Visitacion Valley/Schlage Lock

DESIGN FOR DEVELOPMENT

2013 DRAFT
PROPOSED AMENDMENTS

DEVELOPMENT CONTROLS & DESIGN GUIDELINES

INTRODUCTION

The Development Controls and Design Guidelines are intended to guide development within the Project Area toward the vision developed at the public workshops and Community Advisory Committee (CAC) meetings, and articulated in the Urban Design Framework. Projects in Redevelopment Zone 1 (the Schlage site) shall be reviewed according to both the Development Controls and Design Guidelines by all relevant agencies. Projects in Redevelopment Zone 2 shall be reviewed according to only the Design Guidelines, as relevant. Design submittals for development in Zone 1 shall also be subject to the Visitacion Valley Design Review and Document Approval Procedure (DRDAP) and shall be reviewed by CAC and community members at CAC meetings before final approval.

Comment [SD1]: CAC dissolved; discussion re how to address goals of this process.

DEVELOPMENT CONTROLS address those aspects of development that are essential to achieve the project goals and objectives. Development controls are clearly measurable and adherence to them is mandatory for projects in Zone 1. Planning Code requirements shall be used to govern all aspects of development not addressed in the Development Controls.

DESIGN GUIDELINES are intended to direct building and site design to be generally consistent with the Plan Vision, Goals and Framework and Development Controls. Individual project proposals should attempt to conform to all relevant Design Guidelines. Adherence to the Design Guidelines will be a driving criteria used to guide city and community review and approval of individual projects in both Zone 1 and 2.

SUSTAINABLE SITE DEVELOPMENT

The redevelopment of the Schlage Lock site, and of adjacent properties in the surrounding Project Area, is intended to be a model of urban sustainable design. All development in the site will adhere to applicable ordinances, including the City's Construction and Demolition Debris Recovery Program, the Stormwater Management Ordinance and Design Guidelines, the Non-potable Water Program, the Recycled Water Ordinances, Water Conservation Requirements for Commercial Buildings, the Residential Energy and Water Conservation Requirements, and the Water Efficient Irrigation Ordinance. Additionally, t~~T~~he Development Controls and Design Guidelines that follow prescribe how ~~a high level of~~ sustainability may be ~~achiev~~increas~~ed in redevelopment, and includes. Performance standards that are in accordance with the Pilot Version LEED for Neighborhood Development Reference Guide, published by the U.S. Green Building Council in 2007~~.

Comment [SD2]: Please note a number of requirements were adopted, amended or created since the adoption of the D4D, and supercede some of the requirements below.

Brownfield Remediation

DEVELOPMENT CONTROLS

1. The project developer of the Schlage site shall have in place a Remedial Action Plan approved by the California Department of Toxic Substances Control (DTSC) and funding for hazardous material remediation prior to issuance of final project approval by the City, including site permits, building permits, an owner participation agreement between the City and the project developer or other project authorizations. This plan shall show the location of contamination on the site, and describe how soils and groundwater contamination will be remediated.
2. Per the Remedial Action Plan approved by DTSC, contaminated soil and groundwater on the site shall be cleaned up, –safely removed from the site, or capped and contained in accordance with DTSC requirements and consistent
3. Remediation may take place in phases, if approved by DTSC. Any phased approach to remediation shall take into account site topography, and potential visual and physical impacts on adjacent properties. The phased approach shall include proper interim design measures to address those impacts, including comprehensive site grading, fencing and landscaping.

Comment [SD3]: To be updated per current remediation status

Building Performance

DEVELOPMENT CONTROLS

1. Privately developed new construction projects and major alterations to existing buildings shall meet or exceed ~~of~~ the ~~2008~~ City's Green Building ~~Ordinance, or the highest level of current green building standards should these be superseded~~requirements.
2. ~~All development shall be subject to all City of San Francisco "green" requirements, including the San Francisco Green Building Ordinance, the Construction and Demolition Debris Recovery Program, and the San Francisco PUC Stormwater Management Guidelines and Performance Standards.~~

DESIGN GUIDELINES

1. Project proposals must outline the construction materials proposed for use and should include green construction materials including, materials with high recycled content, natural or renewable materials, locally manufactured building products (within 500 miles of the site) salvaged and refurbished materials, and materials that can be reused or recycled at the end of their useful life, consistent with LEED-ND Guidelines.
2. Incorporate as much demolition material on-site into the new designs as practicable, with a diversion goal of 75% on- and off-site reuse, or recycling, above and beyond the Construction and Demolition Debris Recovery Program requirements.
3. Within interior building areas, use non-toxic materials (Low or No Volatile Organic Compound (VOC)) paints, sealants, adhesives, coatings and carpets. No added urea-formaldehyde resins should be used in new construction and renovation of existing buildings.
4. Where rooftop solar panels are not installed, use roofing materials that have a Solar Reflectance Index (SRI) equal to or greater than the values in the table below for a minimum of 75% of the roof surface of all buildings within the project.

Energy Efficiency

DEVELOPMENT CONTROLS

1. Insulation shall be installed in all new construction and building additions to reduce heat loss during cool months and heat gain during hot months.
2. New construction shall install of Energy Star™ appliances to increase energy efficiency and reduce energy demand for space heating and cooling, ventilation, hot water, cooking and refrigeration, laundry, lighting (including parking areas).
3. ~~Large surface parking lots (temporary, permanent or structured areas - over 50 spaces) shall utilize paving material with a Solar Reflectance Index (SRI) of at least 29 and reduce the amount of surface area exposed to the sun by using a combination of the following:~~
   - ~~Shade with tree canopy cover over the paved surface area of the entire parking lot (within 5 years of installation) and~~
   - ~~Solar panel decking above 50% of the parking lot used to generate renewable energy on-site.~~

Comment [SD4]: No large surface lots permitted.

