOOTPRINT AREA AT MR105	0 sf
Z	MR85	
NZ.	FOOTPRINT AREA AT MR85	0 sf
HEIGHT ZONES	LR65	
EIG	FOOTPRINT AREA AT LR65	0 sf
I	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	27,400 sf
	LR15	
	FOOTPRINT AREA AT LR15	6,000 sf
TOTAL	DEVELOPABLE FOOTPRINT	33,400 sf
AGE	Existing Building Area	0 sf
LOT COVERAGE  + OPEN SPACE	Dedicated Open Space	
LOTC	Total Parcel Area	863,837 sf



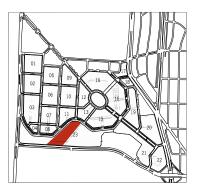
#### **NOTES**

Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.





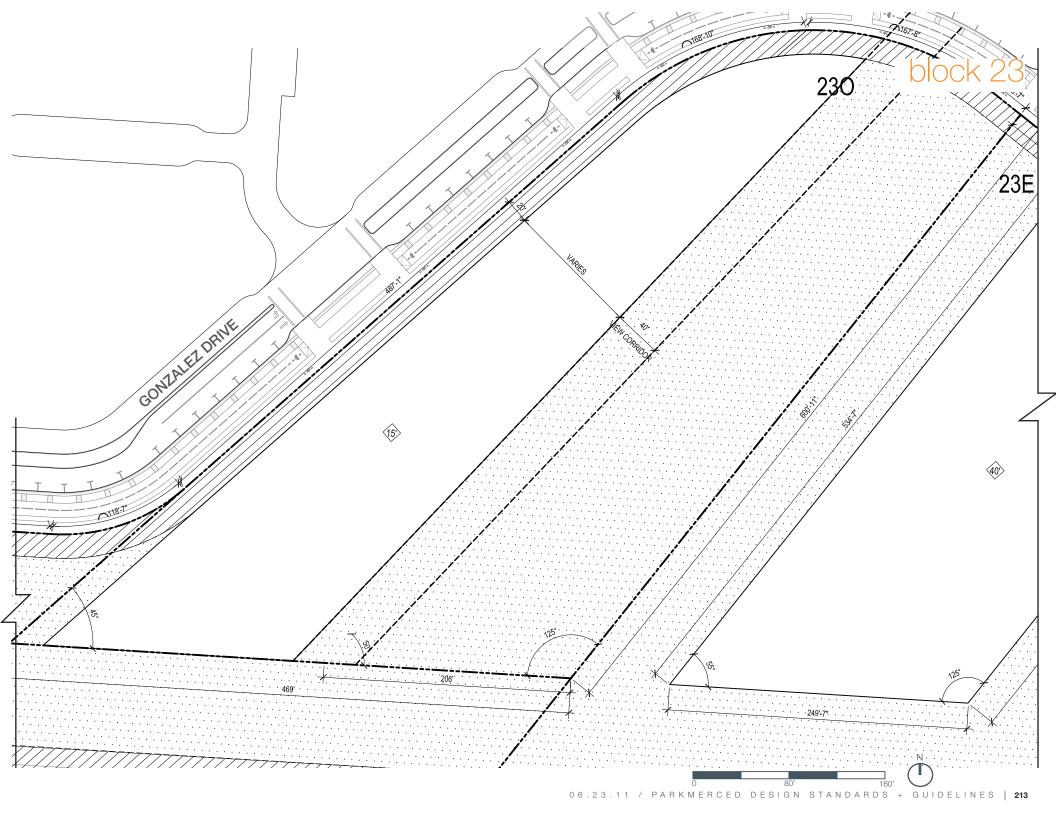
		BLOCK 23
	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
ES	FOOTPRINT AREA AT MR105	0 sf
Z	MR85	
Ž	FOOTPRINT AREA AT MR85	0 sf
HEIGHT ZONES	LR65	
E	FOOTPRINT AREA AT LR65	0 sf
I	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	27,400 sf
	LR15	
	FOOTPRINT AREA AT LR15	·
TOTAL	DEVELOPABLE FOOTPRINT	33,400 sf
AGE	Existing Building Area	0 sf
LOT COVERAGE + OPEN SPACE	Dedicated Open Space	
LOTC	Total Parcel Area	863,837 sf



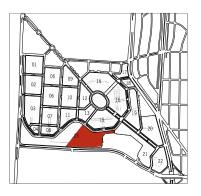
#### **NOTES**

Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.





