

Appendix 2: Related Existing Guidelines

The Urban Design Guidelines are based on existing policies, principles, and values established in the Urban Design Element of the San Francisco General Plan. The Guidelines elaborate on those policies and other adopted policies and plans with more specific guidance to inform the shape of city-wide development. In doing so, the Guidelines reinforce the collective values of the City and County of San Francisco to ensure that buildings contribute to the overall environment in a manner that both sustains and delights.



REVIEW DRAFT
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Guideline	Supporting Text
Applicable Document	Supporting Text
S1	Recognize and Respond to Urban Patterns
Affordable Housing Bonus Program Design Guidelines	Design a site plan that is harmonious with the characteristics found with the district. Avoid unnecessary contrast with historic fabric in form or building articulation, to maintain the integrity and character of the site and its context.
Cow Hollow Neighborhood Design Guidelines	Side spacing: Respect spacing pattern
Design Guidelines for Executive Park	Reflect fine-grained block pattern typical of San Francisco; Generally, new blocks should be no larger than a typical San Francisco 200-foot by 600-foot block. Smaller blocks are encouraged. Larger blocks should provide publicly accessible pedestrian paths through the block.
Design Guidelines for Executive Park	Open spaces should be part of a larger network of pedestrian connections that help lead residents and visitors through the neighborhood and connect to larger City and regional open space resources such as Bayview Hill Open Space and Candlestick Point State Recreation Area.
Industrial Area Design Guidelines	New buildings must maintain a mid-block open space pattern where such a pattern exists
Residential Design Guidelines	Respect the existing pattern of building entrances.
Western SoMa Design Standards	Reinforce exiting patterns and encourage designs that create future opportunities for at grade mid-block landscaped open space by strict adherence to rear yard requirements.
Western SoMa Design Standards	Buildings and building frontages should provide variety along a block, but remain consistent with the overall urban design.
Westwood Park Association Specific Area Residential Design Guidelines	Site: The topography and location of the project lot and the position of the building on that site guide the most basic decisions about design. The location, front setbacks, rear yards, side spacings will be particularly important to the adjacent neighbors and for maintaining or creating rhythm along the block-face, and maintaining a sense of common open space in the interior of the block.
Affordable Housing Bonus Program Design Guidelines	The facades of new buildings should extend patterns.
S2	Harmonize Relationships between Buildings, Streets, and Open Spaces
Affordable Housing Bonus Program Design Guidelines	Buildings on sloping sites should follow the slope to reinforce and accentuate the city's natural topography and maintain a strong relationship to the street.
Affordable Housing Bonus Program Design Guidelines	For buildings on slopes, the ground floor and building entries should step-up in proportion to the slope between façade segments.
Cow Hollow Neighborhood Design Guidelines	Rear yards: Respect rear yard and adjacent buildings
Design Guidelines for Executive Park	Streets should be connected to publicly accessible rights-of-way at both ends (there should be no dead-ends or cul-de-sacs), including connections to streets, alleys, pathways or open spaces.
Design Guidelines for Executive Park	Where provided, alleys should not only be used for service functions, but should also be designed for all uses and to be pedestrian-friendly, attractive, and safe.
Design Guidelines for Executive Park	Relationship between built form and public realm
Design Guidelines for Executive Park	Building size should be proportional to the scale of streets, alleys and pathways to allow a well-defined streetwall while still allowing adequate sun access and sky to the ground.
Design Guidelines for Executive Park	On residential neighborhood streets, building streetwalls should generally be no taller than the width of the right-of-way, or where there are consistent setbacks, the width between setback lines across the street from each other
Industrial Area Design Guidelines	create an urban building scale and relationship of development to streets
Residential Design Guidelines	Design building facades to enhance and complement adjacent public spaces.
S3	Recognize and Enhance Local Variations
Bayshore Boulevard Home Improvement District	Building form should celebrate corner locations. Special design elements and architectural features are encouraged, and special entries should be used strategically at street intersections and near important transit nodes.
Cow Hollow Neighborhood Design Guidelines	Topography & Views: Emphasize Corner Buildings
Cow Hollow Neighborhood Design Guidelines	Setbacks: Acknowledge Significant Neighboring Buildings
Design Guidelines for Executive Park	Buildings should define and highlight corners, important public spaces, and public vistas such as street terminations.
Design Standards for Storefronts in the KMMS Conservation District	Emphasis of Corner Lot: Corner entrances, storefront windows, and displays that extend along both street façades are examples of elements that emphasize corner lot locations and are encouraged.