DESIGN GUIDELINES

1. New buildings should be oriented and designed to provide passive solar energy gain.
2. Building should maximize natural lighting, including daylight through windows, skylights, and clerestories to all occupied interior spaces.
3. Windows may incorporate treatments to control/improve heat loss/gain (glass type, window film, etc.). Treatments should allow for visibility from the outside (no mirror finishes, etc.).
4. Site design should use natural ventilation and landscaping to reduce space cooling requirements.
5. Encourage use of exterior shading devices above podium levels at proper orientations to augment passive solar design and to provide solar control.
6. Tankless hot water heaters that deliver on-demand hot water should be considered for domestic and commercial use as an alternative to hot water tanks.

Renewable Energy

DEVELOPMENT CONTROLS

1. Design and build all necessary supporting infrastructure (including roof load calculations, roof space and orientation design, penetrations and waterproofing for panel 'stand-off' supports, mechanical room space, and electrical wiring and plumbing) for future photovoltaic systems or solar thermal water heating systems.

DESIGN GUIDELINES

1. Consider installing active solar thermal energy systems on new construction and retrofitting existing structures for space heating and hot water supply systems.
2. Incorporate renewable energy generation technologies on-site that provide peak electrical generating capacity of at least 5% of the project's annual electrical and thermal energy consumption. Methods may include:
   - Wind turbine systems and associated equipment.

- Photovoltaic roof panels. For photovoltaic systems, allow approximately 100-150 square feet per kilowatt of power, and reserve space in mechanical rooms for conduit, disconnect switches, and inverters. Also, include a water spigot on the roof for washing off panels and maintenance.

3. Consider recovering waste energy from exhaust air, recycled (gray) water and other systems.

~~Reduced Potable Water Use~~Water Efficiency

DEVELOPMENT CONTROLS

~~1. New construction shall specify installation of washing machines, dishwashers and other appliances that meet "Energy Star" standards.~~
~~2. New construction shall specify and install low-flow sink faucets, shower heads, toilets and urinals to minimize potable water use in buildings to reduce demand on the City's water supply and wastewater systems.~~
~~3.~~1. ~~New construction shall install dual plumbing systems in residential and commercial structures that allow use of harvested rainwater and recycled (gray) water for landscape irrigation, toilet and urinal flushing and other uses, as permitted by Health and Building Codes, to reduce the use of potable water.~~
~~4. Native and low water-use vegetation that does not require permanent irrigation systems shall be used in public and private open spaces, to restrict or reduce the requirement for irrigation.~~

Comment [SD5]: The City's Residential Water Conservation Ordinance was amended in 2009, and provides appropriate requirements.

Comment [SD6]: The City adopted a new Water Efficient Irrigation Ordinance in 2011.

DESIGN GUIDELINES

1. Drip irrigation and bubblers should be installed at non-turf landscape areas to reduce water needs.
2. Harvested rainwater, and recycled (gray) water should be retained and used for landscape irrigation and other uses, as permitted by Health and Building Codes, rather than a potable water source.
3. Irrigation systems required to establish native and low water-use landscape material should be temporary, and removed within two years of installation or once new plantings are established.

Recycling and Waste

DEVELOPMENT CONTROLS

1. The development shall include a post-consumer waste management plan which includes adequate space within the building envelope to store refuse (garbage), recyclable materials and compostable materials, with convenient access from each dwelling unit / office or group of dwelling units for periodic scheduled pickup.
2. Standard trash and recycling receptacles shall be located at key public locations such as street intersections, parks, transit stops, etc.

Stormwater Management

DEVELOPMENT CONTROLS

~~1. The site redevelopment shall include a Stormwater Management Plan that illustrates how the site's stormwater controls that are designed to reduce water flow to the City's Combined Sewer System, treat runoff, and achieve other goals, such as create wildlife habitat, provide open space, and contribute to the character and aesthetic of the built environment, consistent with the SFPUC's San Francisco Stormwater Design Guidelines.~~

~~2. Retain, collect, filter and reuse at least 1.125" of rainfall per year, reducing water consumption and the volume of water that would be directed to the City's Combined Sewer System (CSS).~~

~~3.~~1. Development shall include a separate stormwater system that discharges filtered rainwater into the Brisbane Baylands watershed, if an agreement is reached to do so, or alternatively, to the City's Sewer System (CSS).

Comment [SD7]: The San Francisco Stormwater Management Ordinance and Design Guidelines were adopted in 2010, describe requirements and give a broader set of tools to achieve compliance.

DESIGN GUIDELINES

1. Throughout the site's ground surfaces, use surface materials with a low runoff coefficient (the rate that rainfall that contributes to runoff).
2. Where possible, install permeable pavement on sidewalks, pedestrian walkways and other paved surfaces to reduce stormwater runoff, and allow rainfall to recharge groundwater. Pervious paving that includes the use of liners and underdrains can be successfully implemented in areas where infiltration restrictions exist.
3. Where paved surfaces are not permeable, direct stormwater flow across streets and sidewalks to bioswales or to central collection points such as cisterns or permeable areas with well-drained sands, gravels and soils with moderately coarse textures, to collect, absorb and filter rainwater.
4. Incorporate raingardens and/or stormwater planters in sidewalk areas and off-street surface parking lots.
5. Building roofs should incorporate one or more devices for rainfall collection, storage and reuse. They may include, but not be limited to:
    - Green roofs.
    - Roof decks and terraces that provide equipment to harvest, filter and store rainfall).
    - Rain barrels, water cisterns installed above or below ground (if technically feasible due to remediation efforts), or other systems that can filter and store water for use on-site, rather than direct water to the City's Combined Sewer System.

LAND USE

Land uses within Zone 1, the Schlage Lock site, shall be controlled by the underlying zoning with certain exceptions as outlined below. ~~restricted to those permitted by Section 5.3 of the Redevelopment Plan, as described below. The intent of these land use controls is akin to the intent of the Transit-Oriented Mixed Use Districts of the Planning Code. The Zone 1 properties should be rezoned to these or similar zoning categories following property subdivision and prior to the expiration of the controls contained within the Redevelopment Plan.~~

Comment [SD8]: Propose to explore rezoning to Transit Oriented Mixed Use Districts, since Redevelopment Plan will sunset.