		BLOCK 23
	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
ES	FOOTPRINT AREA AT MR105	0 sf
Z	MR85	
N N	FOOTPRINT AREA AT MR85	0 sf
HEIGHT ZONES	LR65	
	FOOTPRINT AREA AT LR65	0 sf
I	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	27,400 sf
	LR15	
	FOOTPRINT AREA AT LR15	6,000 sf
TOTAL	DEVELOPABLE FOOTPRINT	33,400 sf
AGE	Existing Building Area	0 sf
LOT COVERAGE + OPEN SPACE	Dedicated Open Space	
LOTC	Total Parcel Area	863,837 sf

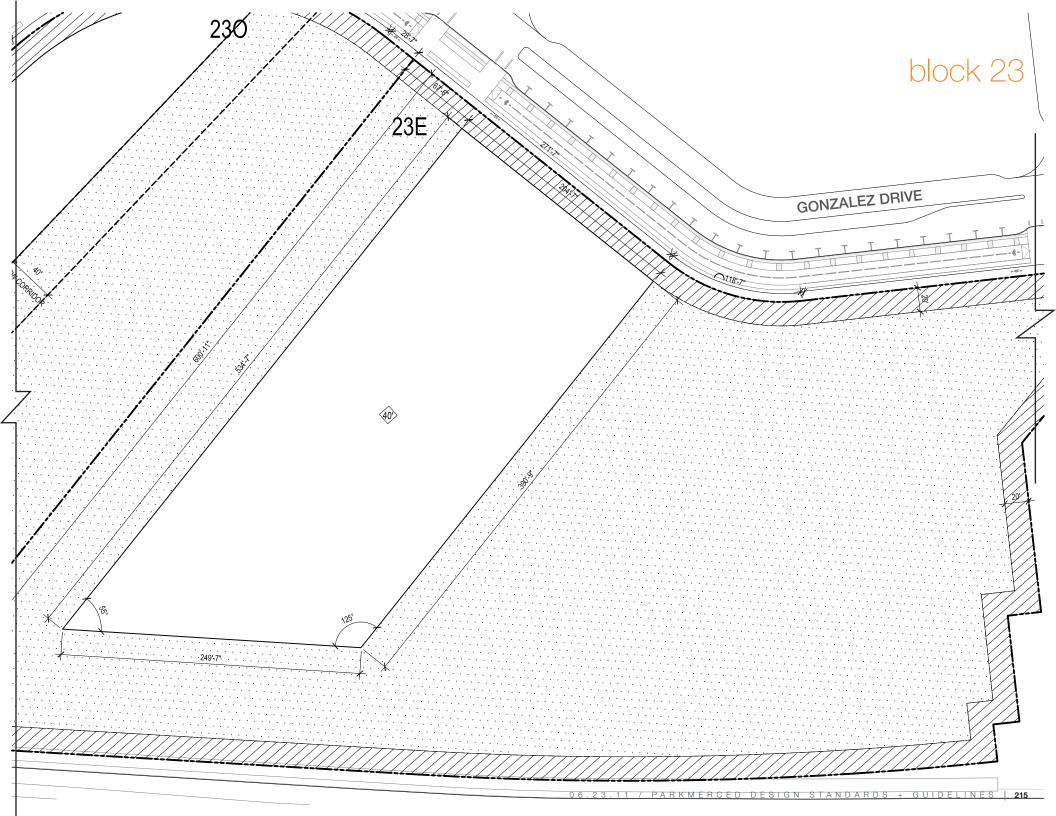


#### **NOTES**

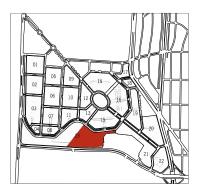
Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.