Industrial Area Design Guidelines	preserve the Dogpatch Neighborhood's existing character (roughly bounded by Mariposa Street on the north, 25th Street on the South, Pennsylvania on the west, and 3rd Street on the east)
Industrial Area Design Guidelines	identify cultural resources and develop policies to protect them
Industrial Area Design Guidelines	improve the visual quality, and strengthen the pedestrian orientation, of the Third Street core area
Industrial Area Design Guidelines	recognize and enhance the distinctive features of South Bayshore as an interlocking system of diverse neighborhoods
Industrial Area Design Guidelines	achieve a visually attractive design which reflects the character of a distinct urban neighborhood oriented toward education, arts, and industry
Industrial Area Design Guidelines	provide continuity with the community's history and culture by conserving and enhancing historic resources
Market & Octavia Area Plan: Fundamental Design Principles	Special building elements and architectural features such as towers and special entries should be used strategically at street intersections and near important public spaces.
Market & Octavia Area Plan: Fundamental Design Principles	Building entries and shop fronts should add to the character of the street by being clearly identifiable and inviting.
Residential Design Guidelines	In areas with a defined visual character, design buildings to be compatible with the patterns and architectural features of surrounding buildings.
Residential Design Guidelines	In areas with a mixed visual character, design buildings to help define, unify and contribute positively to the existing visual context.
Residential Design Guidelines	Provide greater visual emphasis to corner buildings.
Western SoMa Design Standards	Architectural detail should reflect the "warehouse" character of the neighborhood regardless of the proposed uses, but use typical residential architectural vocabulary at residential levels is allowed.
S4	Create, Protect, and Support View Corridors
Cow Hollow Neighborhood Design Guidelines	Tree selection and placement for views
Design Guidelines for Executive Park	Street should be designed for multi-modal use with the street design physically reinforcing slower auto traffic speeds.
Design Guidelines for Executive Park	Buildings over 85 feet in height should be slender and adequately spaced in order to allow sunlight and sky access to streets and public spaces, to preserve views through the district to San Francisco Bay and to Bayview Hill.

Industrial Area Design Guidelines	respect public view corridors
Industrial Area Design Guidelines	maximize the opportunity for views within the neighborhood and promote the preservation and enhancement of views from adjacent neighborhoods
Residential Design Guidelines	Protect major public views from public spaces.
S5	Create a Defined and Active Streetwall
Affordable Housing Bonus Program Design Guidelines	Create a gracious, well-defined ground floor.
Affordable Housing Bonus Program Design Guidelines	Most new buildings should be built to all property lines facing public rights-of-way.
Affordable Housing Bonus Program Design Guidelines	Primary building entries may be set back from the street-facing property line, though no more than 5 feet from the street-facing façade; and if set back, should be no wider than 15 feet at the property line per individual entry.
Affordable Housing Bonus Program Design Guidelines	Residential units on the first floor should generally be directly and independently accessible from the sidewalk, rather than from common lobbies. Individual entries to residential units help to provide rhythm to a building façade, contribute activity.
Bayshore Boulevard Home Improvement District	Buildings should be built to the property line, except when landscaped buffers are provided to screen blank walls or parking areas, when useable outdoor space is provided such as entry plazas or seating areas, or when setbacks are suggested elsewhere in these Design Guidelines.
Design Guidelines for Executive Park	Buildings should meet the street with active frontages.
Design Guidelines for Executive Park	Paseos should have active frontage wherever possible.
Design Standards for Storefronts in the KMMS Conservation District	Setback: Most storefronts extend right up to the sidewalk, known as "zero setback," resulting in a consistent street wall.
Industrial Area Design Guidelines	establish a clear and consistent building edge along primary streets
Residential Design Guidelines	In areas with varied front setbacks, design building setbacks to act as a transition between adjacent buildings and to unify the overall streetscape.
S6	Organize Uses to Complement the Public Environment
Bayshore Boulevard Home Improvement District	Site parking to minimize impacts to the public realm. See parking and loading section.
Bayshore Boulevard Home Improvement District	Generally, place off-street parking and loading areas inside, below, behind, or on top of buildings rather than in front of buildings.
Market & Octavia Area Plan: Fundamental Design Principles	Most new buildings should be built to all property lines facing public rights-of-way.
Market & Octavia Area Plan: Fundamental Design Principles	Surface parking should not be permitted between the streetfacing property line and the fronts of buildings in most instances.
Market & Octavia Area Plan: Fundamental Design Principles	Parking should be located at the rear of the site and setback from street frontages wherever possible.
Western SoMa Design Standards	Design and place garage entrances to minimize impacts on the public realm and loss of existing on-street parking.
Western SoMa Design Standards	Where a property fronts both a main street and an alley, access to off-street loading and parking spaces shall be designed to be appropriate for both streets and when possible should discourage alley façades that do not respond to the design details of proximate alley building frontage details. Parking access, when possible shall be from the main streets in preference to pedestrian and bicycle use of alleys.
Western SoMa Design Standards	Preserve neighborhood character by maintaining a mix of uses.
S7	Integrate Common Open Space and Landscape with Architecture
Bayshore Boulevard Home Improvement District	Blank walls should accommodate greening. Those longer than 10 feet fronting Bayshore Boulevard should generally utilize a "green wall" system or be set back behind a landscaped buffer at least 5 feet deep. The use of this landscaped buffer for stormwater facilities is encouraged.