DEVELOPMENT CONTROLS

1. Land uses shall be controlled by ~~the Redevelopment Plan, Section 5.3.~~ the underlying zoning.

2. Ground floor frontages are required as stated below and as shown on the Ground Floor Frontage Requirements Map (Figure x.x): ~~retail is required along Bayshore Boulevard, at the eastern intersection of Bayshore Boulevard and Leland Avenue, and along the Leland Avenue extension within the Schlage Lock site, as shown on the Retail Frontage Map (Figure 2-2). Other types of frontages are required or encouraged, as shown.~~

- **Retail frontage required:** Ground floor retail is required as shown on Figure x.x.
- **Flex frontage required:** Flexibly designed frontage that can allow for retail, but also be used for small business, office, artisan or design workplaces uses, is required as shown on Figure x.x.
- **Individual residential frontage required:** Individual entrances providing access to ground floor units are required along the public right-of-way as shown on Figure x.x. Where the change in grade requires elevation of ground floor units more than 5 feet above street level, individual entrances are not required, but other design strategies should be used to accomplish active frontage.

Comment [SD9]: See page 22 of this document for proposed map

- **Multi-unit residential frontage required:** Multi-unit residential entries or other entrances to other in-line uses are required every 100 feet along the public right-of-way as shown on Figure x.x.
- **Green wall frontage required:** Green façades and living walls shall be required as shown on Figure x.x. Such frontage must include living vegetation that grows directly from the wall, from adjacent support structures, or attached container systems; and may also include integrated sculpture or other artistic features. Green wall frontage must cover the ground floor at a minimum, and may extend beyond that point based on façade design.

3. The Old Office Building at the northernmost part of the site must be retained and used for community purposes. ~~It shall be ready and open for use concurrent with habitation of the first phase of development, contingent on the completion of a community planning process regarding the programming of the facility and the restoration of the building in accordance with applicable historic building rehabilitation standards~~.
4. The master developer shall create a management strategy to ensure continued operation of the building as a community-focused facility. Management structures may include setting up management by an on-site Homeowners Association, a local non-profit, or other appropriate agencies.

Comment [CF10]: Funding and phasing TBD.

DESIGN GUIDELINES

1. ~~The master developer shall create a retail strategy to ensure that locally owned and small businesses are integrated into the retail areas of the plan. The strategy shall aim for 50% of the new retail development within the Schlage Lock site to be 5,000 square feet or less in size; and shall limit chain stores and formula retail.~~ The master developer shall make an effort to attract locally owned and small businesses. All new retail development within the Schlage Lock site except those located on Parcels 1 and 8 shall be 5,000 square feet or less in size; and shall limit chain stores and formula retail.
2. ~~Additional Retail, Commercial (including small business services), Flex, and Live-Work uses is encouraged at locations specified as either "required" or "optional" in Figure 2-2~~.
3. Retail uses may include outdoor uses, as permitted by the San Francisco Planning Code.
4. ~~Large commercial uses, such as a grocery store, should be wrapped by other commercial uses where possible~~.
5. ~~All~~ Required retail ~~uses~~frontages~~, whether stand-alone or wrapping,~~ should be designed to typical retail depth of 30-60 feet. Flex frontages should be designed to a minimum depth of 20 feet.

BUILDING DEVELOPMENT

Density

The Plan removes density control limits on a site, parcel or block basis within Zone 1. Rather, building density will be controlled by Building Mass and Building Height and other development controls and design guidelines described in this document. The maximum dwelling unit count within Zone 1 will be ~~1,250~~ 1,679 units.

Building Height

~~Height shall be measured at the centerline of the building, or at the centerline of building steps. Where there is a slope of more than 15%, building steps at a minimum of every 50' of length shall be required. Where the building steps laterally in relation to a street that is the basis for height measurement, the width of the step is defined in Table 260 of the Planning Code. Measurement of height should be done from curb elevation, at right angles, in 50-foot deep increments, in order to reflect the topography of the site prior to any grading work.~~

1. For each parcel, height shall be measured from the average back of sidewalk grade along a single selected street frontage, to the roof of the top occupied floor of each building. Height limits on sloped sites may extend into the site horizontally from the uphill property line, provided the change in grade does not enable an additional floor of development at the downhill property line, but step backs must be used to create a stepped building profile that reflects the underlying slope of the site.
2. Where the change in grade does enable an additional floor of development, height must be measured from the average back of sidewalk grade along both the uphill and downhill property lines; and the building shall be required to step laterally in relation to the sloped street.
3. Sloped and pitched roofs are to be measured to the midpoint of the vertical dimension of the roof.

DEVELOPMENT CONTROLS

1. Maximum building heights for the Schlage Lock site are established in the Height Zone Diagram, shown in Fig. ~~2-2~~x.x. Heights must conform generally to this diagram – the total percentage of buildings at any given height must reflect no more than the maximum land area indicated in the diagram, and be located in generally the same location.
2. Ground floor commercial spaces should have a minimum height of 12' with 15' preferred floor to floor. Upper stories must have a minimum floor-to-floor height of 10 feet.
3. Exemptions to building height shall include:
   - Ornamental architectural features such as corner towers, gables, and turrets.
   - Mechanical and roof mounted equipment necessary to the operation of the building (elevator penthouses, etc.).
   - Architectural or landscape elements designed to screen mechanical and roof mounted equipment.
   - Architectural or landscape elements that provide recreational uses, community services or public gathering places.
   - Solar photovoltaic panels.
   - Solar thermal water heating systems.
   - Architectural elements related to design of rooftop open space, such as open air roof terraces, which shall not be enclosed but may include partial perimeter walls if required for safety.
   - Rooftop landscaping including planters for trees, shrubs and groundcover and equipment required to maintain rooftop landscaping.
   - Portions of buildings adjacent to major corners such as Leland and Bayshore, or Sunnydale and Bayshore, up to eight feet above the indicated maximum height.