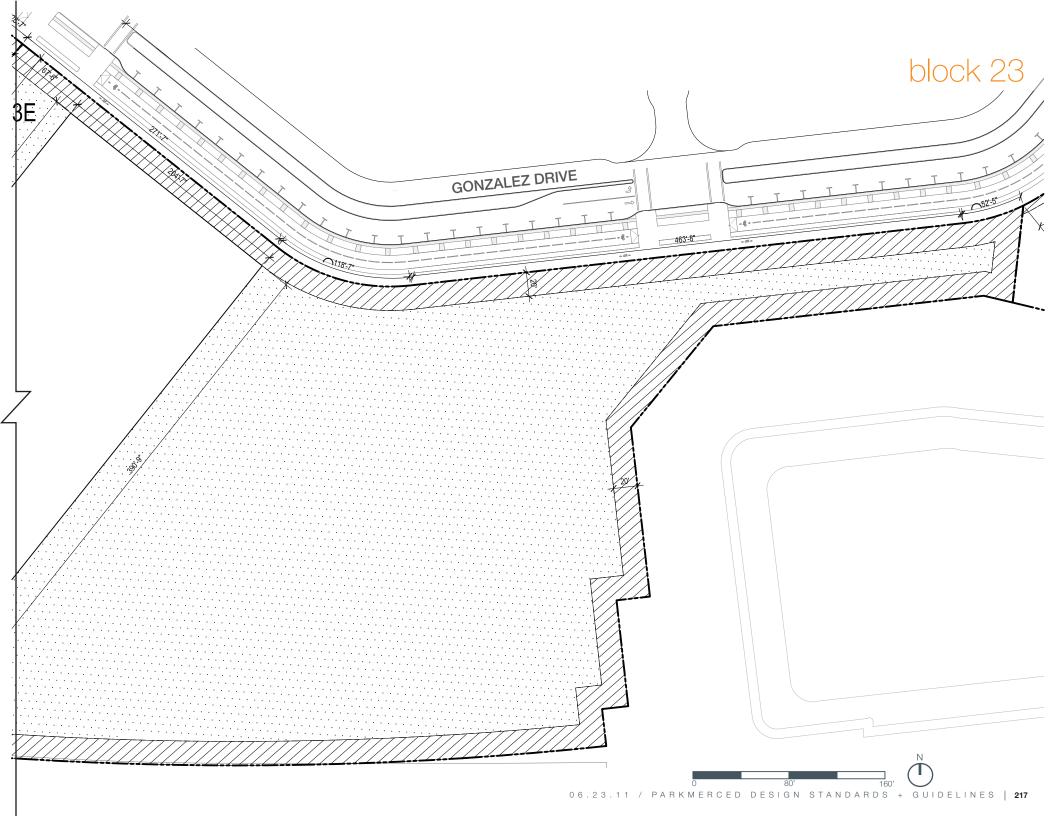
		BLOCK 23
	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
ES	FOOTPRINT AREA AT MR105	0 sf
Z	MR85	
N N	FOOTPRINT AREA AT MR85	0 sf
HEIGHT ZONES	LR65	
	FOOTPRINT AREA AT LR65	0 sf
I	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	27,400 sf
	LR15	
	FOOTPRINT AREA AT LR15	6,000 sf
TOTAL	DEVELOPABLE FOOTPRINT	33,400 sf
AGE	Existing Building Area	0 sf
LOT COVERAGE + OPEN SPACE	Dedicated Open Space	
LOTC	Total Parcel Area	863,837 sf



#### **NOTES**

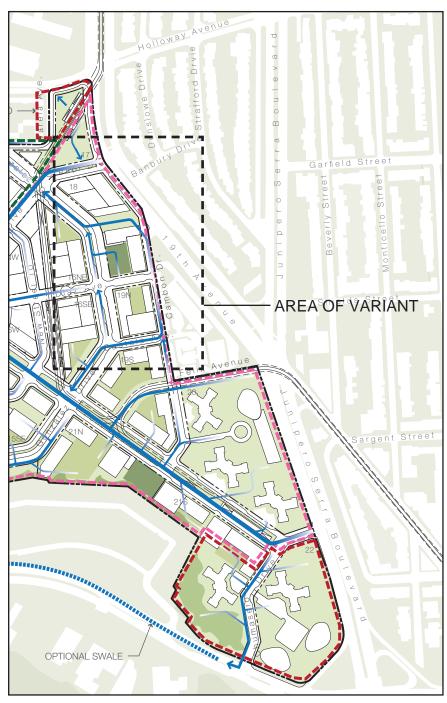
Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.