Bayshore Boulevard Home Improvement District	Use plants or decorative screening devices to screen parking and loading areas from the street. When parking occupies the upper levels of a structure, consider using planted trellises, solar panels or other elements that provide shade or other desired environmental services.
Guide to the San Francisco Green Landscaping Ordinance	Depending on site's suitability the permeable surface area requirement may be waived after consulting with San Francisco Department of Public Works or the San Francisco Public Utilities Commission.
Guide to the San Francisco Green Landscaping Ordinance	All plantings must use climate appropriate plant materials
Guidelines for Ground Floor Residential Design	Setback areas not occupied by steps, porches, patios, landings or walkways should be landscaped with permeable surfaces. Setbacks should be designed to provide access to landscaped areas, encouraging gardening and other uses by residents.
Guidelines for Ground Floor Residential Design	To allow for landscaping at street grade, parking should be located far enough below the surface of the setback to provide a minimum soil depth of 3 feet. Planting beds in setback areas may be raised up above grade to provide additional soil depth and protection for plantings as needed.
Guidelines for Ground Floor Residential Design	A continuous soil trough should be provided between landscaped areas to provide sufficient room for root growth as well as ability for surface water to percolate throughout the ground.
Residential Design Guidelines	Provide landscaping in the front setback.
Western SoMa Design Standards	Encourage new at-grade planting areas for greenery and hardscape permeability.
Western SoMa Design Standards	Promote building designs that include landscaping plans for at-grade plantings and greenery at both the front and rear of new buildings.
Westwood Park Association Specific Area Residential Design Guidelines	Landscaping: Appropriate landscaping can help improve the character of a neighborhood. Front setbacks provide space for the planting of shrubs, flowers and trees.
S8	Respect and Exhibit Natural Systems and Features
Bernal Heights East Slope Building Guidelines	Landscaping: Front building setbacks must be established by conforming to existing setbacks on adjacent or near-adjacent houses; averaging when lot in question is between two existing structures; topographic considerations.
Bernal Heights East Slope Building Guidelines	Massing: Step the building with the slope..
Cow Hollow Neighborhood Design Guidelines	Location: Respect the topography of the site
Design Guidelines for Executive Park	Large development on sloping sites should step up entries, interior floors, façade features, and the roofline with the topography of the hill at regular intervals as required under Planning Code section 260(a)(3).
Design Guidelines for Executive Park	Site design should use natural ventilation and landscaping to reduce space cooling requirements.
Design Guidelines for Executive Park	Where possible, throughout the site's ground surfaces, use surface materials with a low runoff coefficient (the rate that rainfall that contributes to runoff).
Industrial Area Design Guidelines	integrate building form with topography

Market & Octavia Area Plan: Fundamental Design Principles	Buildings on sloping sites should follow the slope to reinforce and accentuate the city's natural topography and maintain a strong relationship to the street.
Residential Design Guidelines	Respect the topography of the site and the surrounding area.
Westwood Park Association Specific Area Residential Design Guidelines	Location: In the evaluation of the "location" of a building, the building will be reviewed for its harmonious integration into both the overall topography of the site as well as its relationship to the adjacent built environment of surrounding structures. In order for a building to fully integrate into the neighborhood, the building should not disregard or significantly alter the existing topography of a site. The context should guide the manner in which new structures fit into the streetscape, particularly along slopes and on hills.
A1	Express a Clear Organizing Architectural Idea
Western SoMa Design Standards	New development should epitomize the best in contemporary architecture, but should do so with full awareness of, and respect for, the height, mass, articulation, historic context and materials contributory historic buildings in the immediate vicinity.
Western SoMa Design Standards	Develop an architectural concept and compose the building massing in response to environmental conditions and patterns in consideration of the new height limit proposed for this corridor.
A2	Modulate Buildings Vertically and Horizontally
Bayshore Boulevard Home Improvement District	Utilize horizontal and vertical plane shifts to break the mass of larger buildings, in order to achieve a more human scale and interesting visual experience.
Bayshore Boulevard Home Improvement District	In building with longer frontages, utilize a system of regular bays to establish a strong vertical rhythm.
Bernal Heights East Slope Building Guidelines	Massing: Break up the overall massing into articulated architectural pieces.
Bernal Heights East Slope Building Guidelines	Massing: Break up solid plane of the façade.
Cow Hollow Neighborhood Design Guidelines	Proportions: Compatibility of vertical and horizontal proportions
Design Guidelines for Executive Park	Taller buildings should include a well-defined base, middle and top.
Design Guidelines for Executive Park	Larger buildings must have a major change in plane, change in material, or recessed notch (minimum 3 feet deep by 4 feet wide) to break up their apparent mass. Buildings with frontages greater than 100 feet should include at least one of the above. For buildings with even longer frontages, such features should be provided for every 100 feet. For the purpose of this requirement, the change in plane or change in material must apply to the entire major building plane (apparent face). Provision of bays do not count.