DESIGN GUIDELINES

1. Building heights and roof lines should be varied within the same height district –and across blocks through stepbacks (see below) and other design features to create visual interest to the skyline and avoid the appearance of a monolithic development.
2. Building ~~heights~~ massing should step up with the slope of the site, establishing a regular interval for ~~entries, interior floors,~~ façade features, and ~~the~~ roof lines. ~~of units within buildings~~.

Massing

DEVELOPMENT CONTROLS

1. No building wall may exceed a maximum continuous length of 100' without a massing break or change in apparent face. Massing breaks or changes in apparent face can be accomplished through the following options:
   - A minimum 10 foot wide at-grade passageway through the building that extends from the ground plane for a minimum 25 feet above grade or to the ground floor of the third story, in combination with a recess or notch that extends up to the sky.
   - A minimum 8 foot deep X 10 foot wide notch that starts at grade and extends up to the sky, in combination with a major change in fenestration, pattern, color and/or material; or

- A minimum 10 foot deep X 12 foot wide notch that extends up to the sky from a level not higher than 25 feet above grade or the ground floor of the third story, whichever is lower; in combination with a major change in fenestration, pattern, color and/or material; or
- A minimum 5 foot setback of building massing, continued to the building's edge.

~~1.~~2. ~~For buildings at or below 65 feet in height, no building wall may exceed a maximum continuous length of 150' (which represents the average (short) block length in the existing Visitacion Valley neighborhood).~~

~~2.~~3. ~~For buildings or portions of buildings between 65 and 85 feet in height, no building wall may exceed a maximum continuous length of 100 feet and a diagonal dimension of 125 feet, and may not exceed a maximum average floor area of 8,500 gross square feet.~~

~~3. Maximum dimensions length shall be measured at grade – submerged parking podiums or below-grade development may exceed massing controls. The bulk controls refer to the external plan dimensions of the building design but do not apply to non-enclosed outdoor porches or decks.~~

~~4. Breaks between buildings shall occur at grade, and be designed as public pathways to provide physical and visual access. The minimum space between buildings along pathways shall be twenty (20) feet in width, and in no case wider than forty (40) feet in width.~~

5. Building facades shall incorporate design features at intervals of 20-30 feet (measured horizontally along building façade) that reduce the apparent visual scale of a building. Such features may include but are not limited to window bays, porches/decks, step backs, changes to façade color and building material, etc.
6. The floor plate of upper floors of building shall have stepbacks equal to a minimum of 15% of the floor plate size relative to the floor immediately below. A minimum of 1/3 of the required step back area (5% of the floor pate) will be a full two stories in height. In addition:
    - The minimum depth of step back shall be 8 feet. The minimum width of the stepback shall be 12 feet.
    - Step back shall be arranged in a manner that addresses the massing and articulation guidelines set forth in the Height and Massing Diagram, Figure y.y.
    - In absence of other guidelines, step backs shall be arranged to reinforce the stepping of the building mass with the prevailing slope consistent with the pattern of hillside development in San Francisco.
    - Step back controls apply at upper floors regardless of the total number of stores proposed. A 6 story building in a zone that allows buildings up to 8 stories would still be subject to step back controls at the upper floors.

Comment [SD11]: Already covered in street section

Comment [SD12]: See page 23 of this document for proposed map

DESIGN GUIDELINES

~~1. Maximum building plan dimensions may be further reduced, where necessary, to provide building occupants physical access to interior common open spaces or to provide members of the public visual access or physical access to public open spaces via a pedestrian pathway.~~

2. Residential building facades over 50 feet in length should provide vertical roof line and horizontal modulations of at least 2 feet to provide a human scale rhythm to the buildings.
3. Building mass should be sculpted to define important public spaces, key intersections and corners. Buildings at the intersection of Sunnydale Avenue and Bayshore Boulevard– should– create a visual gateway to the neighborhood.
4. Architectural features that provide visual interest to building facades such as corner towers, gables, and" "turrets" are encouraged.

5. Building massing should reinforce ~~primary street~~ walls along Leland and Bayshore (~~Primary streets are denoted on~~See the ~~Circulation~~ Required Frontage Map, Fig 2-4) as follows:
   - Buildings along Leland Avenue should be built to the street and have active ground floors ~~at all levels.~~
   - ~~Buildings along Bayshore Boulevard should consider stepbacks above four stories, to lessen shadow~~ impacts and the appearance of height at ground level.

Setbacks

DEVELOPMENT CONTROLS

1. Buildings shall line all required streets (required streets are denoted on the Circulation Map, Fig ~~2-4~~x.x). Retail and residential entrances shall define required street walls, as further described in subsequent sections, but may be set back to enhance~~.~~ entries to large retail spaces including corner retail entries.
2. Buildings shall be built to front property line (back of sidewalk) along Bayshore Boulevard, and along the Leland Avenue extension within the Schlage Lock site.
3. Buildings shall be setback five to eight (5-8) feet on average along the ~~Schlage Greenway~~ ~~and the~~ extension of Raymond Avenue.
4. In all other areas, setbacks may range from zero to eight (0-8) feet, but once a setback has been established, it shall be continued along the entire block face.
5. Projections or obstructions within setback areas shall be limited to those permitted in the San Francisco Planning Code.
6. Setbacks shall include a minimum of 40% softscape (plantings).
7. ~~Side yard setbacks are not required except to provide for minimum space between buildings as noted in the Open Space section, and to provide physical access to open space.~~

DESIGN GUIDELINES

1. Setback~~s~~ are permitted along other streets frontages. ~~Where setback are used, it should be a minimum average of five feet and be continued along the entire block face.~~
2. All setback areas along residential buildings should provide front porches, stoops, terraces and landscaping for ground floor units.
3. Setback designs should allow for visual access between the street and ground floor uses and establish a transition from public to private space.