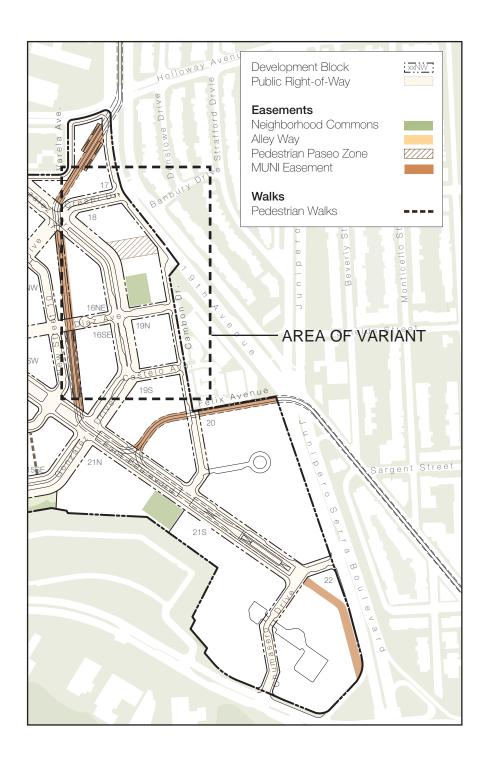


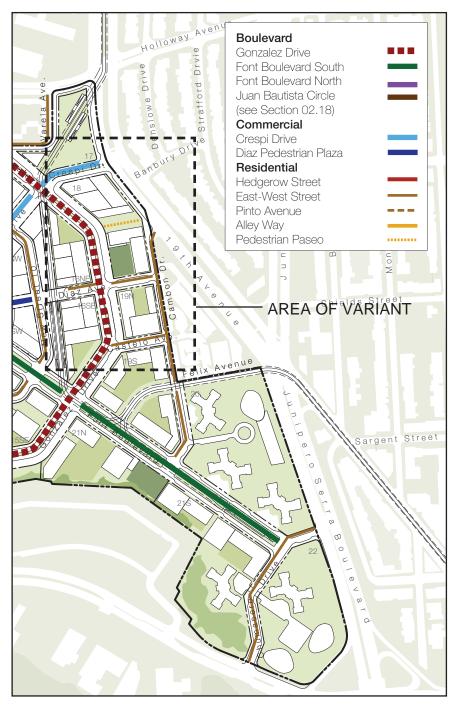


## APPENDIX B project variant - connect cambon to 19th avenue

The project variant connects Cambon Drive to 19th Avenue by providing right turn in and right turn out access only. Diaz Avenue connects Cambon to Gonzalez Drive and links the existing retail center on Cambon to Parkmerced's social heart.

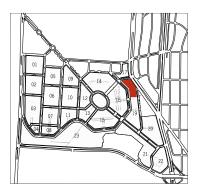






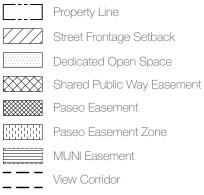
## APPENDIX B block 18 - variant

		BLOCK 18
	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115	12,000 sf
	MR105	
S	FOOTPRINT AREA AT MR105	0 sf
HEIGHT ZONES	MR85	
	FOOTPRINT AREA AT MR85	10,700 sf
	LR65	
	FOOTPRINT AREA AT LR65	22,600 sf
	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	
	FOOTPRINT AREA AT LR15	12,500 sf
TOTAL DEVELOPABLE FOOTPRINT		57,800 sf
LOT COVERAGE + OPEN SPACE	Existing Building Area	
	Dedicated Open Space	15,000 sf
	Total Parcel Area	94,178 sf