Design Guidelines for Executive Park	At a finer grain, residential facades must be vertically articulated at regular increments. The increment should be on the order of 0 to 30 feet to express a consistent rhythm along the street.
Design Guidelines for Executive Park	A change in vertical plane should differentiate a tower element from the rest of the building. A change in vertical plane differentiates the mass of the tower from that of adjacent buildings, focusing this massing on its base and setting it apart as a distinct building.
Design Guidelines for Executive Park	Storefronts should be articulated at regular increments on the order of 20 to 30 feet to express a consistent vertical rhythm along the street.
Design Guidelines for Executive Park	In general, windows should be vertically oriented. Smaller, equally proportioned windows should be used as accents only. Punched window (windows other than storefront or curtain wall systems) must be recessed by at least three inches from the wall plane.
Design Standards for Storefronts in the KMMS Conservation District	Alignment: Alignment of horizontal features on building façades is one of the strongest characteristics of the street and should be preserved. Typical elements to keep in alignment with others in the block include: window moldings, top of display windows and belt cornices. This helps reinforce the visual harmony of the district.
Guidelines for Ground Floor Residential Design	Buildings should be vertically modulated at regular intervals of no greater than 30 feet to express individual ground floor residential units. Changes in vertical massing, architectural projections and recesses may be used to achieve this modulation. Exterior modulation should correspond to the delineations between units on the interior of the buildings, and should also correspond with landscaping, porch, or setback treatments along the sidewalk. Modulation should be strong and consistent with the vocabulary and coherent design of the building.
Industrial Area Design Guidelines	ARTICULATION OF THE BASE, MIDDLE AND TOP CAN (1) BREAK DOWN THE SCALE OF LARGER STRUCTURES TO MAKE THEM VISUALLY COMPATIBLE WITH ADJACENT BUILDINGS AND (2) CREATE A WELL-PROPORTIONED AND UNIFIED STRUCTURE.
Industrial Area Design Guidelines	PROVIDING VERTICAL AND HORIZONTAL ARTICULATION, WITH STRONG, SIMPLIFIED MASSING, RESULTS IN A WELL-INTEGRATED FACADE WHICH HARMONIZES WITH THE RHYTHM OF THE ADJACENT BUILDINGS AND THE CHARACTER OF THE AREA.
Market & Octavia Area Plan: Fundamental Design Principles	Taller buildings should include a clearly defined base, middle, and top.
Market & Octavia Area Plan: Fundamental Design Principles	Building façades that face the public realm should be articulated with a strong rhythm of regular vertical elements.
Market & Octavia Area Plan: Fundamental Design Principles	Horizontal articulation at the street wall height should be employed.
Market & Octavia Area Plan: Fundamental Design Principles	A change in vertical plane should differentiate a tower element from the rest of the building.
Western SoMa Design Standards	Provide strong, repeating vertical articulation on new buildings to achieve visual harmony and sustain pedestrian interest and activity.
Western SoMa Design Standards	Avoid undifferentiated massing longer than 25 feet.
Western SoMa Design Standards	Design the placement and scale of architectural details to be compatible with the building, reinforcing the 25 feet lot width residential module and the surrounding scale of the area.
Design Guidelines for Executive Park	Building facades should be articulated with a strong rhythm of vertical elements and three-dimensional detailing to cast shadow and create visual interest.
A3	Harmonize Building Designs with Neighboring Scale and Materials
Affordable Housing Bonus Program Design Guidelines	Express exceptionally complementary architectural character
Affordable Housing Bonus Program Design Guidelines	There are cases where new buildings may be built adjacent to existing buildings that are substantially shorter.
Affordable Housing Bonus Program Design Guidelines	High-quality building materials should be used on all visible facades and should include stone, masonry, ceramic tile, wood, precast concrete, and high-grade traditional "hard coat" stucco.
Affordable Housing Bonus Program Design Guidelines	Utilize character-defining features of the historic district to inspire the design.
Affordable Housing Bonus Program Design Guidelines	Reference the size, proportion, rhythm and alignment of doors and windows found in the district to reinforce compatibility in the design.
Affordable Housing Bonus Program Design Guidelines	Select materials that are harmonious and referential to the general character, color, and textures of the historic district. Avoid contrast that detracts or visually competes with the historic district.
Commission Guide for Formula Retail	Materials should be compatible with the craftsmanship, and finishes associated with the District. Glossy or highly reflective surfaces will not be approved.