Retail Entrances

DEVELOPMENT CONTROLS

1. Main entrances to retail buildings shall be located at ~~primary street façades~~ on Leland and Bayshore (~~primary streets are denoted on the Circulation~~ See Required Frontages Map, Fig 2-X~~4~~). All retail and flex uses fronting the Leland Avenue extension, or Bayshore Boulevard within the Schlage Lock site/Zone 1 must have at least one entrance on those streets.

2. ~~All retail entrances must be at sidewalk level and must be well marked and prominent. Sunken or raised storefront entrances are prohibited.~~ All retail entries must be as near as feasible to sidewalk level given slope, and must be well marked and prominent. At sloping conditions, retail entries may be no more than 2 feet above grade, provided they are served by a ramp or other accessible route no less than 5 feet in width. Required residential must step with street slopes.
3. Retail entrances may include awnings, canopies and similar features subject to regulations described in the Planning Code.

DESIGN GUIDELINES

1. Large retail stores (over 10,000 square feet or with street frontage over 80 feet) should have the primary entrance at corners. Multiple entries are recommended for large retail.
2. Retail entries should be designed to create transparency and create a smooth transition from public to private space.
3. Elements or features generating activity on the street, such as seating ledges, outdoor seating, outdoor displays of wares, and attractive signage are encouraged for all mixed-use buildings.
4. ~~Mixed-use building frontages should not be used for utilities, storage, and/or refuse collection.~~
5. Commercial and storefront entrances should be easily identifiable and distinguishable from residential entrances through the use of recessed doorways, awnings, transparencies, changes in colors and materials, and alternative paving.

Comment [CF13]: This is redundant with page 49 #13 of D4D, page 15 of this version

Residential Entrances

DEVELOPMENT CONTROLS

1. Residential entrances are required to front along ~~all required~~ streets as designated in the Required Frontages Map, Figure x.x (~~required streets are denoted on the Circulation Map, Fig 2-4~~). Primary access to ground-floor units should be from the public right-of-way, along ~~required streets~~ the frontage indicated on the map.
2. ~~Townhouses,~~ flex-space and ~~similar~~ residential structures where required individual residential entrances are required (see Required Frontages Map, Figure x-x) shall have an average of one~~-~~ entrance on~~-~~ the street or public right-of-way for every 25 feet of building façade to match the traditional San Francisco residential lot pattern.
3. At multi-unit residential podium buildings, there shall be a minimum of one entry per 100 linear feet of street frontage (see Required Frontages Map, Figure x.x).
4. Individual entries to each ground floor unit are required along the required streets as indicated in the Required Frontages Map, Fig. x-x ~~primary streets~~ and where setbacks are mandated, and are encouraged elsewhere.
5. Where provided, stoops and stairs shall have a minimum width of 4 feet.
6. The floor elevation of ground floor units should be located at an average of 3 feet ~~least 18 inches, and ideally 3 feet,~~ above street level to provide privacy within ground-level residential units. Required residential entrances must step with street slopes.
7. Subgrade entries are prohibited.

DESIGN GUIDELINES

1. Residential units in podium buildings should connect to a lobby entry that opens directly onto the public right-of-way at grade level or via ramp or other accessibility device.
2. Stoops, porches and landscaped areas at residential entries are strongly encouraged in order to create a positive relationship between the building and the public sidewalks.
3. Multiple entries into interior courtyards are encouraged, to provide physical and visual access.

Façade Design

DEVELOPMENT CONTROLS

1. Storefronts shall be articulated at regular increments of 20-30 feet to express a consistent vertical rhythm along the street. Large retail tenants, such as a grocery store, may occupy more than one bay but should have multiple entryways ~~and be wrapped by smaller uses~~.
2. Residential facades must be articulated at regular increments of 20-30 feet to express a consistent rhythm along the street, using entryways, windows and other architectural features to distinguish individual units.
3. Transparent window materials must be used at street level storefronts to increase visibility of commercial space from sidewalk. No dark or mirrored glass is allowed. Window treatments to control interior heat gain or heat loss may be considered if they maintain visibility of the interior.
4. Blank and blind walls ~~along primary streets is not permitted (primary streets are denoted on the Circulation Map, Fig 2-4).~~ i.e. those that do not have windows and doors - are not permitted to exceed 30' in length along any required frontages illustrated in Figure x.x. Along blocks where there are no retail, flex, residential or green frontage requirements, treatment of blank walls shall include architectural features and details to add visual interest to the façade.
5. Physically intimidating security measures such as window grills or spiked gates are not permitted; security concerns should be addressed by creating well-lit, well-used and active residential frontages that encourage 'eyes' on the street.

DESIGN GUIDELINES

1. Building design should reflect the whimsical character that has developed in Visitacion Valley and its surrounding neighborhoods, with elements that catch the eye such as wrought iron detail, individualized artwork and hanging planters. Details such as ornamentation, cornices, railings, balconies and other craftsmanship should be used to create a fine-grained scale.
6. Architectural styles should be varied across facades. Required massing breaks should be used to differentiate a building's architectural treatment. Each building bay created through massing breaks or changes in face should be designed with some unique characteristics, and should not share an undifferentiated architectural treatment.
2. Architectural styles should be varied ~~, and~~ between blocks. Buildings may share common architectural treatments across portions of their facades, but the overall combination of treatments must be varied from block to block. Building variation can be accomplished by drawing from a range of styles from modernism to traditional, and by using different architects throughout the site.
3. Facades should be articulated with a strong rhythm of vertical elements and three-dimensional detailing to cast shadow and create visual interest.
4. Limit blank walls without fenestration. Provide visual interest to blank walls by using landscaping, texture to provide shade and shadow, and treatments that establish horizontal and vertical scale.