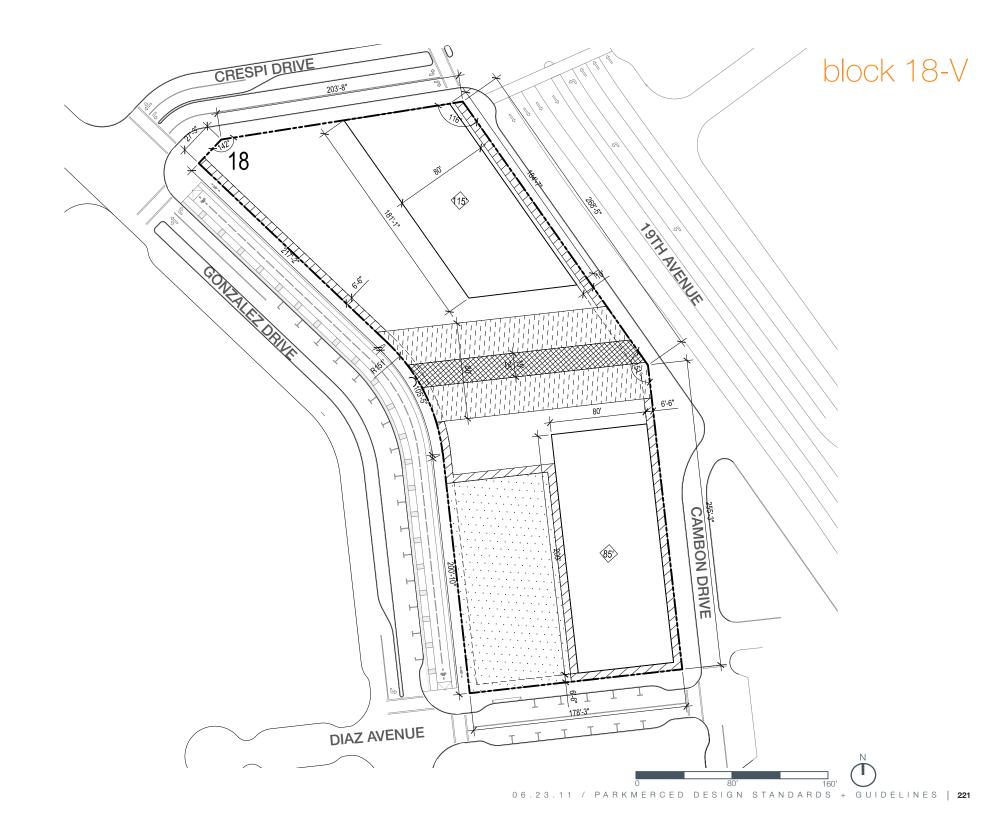


#### NOTES

Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.

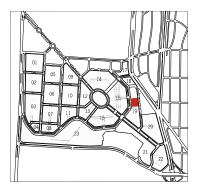


Building Height Limit



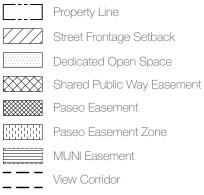
## APPENDIX B block 19N - variant

		BLOCK 19
	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
ES	FOOTPRINT AREA AT MR105	24,000 sf
HEIGHT ZONES	MR85	
	FOOTPRINT AREA AT MR85	8,600 sf
	LR65	
	FOOTPRINT AREA AT LR65	48,800 sf
	LR45	
	FOOTPRINT AREA AT LR45	4,400 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	
	FOOTPRINT AREA AT LR15	0 sf
TOTAL	DEVELOPABLE FOOTPRINT	85,800 sf
LOT COVERAGE + OPEN SPACE	Existing Building Area	
	Dedicated Open Space	
	Total Parcel Area	166,483 sf