Cow Hollow Neighborhood Design Guidelines	Volume & Mass: Compatibility of volume and mass
Cow Hollow Neighborhood Design Guidelines	Dimensions: Respect the scale of the neighborhood
Cow Hollow Neighborhood Design Guidelines	Exterior Materials: Use compatible materials
Cow Hollow Neighborhood Design Guidelines	Windows: Compatibility of windows

Design Guidelines for Executive Park	Materials should be durable and high quality. Appropriate materials include stone, masonry, ceramic tile, wood, pre-cast concrete, and high grade traditional "hard coat" stucco. Inappropriate materials include vinyl siding and lower grades of stucco. Use of stucco should be used moderately and not relied upon as the singular or major finishing material. EIFS and similar finishing systems are not permitted.
Design Standards for Storefronts in the KMMS Conservation District	Cladding Materials: Utilize traditional building materials: Terra cotta, brick, simulated or natural stone and scored stucco convey permanence and should be used when architecturally appropriate. New brick should match the color and type of historic brickwork. Particular attention should be paid to the point at which different materials join together. These "edges" should be clean and organized.
Design Standards for Storefronts in the KMMS Conservation District	Color: The number of exterior colors should be limited. To different tones of one color. Choice of colors should be determined by the nature of the building's historic character, and colors of building elements should relate to each other. Traditional materials are generally colored light or medium earth tones, including white, cream, buff, yellow, and brown. (See Section 6 of Appendix E).
Design Standards for Storefronts in the KMMS Conservation District	Alignment of Storefront: Within a single storefront, windows should be consistent in height and design with storefront doors to create a cohesive appearance; however, slight variations in alignment can add visual interest.
Design Standards for Signage and Awnings in the KMMS Conservation District	All signs should be constructed out of durable highquality materials that retain their characteristics within a high-traffic area over time. Poor quality materials that are prone to fading, rapid deterioration, or damage are discouraged.
Design Standards for Signage and Awnings in the KMMS Conservation District	Materials should be compatible with the color, craftsmanship, and finishes associated with the district. Glossy or highly reflective surfaces will not be approved.
Industrial Area Design Guidelines	WINDOW PROPORTIONS SHOULD RELATE TO THAT OF ADJACENT BUILDINGS, AS SHOWN IN BOTH ILLUSTRATIONS BELOW. NOTE THAT SMALLER, SQUARE WINDOW PANES, WHICH ARE COMMONLY FOUND IN COMMERCIAL AND INDUSTRIAL AREAS, ARE OFTEN STILL IN HARMONY WITH THE PROPORTIONS OF ADJACENT BUILDINGS.
Industrial Area Design Guidelines	New buildings must respect the prevailing architectural scale, character and pattern of established residential developments.
Market & Octavia Area Plan: Fundamental Design Principles	The façades of new buildings should extend this pattern.
Market & Octavia Area Plan: Fundamental Design Principles	High-quality building materials should be used on all visible façades and should include stone, masonry, ceramic tile, wood (as opposed to composite, fiber-cement based synthetic wood materials), precast concrete, and high-grade traditional "hard coat" stucco (as opposed to "synthetic stucco" that uses foam).
Market & Octavia Area Plan: Fundamental Design Principles	Towers should be light in color.
Residential Design Guidelines	Design the scale of the building to be compatible with the height and depth of surrounding buildings.
Residential Design Guidelines	Design the height and depth of the building to be compatible with the existing building scale at the street.
Residential Design Guidelines	Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space.
Residential Design Guidelines	Design the building's form to be compatible with that of surrounding buildings.
Residential Design Guidelines	Design the building's facade width to be compatible with those found on surrounding buildings.
Residential Design Guidelines	Design the building's proportions to be compatible with those found on surrounding buildings.
Residential Design Guidelines	Use windows that contribute to the architectural character of the building and the neighborhood.
Residential Design Guidelines	Relate the proportion and size of windows to that of existing buildings in the neighborhood.
Residential Design Guidelines	Design window features to be compatible with the building's architectural character, as well as other buildings in the neighborhood.
Residential Design Guidelines	Use window materials that are compatible with those found on surrounding buildings, especially on facades visible from the street.
Residential Design Guidelines	The type, fi nish, and quality of a building's materials must be compatible with those used in the surrounding area.
Residential Design Guidelines	Ensure that materials are properly detailed and appropriately applied.
Western SoMa Design Standards	Provide new building scale and form that is compatible with surrounding buildings as a means of enhancing neighborhood character.
Western SoMa Design Standards	Provide new building heights that respect existing building heights in the district with appropriate setbacks and treatments that create coherent height transitions in adjacent building groups.
Western SoMa Design Standards	Integrate a consistent range of materials, colors and design elements, including, but not limited to, construction materials, roof lines, traditional & contemporary bays, entrances, windows & doors and pathways for each building.
Western SoMa Design Standards	Treat a front setback so that it provides a pedestrian scale, green opportunities, privacy to inhabitants and enhances the pedestrian street experience
Western SoMa Design Standards	Provide architectural features that enhance the visual and architectural character of the neighborhood.
Western SoMa Design Standards	Promote windows and fenestration patterns that compliment the architectural character of the building and the context of adjacent buildings.