5. Non-residential ground-floor uses shall be distinguished from the building's upper-floors uses through varied detailing and through the use of awnings, belt courses, or other architectural elements.
6. High-quality, authentic, durable materials should be used on all visible wall facades. Vinyl siding and synthetic stucco (EIFS) should not be used across extensive expanses of facade.
7. High-quality, durable materials should also be used on windows. The use of vinyl ~~or aluminum~~ window frames is strongly discouraged, but may be used if they support other controls or guidelines in this document.
8. Residential windows should generally have a vertical orientation consistent with the San Francisco pattern. They should be recessed at least 2 inches from the façade to create shadow and three-dimensional detailing, unless such a recess is in contrast to the intended architectural style.
9. Variation in window sizes and shapes is encouraged to provide visual variety
10. Encourage the use of exterior shading devices above podium levels at proper orientations to augment passive solar design and to provide solar control.
11. Bays and other projections should have a cap in the upper termination, so they become an integral part of the structure, and don't appear superficially affixed to the façade.
12. Parking, loading and garage entries should be recessed a minimum of 5 feet to avoid impacting the public realm. They should be integrated with the building design.
13. Utilities, storage, ~~and~~ refuge collection and other service elements, should not be located on Leland Ave, should be located away from ~~primary~~ required street frontages to the greatest degree possible ~~facades~~; and should be integrated into the overall articulation and fenestration of the building façade (~~primary streets~~ required street frontages ~~–~~ are denoted on the Required Frontages Map, Fig. x-x ~~Circulation Map, Fig. 2-4~~). Where service elements must be located at the required street frontages, they should be minimized in size and screened and/or integrated into the overall design to minimize the impact on the street frontage.

Roof Design

DEVELOPMENT CONTROLS

1. A variety of expressive and interesting roof forms shall be used to contribute to the overall character of the development.
2. Mechanical equipment located on top of buildings shall– be screened from public view and from neighboring buildings with enclosures, parapets, landscaping and other means.

DESIGN GUIDELINES

1. Roof design should attractively incorporate and integrate green roofing technologies (renewable energy opportunities, plantings and the collection and storage of stormwater runoff) to be compatible with roof design and use.
2. Sloping and pitched roof forms, such as sawtooth, gable, hip, mansard, pyramidal and other roofs– are encouraged to be used as accents to create interest atop prominent or special buildings.
3. Shaped parapets, cornice treatments and roof overhangs are encouraged to add depth, shadow and visual interest.
4. Strategies to achieve an interesting roofscape include vertical accents at corners, varied parapets, roof gardens and trellises.

Private Open Space

DEVELOPMENT CONTROLS

1. A minimum of eighty ~~(80)~~ (60) square feet of usable open space per residential unit shall be required if provided~~. Open space may be provided~~ as private usable open space; or a minimum of fifty (50) square feet of usable open space per residential unit if provided as common usable open space that is completed at the same time as the residential units.
2. Private open space shall be provided in the form of private patios, yards terraces or balconies. Private open space shall have a minimum dimension of 5 ~~6~~ feet in each horizontal dimension if it is located on a deck, balcony, porch or roof and shall have a minimum horizontal dimension of 10 feet and a minimum area of 100 square feet if located on open ground, a terrace, or the surface of an inner or outer court. Private open space must be accessible to residents.
3. Common open space shall be provided through common gardens, building courtyards, or rooftop terrace spaces. Common open space shall be open to the sky, shall be at least 15 feet in every horizontal dimension and shall have a minimum area of 300 square feet. Common open space must be accessible to all residents, and should be made accessible to the public during daylight hours.
4. Community rooms, recreation or exercise centers with direct access to other common open space, may be provided to fulfill a portion (to a maximum of 33%) of the common open space requirement, if approved by staff based on the quality of he overall public spaces provided.
5. Projections permitted into (over) required private and/or common open space are limited to balconies, bay windows and decorative building facade features allowed in usable open space described in the Planning Code.
6. ~~Public open space shall not count towards private open space requirements~~. Required public pathways illustrated on Figure 2.4, and required public open spaces illustrated on Figure 2.9, shall not count towards private open space requirements.
7. Space devoted to sidewalks or other rights-of-way required to access residential and/or other development shall not be counted towards private open space requirements.
8. Plants listed on the Invasive Plant Inventory by the California Invasive Plant Council should not be used for any landscaping.

Comment [CF14]: to allow for wider, more usable spaces.

DESIGN GUIDELINES

1. Common open space at ground level should be designed to be visible from the street, using views into the site, tree-lined walkways, or a sequence of design elements to allow visual access into the space.
2. Common open space should be designed as usable surface area, containing both landscaped and hardscape areas. Landscaped green and/or garden space should comprise a larger proportion (more than 50%) of the common outdoor area where possible.
3. Where common open space is provided, each unit should have access to the open space directly from the building. Residents shall not have to exit a building and travel on the public sidewalk to reach common open space.
4. Underground parking structures may be built beneath the street level of private open space parcels provided adequate soil depth is provided for landscaping.
5. The design of private and common open space should follow "Bay Friendly Landscaping Guidelines," and use primarily native and/or drought-tolerant plants. Plants listed on the Invasive Plant Inventory by the California Invasive Plant Council should not be used.

6. Private and common open space maintenance should reduce water usage by incorporating water retention features, through smart (weather-based) irrigation controllers, and by using drip irrigation, bubblers or low-flow sprinklers for all non turf landscape areas.
7. Private and common open space areas should be designed to incorporate features designed to utilize rainwater and reduce runoff from rain or winter storm events.

Lighting

Nighttime lighting affiliated with the project shall be limited to avoid adverse effects on nighttime views of and within the Project Area.

DEVELOPMENT CONTROLS

1. Where possible, install light features within building elements or architectural features to achieve indirect illumination.
2. Fixtures shall direct light downward, using the following methods:
   - "Full Cut Off" or "Fully Shielded" fixtures (fixtures do not allow any light to be emitted above the fixture) should be used in all exterior project lighting.
   - Project lighting shall utilize "shut off" controls such as sensors, timers, motion detectors, etc, so lights are turned off when not needed for the safe passage of pedestrians. Parking lighting should be shut off after business hours.