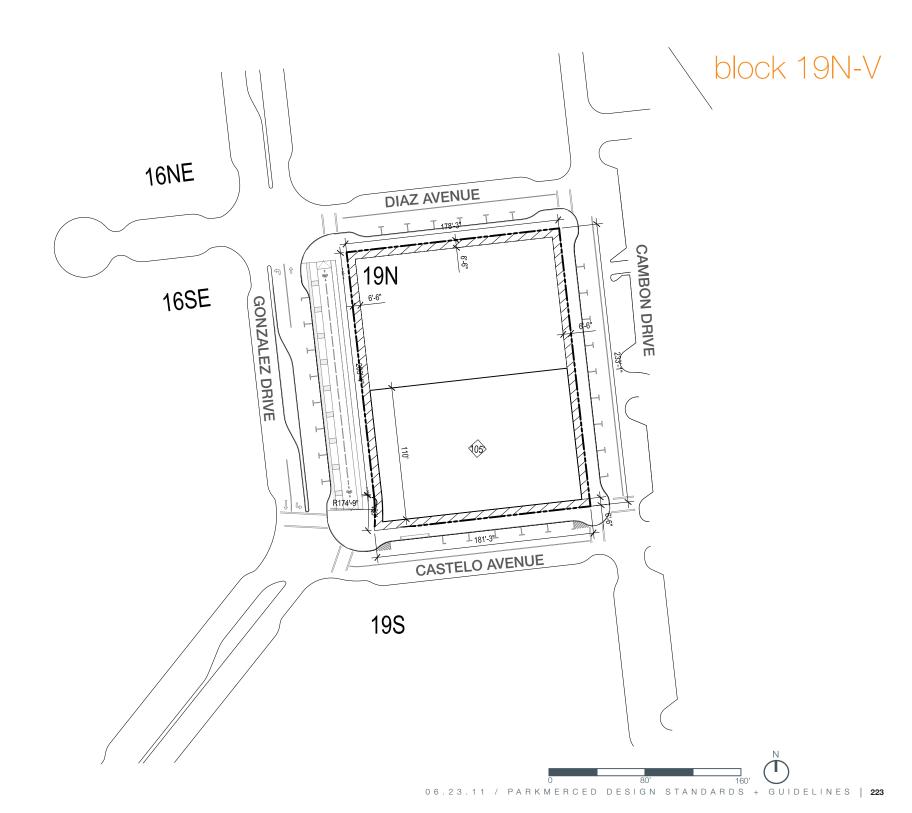


#### NOTES

Please refer to relevant Urban Design Controls and Guidelines for further information. All dimensions are subject to change by the final Tentative Map.



Building Height Limit



#### APPENDIX C definition of terms

The following definitions apply to certain terms used in these Design Standards and Guidelines.

Planning Commission The governing body of the Planning Department of the City and County of San Francisco.

Acclimated Species Plants that are not native but are adapted to the Northern California coastal climate and soil conditions and do not require irrigation two years after their initial installation.

Active Uses Uses that include locally serving retail and services, community rooms and kitchens, and recreational and arts facilities.

**Articulation** Minor variations in the massing, setback, height, fenestration, or entrances to a building, which express a change across the elevation or facades of a building. Articulation may be expressed, among other things, as bay windows, porches, building modules, entrances, or eaves.

Awning A light roof-like structure, supported entirely by the exterior wall of a building, consisting of a movable frame covered with approved cloth, plastic or metal, extending over doors and windows, with the purpose of providing protection from sun and rain and embellishment of the facade.

Back of Sidewalk The point of measurement located at the edge between the sidewalk and the property line.

**Bio-Corridor** A strip of habitat connecting wildlife populations that have been separated by human activities.

Bio-Filtration A process to remove and biologically degrade pollutants from stormwater runoff by filtering the water through a planted medium.

**Bio-Infiltration** A process to remove and biologically degrade pollutants from stormwater runoff by slowly absorbing and infiltrating in shallow, planted depressions. This process also reduces the volume of runoff while cleaning up pollutants. Stormwater flows into the bioinfiltration area, ponds on the surface, and gradually infiltrates into the soil bed. Filtered runoff is infiltrated into the surrounding soils via an absorption basin or trench. Excess water can be collected by an underdrain system and discharged to the storm sewer system or directly into receiving waters.

Bosque Formal grid of trees.

**Building Envelope** The exterior dimensions—dictating the maximum dimensions of width, depth, height and bulk—within which a building may exist on a given site.

**Canopy** A light roof-like structure, supported by the exterior of a building consisting of a fixed or frame covered with approved cloth, plastic or metal, with the purpose of providing protection from sun and rain and embellishment of the facade.

Certified Arborist An individual who has a certificate or a registration from the following institutions: ISA Certified Arborist (International Society of Arboriculture), ASCA Registered Consulting Arborist (American Society of Consulting Arborists)

Curb Cut A break in the street curb to provide vehicular access from the street surface to private or public property across a continuous sidewalk.

Curb Return Driveway A break in the sidewalk to provide vehicular access from the street to private or public property. This requires a pedestrian to step down from the sidewalk onto the vehicular surface.

**Design for Development** A document that establishes conceptual frameworks for land use, urban form, streets and public spaces in the Project Area.

Design Guidelines Suggestions for building features or qualities to be considered in project designs, often requiring subjective analysis.

**Design Standards** Mandatory and measurable design specifications applicable to all new construction.

**Development Block** Bounded areas defined for the purpose of site organization, establishing standards and guidelines and guiding physical development.

**Exception** A relaxation of certain development controls when a set of specific design guidelines are met.

Facade The exterior surface of a building. For many parcels, the facade of interest is that surface that serves as the front of that building and faces a building's primary street. Buildings on the corner of two streets or a street and an alley present two public facades. Structures taller than neighboring buildings present multiple facades. All visible surfaces must be considered important for the urban design of the building. The roofscape can also be considered a facade.

**Fenestration** Area of a building facade occupied by windows and doors.

Fin Sign A sign projecting from the building wall over the sidewalk, visible from the street, also known as blade sign, that directs attention to a business, service or retail activity.