Western SoMa Design Standards	Relate the proportion and size of windows or window related design features to that of existing residential style buildings in the neighborhood.
Western SoMa Design Standards	Use quality window materials on façades visible from the street that are compatible with surrounding residential buildings (late 20th Century Live-Work buildings should not be included in the consideration of proposed window material).
Western SoMa Design Standards	The type, finish and quality of a building's materials must be compatible with those used in the surrounding area. Finishes need only be compatible, but not replications.
Western SoMa Design Standards	High-quality materials that promote permanence and express skilled craftsmanship, including wood, masonry, ceramic tile, pre-cast concrete and integrated, hard-coat stucco, should be used on all visible façades. Avoid using unauthentic materials, in particular those that have the appearance of a thin veneer or attachment.
Western SoMa Design Standards	Ensure that materials are properly detailed and appropriately applied.
Western SoMa Design Standards	Use architectural details to establish and define a building character, and to visually unify a neighborhood.
Western SoMa Design Standards	Encourage design compatibility with the neighborhood context.
Western SoMa Design Standards	The proposed massing of a building should create a harmonious transition to the existing height, bulk, and scale of development in adjacent MUG, RED and RED - Mixed districts.
Western SoMa Design Standards	Buildings and building frontages should provide variety along a block, but remain consistent with the overall Design Goals for the area by not mixing radically different materials, construction methods, bulk, massing and articulation.
Western SoMa Design Standards	Provide new building scale and form that is compatible with surrounding buildings and a diverse mix of uses as a means of enhancing neighborhood character.
Western SoMa Design Standards	Design building forms to be compatible with that of surrounding historic buildings.
Western SoMa Design Standards	Provide architectural features that enhance the visual and architectural character of the neighborhood.
Western SoMa Design Standards	Architectural detail should reflect the property location, proximity to recognized historic context and surrounding uses.
Western SoMa Design Standards	Use windows and fenestration patterns that compliment the architectural character of the building and the context of adjacent buildings.

Western SoMa Design Standards	Relate the proportion and size of windows or window related design features to that of existing warehouse style buildings in the neighborhood.
Western SoMa Design Standards	Design window features to be compatible with building context and mix of uses on the existing block faces (both sides of the street).
Western SoMa Design Standards	Use quality window materials on façades visible from the street that are compatible with surrounding residential buildings (late 20th Century Live-Work buildings should not be included in the consideration of proposed window material)
Western SoMa Design Standards	Design the length, height and type of bay windows to break up the scale of the faced and add interest to the façade.
Western SoMa Design Standards	The type, finish and quality of a building's materials must be compatible with those used in the surrounding area. Finishes need only be compatible, but not replications.
Western SoMa Design Standards	High-quality materials that promote permanence and express skilled craftsmanship, including wood, masonry, ceramic tile, pre-cast concrete and integrated, hard-coat stucco, should be used on all visible façades. Avoid using inauthentic materials, in particular those that have the appearance of a thin veneer or attachment, such as EIFs or tilt-up panels.
Westwood Park Association Specific Area Residential Design Guidelines	Volume and Mass: The volume and mass of a new building or an addition to an existing one should be compatible with that of surrounding buildings.
Westwood Park Association Specific Area Residential Design Guidelines	Scale: The scale of any new building or building alteration should be compatible with that of neighboring buildings.
Westwood Park Association Specific Area Residential Design Guidelines	Proportions: The proportions of the basic shapes of a project should be compatible with those of surrounding buildings.
Westwood Park Association Specific Area Residential Design Guidelines	Openings: Typically, openings in a building - Doors, windows, and garage doors - make up the largest and most distinctive elements of buildings' facades.
Westwood Park Association Specific Area Residential Design Guidelines	Windows: The proportion, size, and detailing of windows should relate to that of existing adjacent buildings... the proportion of window to wall area on a façade varies with building type. New windows should approximate ratios of neighboring structures while meeting the building's functional needs.
A4	Design Buildings from Multiple Vantage Points
A5	Shape the Roofs of Buildings
Affordable Housing Bonus Program Design Guidelines	Ensure tops of buildings contribute to neighborhood quality
Affordable Housing Bonus Program Design Guidelines	Design roofs to fit within the historic context and integrated into the building's overall composition.
Bayshore Boulevard Home Improvement District	The roof, cornice, and/or parapet area should be well integrated within the building's overall composition and create visual interest. Use of sustainable/green roof elements such as solar panels, wind turbines, vegetated roofs etc. is strongly encouraged.
Bernal Heights East Slope Building Guidelines	Massing: Require pitched or usable flat roofs.
Bernal Heights East Slope Building Guidelines	Roofs: Any roof which is not pitched at a ratio of at least one in four must be designed and surfaced so as to be usable.
Bernal Heights East Slope Building Guidelines	Roofs: Any flat roof must be accessible from a prime living space without the necessity of climbing a special set of stairs to reach it.