DESIGN GUIDELINES

1. Fixtures should be limited to pedestrian level, at ground level height. Above pedestrian level, lighting is limited to architectural accents and building facade lighting.
2. Outward oriented glazing should be used at upper story windows to reduce the nighttime visual impacts of internal lighting.
3. Unnecessary glare should be avoided by using non reflective building materials, hardscapes, and avoidance of light source reflection off surrounding exterior walls.

Signage

Signage shall generally conform to Planning Code Article 6, as well as those Standards and Guidelines below.

DEVELOPMENT CONTROLS

1. Billboards are not permitted.
2. General advertising signs visible from Bayshore Boulevard, Leland Avenue and newly created publicly accessible open spaces are prohibited.
3. Freestanding commercial signs are not permitted. Signage should be affixed to buildings, and incorporated into building design.
4. Tenant improvements to storefronts should preserve facade transparency: no curtains, posters or other opaque signs should obstruct visibility of interior from the sidewalk. This control shall not restrict the use of temporary translucent sun screens to shade café and restaurant patrons.

DESIGN GUIDELINES

1. Business signs – including wall signs, projecting or fin signs, (especially small signs at eye level), and window signs should be oriented to the pedestrian.
2. Signs should be designed with respect for building design and its architectural elements. Signs should not cover or impede architectural elements such as transom windows, vertical piers, or spandrel panels.

Visual Screens and Sound Buffers

Efforts should be made to reduce transmission of transportation noise and screen views of the railroad tracks which extend along the site's eastern property line. Several methods should be considered to screen views and diminish noise generated by commuter rail service.

DEVELOPMENT CONTROLS

1. For buildings within 110 feet of the centerline of the railroad tracks, or within 55 feet of light rail, a site-specific study is required to analyze and reduce vibration.
2. Incorporate sound insulation and windows that will ensure acceptable levels of noise to building interiors in residential units along the site's eastern property line.
3. Enhance views of the railroad tracks from residential units along the site's eastern property line. Methods may include:
   - Screening with broad-leaf evergreen plantings, masonry or living walls, or other mechanisms.
   - A "green wall" that is covered with soil / growing medium and climbing plants.
   - Framing views of the train and railroad operations as a "kinetic spectacle."

PARKING, LOADING AND BICYCLE USE

Transit First / Parking Management

DEVELOPMENT CONTROLS

1. A parking management program developed in partnership between the City and the developer will be required to better manage parking at street meters along public streets. A memorandum or other legal document setting forth an understanding of future obligations shall be developed between the City and developer(s), and shall bind the developer(s) to establishing such a program by project completion/date of occupancy.
2. On-street parking on Leland Avenue, Bayshore Boulevard, ~~primary streets~~ and adjacent to other retail activity shall be managed as short-term parking. Day-long parking by commuters should be discouraged through the required parking management program.
3. On-street parking on ~~secondary and~~ residential streets shall be reserved primarily for residents and their guests, particularly during evening and weekend hours.
4. In residential units, rent or condo fees shall include one monthly Muni pass (or other reduced fee transit pass) per unit. Pass provision may be terminated at the request of the resident. Transit pass provisions must be reestablished upon change in tenancy in a residential unit.

5. Information shall be provided to all new owners about transit routes and schedules, and connections to bicycle routes serving the area, including official San Francisco Bicycle routes.
6. New commercial (retail / office) development shall provide shower(s) and changing facility(ies) for bicycle commuters as described in the Planning Code.
7. Residential parking spaces in new residential development should be unbundled (sold independent of residential units) to allow for greater choice and affordability and encourage reduced auto ownership.

Off-Street Parking Requirements

DEVELOPMENT CONTROLS

The number of off-street parking spaces shall be as prescribed in the table below (see Planning Code Sec. 151)-:

Use	Minimum Allowed Parking	Maximum Allowed Parking
Residential	None	1 space/dwelling unit
Commercial (<10,000 sf)	None	2 spaces/1000 sf for occupied floor area
Commercial (≥10,000 sf)	2 spaces/1000 sf for occupied floor area up to 20,000 sf	4 spaces/1000 sf for occupied floor area above 20,000 sf

Comment [SD15]: Lower maximums have been requested, and should be discussed at future meeting

1. Off-street parking spaces shall be designed according to the revised minimum dimensions for parking spaces as specified in Planning Code Section 154.
2. Off-street surface parking shall not be permitted unless mandated by the DTSC-required remediation program.
3. New residential uses shall provide secure parking for bicycles at a ratio of one space per two units for buildings with 50 or fewer units, and one space per four units for buildings with greater than 50 units. New commercial uses shall provide off-street bike racks in parking structures, parking lots, or entry plazas, at a minimum of 6 spaces for each 50,000 square feet of development.
4. New residential development with more than fifty (50) units shall provide off-street parking spaces to carshare programs, consistent with Planning Code regulations.

DESIGN GUIDELINES

1. New developments are encouraged to reduce provision of off-street parking spaces to a minimum.
2. Space efficient parking, where vehicles are stored and accessed by valet, mechanical stackers or lift, via tandem spaces, or other means, is encouraged.
3. Off street parking spaces do not need to be individually accessible.
4. Bike parking should be in an easily accessible and safe location to minimize conflicts between bicycles, pedestrians and drivers.

Off-Street Loading

DEVELOPMENT CONTROLS

1. New retail commercial uses above 10,000 square feet~~-~~ in size shall provide off-street loading facilities consistent with Planning Code requirements.