Freestanding Sign A sign in no part supported by a building.

**Grade** The elevation of the ground around a building.

**Hardscape** The coverage of ground surfaces with constructed materials such as paving, walls, steps, decks, or furnishings.

Hedgerow A row of bushes, shrubs and/or trees that help define a place, act as shelterbelts from prevailing winds, and add to biodiversity.

Horticulturist An individual who has a degree from university in ornamental horticulture, arboriculture, forestry, or urban forestry and a minimum of five years experience in ornamental horticulture.

**Impervious Surfaces** An impermeable material, which prevents moisture percolation into the ground, and therefore sheds rainwater and residues onto streets and into stormwater sewers.

Liner Retail Small retail spaces located along the perimeter of large retail areas.

**Lot Frontage** The dimension of a lot along a primary street.

Mid-Rise A building over 70' tall with special design constraints applying to life/safety measures, structural support, wind, sunlight, and skyline impacts.

Marquee A permanent roofed structure attached to and supported entirely by a building; including any object or

decoration attached to or part of said marguee; no part of which shall be used for occupancy or storage; with the purpose of providing protection from the sun and rain or embellishment of the facade.

**Massing** The exterior shape of a building or structure.

**Modulation** Major variation in the massing, height, or setback of a building.

Name Plate A small plague or sign affixed flat to a wall of a building serving to designate the name and/or professional services of the occupant of space in the building.

Native Species Plants that have evolved over geologic time in response to physical and biotic processes characteristic of a region: the climate, soils, timing of rainfall, drought and interactions with the other species inhabiting the local community. They are uniquely adapted to local conditions, providing a practical and ecologically valuable alternative for landscaping, conservation and restoration projects, and as wildlife food source.

Neighborhood District A grouping of Development Blocks that share a number of similar characteristics.

Pervious Surface Landscaping materials that allow a percentage of rainwater to percolate into the ground rather than run off into the stormwater system.

Regulating Plan A section of the Design Standards and Guidelines that defines the allowable volumetric envelope and other quantitative characteristics that effect the form of each Development Block.

Photometric Study Scientific measurements of different intensity levels of light.

Public Open Space Open space that has been designated to be publicly available and accessible.

Riparian Corridor Narrow strip of land, centered on a stream, that includes the floodplain as well as related riparian habitats adjacent to the floodplain.

Roof Sign A sign, or portion thereof, erected or painted on or over the roof of a building.

Semi-Private Courtyard or Open Space Open space that is required by the Regulating Plan, available and accessible to residents or tenants of the adjacent buildings but is not necessarily required to be publicly accessible.

**Setback** Open space provided between the property line and the primary built structure creating an expanded area along the sidewalk providing a transition between the street and private uses on the property. Setbacks may be required to be dedicated for public use or remain as private space between the public right-of-way and the building mass.

**Softscape** Landscaped areas dedicated to planted materials such as ground cover, annuals, perennials, shrubs and trees.

**Stoop** An outdoor entryway into residential units raised above the sidewalk level. Stoops may include steps leading to a small porch or landing at the level of the first floor of the unit.

**Storefront** The facade of a retail space between the street grade and the ceiling of the first floor.

Street A Right-of-Way permanently dedicated to common and general use by the public, as described in the Rights-of-Way+Easement Plan.

Streetwall A continuous facade of a building and/or buildings along a street frontage.

Structural Soil Designed growing medium made up of crushed stone, clay loam, and a hydrogel stabilizing agent, which can meet or exceed pavement sub-base design and compaction requirements while remaining root penetrable and supportive of tree growth. The small voids in structural soil provide space for healthy root growth at deeper levels and serve to prevent surface heaving of pavement much more effectively than root barriers.

**Transparency** A characteristic of clear facade materials. such as glass, that provide an unhindered visual connection between the sidewalk and internal areas of the building.

**Tower** A building over 90' tall with special design constraints applying to life/safety measures, structural support, wind,

sunlight, and skyline impacts.

**Tower Extension** The portion of a tower above the roof of the highest occupied floor used to screen rooftop elements and to enhance the tower design.

Wall Sign A sign painted directly on the wall or fixed flat against a facade of a building, parallel to the building wall and not projecting out from the facade more than the thickness of the sign cabinet.

Wildlife Friendly Habitat A habitat that provides food, water, shelter and nesting areas in order to support, protect and restore native plants and animals.

# Parkmerced | SOM