Bernal Heights East Slope Building Guidelines	Roofs: Step rooflines of adjacent buildings up or down in imitation of the slope of the street.
Commission Guide for Formula Retail	Scale of signs and placement on the building should be appropriate to the elements of the building and the character of the neighborhood.
Commission Guide for Formula Retail	Signage is to be scaled and placed primarily for pedestrian legibility, and secondarily for vehicular visibility.
Cow Hollow Neighborhood Design Guidelines	Roofline: Respect roofline patterns
Cow Hollow Neighborhood Design Guidelines	Roofline: Minimize the impact of inconsistent building rooflines
Design Guidelines for Executive Park	Buildings over 85 feet in height (towers) should create an overall composition that creates an attractive and dynamic southern gateway to San Francisco.
Design Guidelines for Executive Park	Rooftop open space including access penthouses, railings, windscreens, and other features should be sited on the roof to minimize their visibility from the street or so that their elements are fully integrated into the building's architecture and programming.
Design Guidelines for Executive Park	The upper termination of buildings greater than 85 feet in height should create a visually distinctive roofline. Building terminations should be integral to the overall vertical composition and massing of the building, and should not be simply a shape appended to the top that bears little or no relation to the building's overall architectural form.
Residential Design Guidelines	Design rooflines to be compatible with those found on surrounding buildings.
Residential Design Guidelines	Design parapets to be compatible with overall building proportions and other building elements.
Residential Design Guidelines	Design dormers to be compatible with the architectural character of surrounding buildings.
Western SoMa Design Standards	Design rooflines to be compatible with those found on surrounding buildings.
Western SoMa Design Standards	Sensitively locate and screen rooftop features so they do not dominate the appearance of a building.
Western SoMa Design Standards	Minimize stair and elevator penthouses visibility from the street.
Westwood Park Association Specific Area Residential Design Guidelines	Roofline: In general, a strong repetition of consistent rooflines calls for similar design for new construction.
A6	Render Building Facades with Texture and Depth
Affordable Housing Bonus Program Design Guidelines	Building facades should include three-dimensional detailing; these may include bay windows, cornices, belt courses, window moldings, and reveals to create shadows and add interest.
Affordable Housing Bonus Program Design Guidelines	Building projections and recesses, along with variations in materials and color and other architectural design features, should be used to emphasize pedestrian entries and de-emphasize garage doors and parking.
Bayshore Boulevard Home Improvement District	Building façades should include three-dimensional detailing; these may include cornices, belt courses, window moldings and reveals to create shadows and add interest.
Cow Hollow Neighborhood Design Guidelines	Setbacks: Provide a setback to accommodate projections of architectural or decorative features
Cow Hollow Neighborhood Design Guidelines	Ornamentation: Respect the amount and level of detail of surrounding ornamentation
Design Guidelines for Executive Park	When experienced close up, buildings should be human-scaled and fine grained, in the manner of a traditional San Francisco neighborhood.
Design Guidelines for Executive Park	Architectural details, ornamentation, articulations and projections should be used to create visual interest from the street, and should create a harmonious building composition.
Guidelines for Adding Garages and Curb Cuts	All detailing, including garage doors, surrounds, and decorative features, should be compatible with the building's architectural features without creating a false sense of history.
Market & Octavia Area Plan: Fundamental Design Principles	Building façades should include three-dimensional detailing; these may include bay windows, cornices, belt courses, window moldings, and reveals to create shadows and add interest.

Market & Octavia Area Plan: Fundamental Design Principles	Building projections and recesses, along with variations in materials and color and other architectural design features, should be used to emphasize pedestrian entries and de-emphasize garage doors and parking.
Residential Design Guidelines	Treat the front setback so that it provides a pedestrian scale and enhances the street.
Residential Design Guidelines	Detail garage structures to create a visually interesting street frontage.
Residential Design Guidelines	Design the placement and scale of architectural details to be compatible with the building and the surrounding area.
Western SoMa Design Standards	Architectural details for proposed in-fill buildings should respect proximity to a recognized historic building context, the surrounding uses and nearby design characteristics.
Western SoMa Design Standards	Include three-dimensional window detailing, such as bay windows, cornices, belt courses, window moldings and reveals to create shadows and add interest. A minimum window reveal of six inches is required and horizontal sliding windows or applied mullions on windows facing the street are not permitted.
Western SoMa Design Standards	Use architectural details to establish and help define a building character, and to visually unify a neighborhood.
Western SoMa Design Standards	Treat the front setback so that it provides a pedestrian scale and enhances the street.
Western SoMa Design Standards	Design façade widths to be compatible with those found on surrounding buildings. Maintain the neighborhood "warehouse/ commercial" character while introducing "Mixed Use Buildings"
Western SoMa Design Standards	Design the placement and scale of architectural details to be compatible with adjacent buildings and reinforcing a 50 feet lot width module.