Curb Cuts / Driveways and Garage Doors

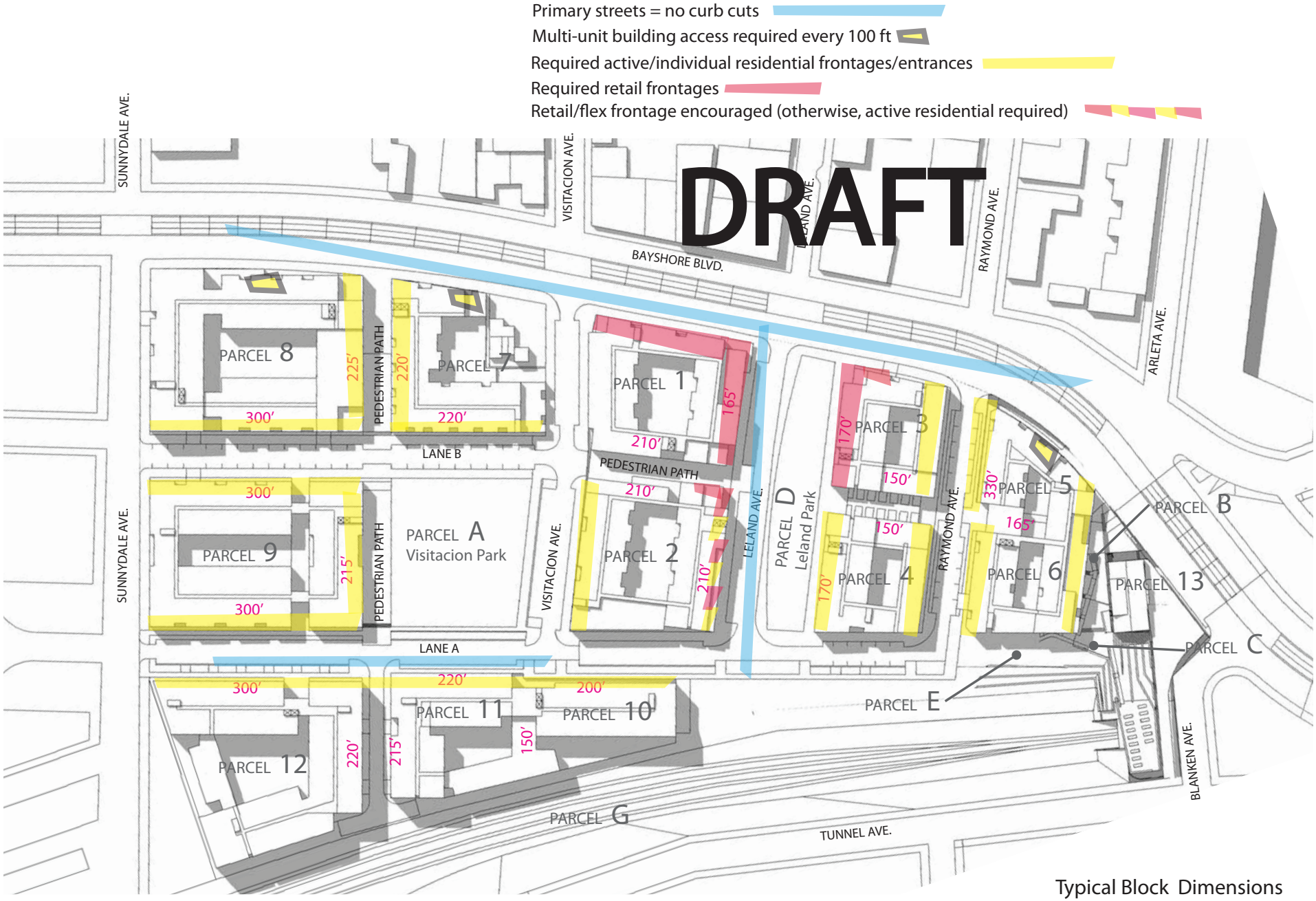
DEVELOPMENT CONTROLS

1. Curb cuts and parking design throughout the project area shall prevent transit, bicycle, and pedestrian conflicts.
2. Curb cuts shall not be located on Leland Avenue or Bayshore Boulevard unless ~~primary streets (primary streets are denoted on the Circulation Map, Fig 2-4). Only in the case where~~ the project sponsor has demonstrated that because of physical limitations to the project site no other entry point is possible ~~may curb cuts be located on primary streets,~~. In such cases, t~~T~~hey shall be limited to one per block, and shall be designed to limit the loss of on-street parking available to the public.
3. For off-street parking at single-family dwellings, townhouses entries and individual live/work units, the maximum curb cut, driveway and garage door width shall be limited to ten (10) feet wide (one lane) per unit.

4. For off-street parking at commercial buildings and mult-unit residential buildings, curb cuts and driveways shall not be more than twenty (20) feet wide (one lane of egress and one lane of ingress per building). For large retail stores (over 10,000 square feet or with street frontage over 80 feet), there may be a twenty-five (25) foot wide curb cut.
5. Surface parking shall not be provided ~~for residential uses, and may only be provided for commercial uses should that be necessary per the Remedial Action Plan~~.
6. ~~Along primary streets,~~ Off-street parking shall be located below grade where possible, or wrapped by active ground floor ~~uses~~ frontages as required by Figure x.x. Along blocks where there are no retail, flex, or residential frontage requirements, structured parking is limited to the ground floor, and should be either screened with green façades and living walls, or integrated within the design of the building, with architectural features and details to add visual interest to the façade. ~~Along all other rights-of-way, including alleys and railroad tracks, surface and structured parking shall be wrapped by active uses or screened by minimum 10 feet depth of heavy plantings.~~

DESIGN GUIDELINES

1. Service and delivery for commercial development should occur in the rear of the building and should always be placed in the area with the least visual and physical interference with regular pedestrian circulation.
2. Loading, service and access to building utilities should be provided using the same access points as parking garages.
3. Deliveries for commercial development should be limited during peak travel periods.
4. At townhouse developments, garages should be accessed from an alley or ~~secondary~~ residential street rather than a primary street.



Typical Block Dimensions

Proposed Heights

Universal Paragon Corporation

Visitacion Valley/Schlage Lock - Concept Studies

May 18, 2013