Western SoMa Design Standards	Include three-dimensional window detailing, such as bay windows, cornices, belt courses, window moldings, and reveals to create shadows and add interest. A minimum window reveal of six inches is required above the ground floor and horizontal sliding windows or applied mullions on windows facing the street are discouraged.
Western SoMa Design Standards	Detail garage structures to create a visually interesting street frontage.
Western SoMa Design Standards	Doors should be compatible with the building and the surrounding area and add visual interest to the street
Western SoMa Design Standards	Interior garage lighting should not be visible to the exterior
Western SoMa Design Standards	Use architectural details to establish and define a building character and to visually unify a neighborhood.
Westwood Park Association Specific Area Residential Design Guidelines	Texture and Detailing: The texture and detailing of a building's façade often have the strongest impacts on how people perceive a new structure and, therefore, on their sense of the character of the neighborhood. The use of materials and the degree of ornamentation given the building its texture.
A7	Coordinate Building Elements
Bernal Heights East Slope Building Guidelines	Entry: Make the entry of the house something special, a celebration, more than just a front door. Create a transition between the street and the doorway. Give special attention to the treatment of the framing of the opening itself.
Design Guidelines for Executive Park	Ground-floor uses should be distinguished from the building's upper-floor uses through awnings, belt courses, materials, fenestrations, or other architectural elements.
Design Guidelines for Executive Park	Bays and other projections should have a satisfying upper termination, so that they become an integral part of the structure, and don't appear superficially affixed to the facade.
Design Guidelines for Executive Park	Architectural details, articulations and projections should be consistent throughout the building, so that the building appears as a unified whole, and not as a collection of unrelated parts that add to the impression of bulk.
Design Standards for Storefronts in the KMMS Conservation District	Composition: The wall-to-window ratio; storefront height; window spacing, height, and type; roof and cornice forms; materials and texture should present a visually-balanced composition, complementary to adjacent storefronts to provide a sense of cohesiveness in the district without strict uniformity.
Design Standards for Storefronts in the KMMS Conservation District	Grilles: The use of grilles is encouraged because they have less impact on historic features. Grilles should be made of decorative metal in a configuration that is suitable for the scale and design of the entrance. They may also be simple metal grilles that are fully concealed when open.
Design Standards for Storefronts in the KMMS Conservation District	Open Mesh Gate: When a security gate is deemed absolutely necessary, the "open-mesh" type of grate is appropriate.
Design Standards for Storefronts in the KMMS Conservation District	KMMS Signs & Awnings Standards: Comply with the recommendations detailed in these standards.
Design Standards for Signage and Awnings in the KMMS Conservation District	Awnings should be constructed out of cloth or a material similar in appearance and texture to cloth.
Design Standards for Signage and Awnings in the KMMS Conservation District	Retractable and operable awnings are encouraged, however a fixed awning may be acceptable if it expresses the same characteristics as retractable awnings or has a free-moving valance, and does not appear to be rigid, hard, or inflexible.
Design Standards for Signage and Awnings in the KMMS Conservation District	All signs should be attached in a manner that avoids damaging or obscuring any of the character-defining features associated with the subject building.
Design Standards for Signage and Awnings in the KMMS Conservation District	For masonry buildings, projecting signs should be anchored through mortar joints or attached to the jamb of a non-historic storefront system.
Design Standards for Signage and Awnings in the KMMS Conservation District	All other signs should be attached in a manner that allows for their removal without adversely impacting the exterior of the subject building.
Design Standards for Signage and Awnings in the KMMS Conservation District	The visibility of conduit and raceways should be minimized; however, if raceways must be exposed, they should be finished to match the facade or integrated into the overall design of the sign.
Design Standards for Signage and Awnings in the KMMS Conservation District	Ideally, all signs should appear to be indirectly illuminated. This is most commonly achieved by installing an external fixture to illuminate the sign or by using a reverse channel halo-lit means of illumination.
	Windows that have been covered over with boards, film, or paint must be restored to transparency.
	Security gates or grillwork on the inside or outside of the window glass must be primarily transparent.
	Shelving, displace cases, appliances and other items placed within four feet of the window glass must be no taller than four feet or be primarily transparent.
	All exterior signs must have a sign permit or must be removed
	Business signs affixed to the window (painted or adhered to the glass) can be no larger than one-third the size of the window in which they are placed.
Western SoMa Design Standards	Interior garage lighting should not be visible on the exterior
Western SoMa Design Standards	Locate utility panels so they are not visible on the front building wall or on the sidewalk.
Western SoMa Design Standards	Decks with solid railings and massing can be integrated as design and open space features.
Western SoMa Design Standards	Design and clearly distinguish residential from nonresidential entrances and where appropriate integrate entrance way finding signage programs.

A8	Design Active Building Fronts
Affordable Housing Bonus Program Design Guidelines	No more than 30 percent of the width of the ground floor may be devoted to garage entries or blank walls.
Bayshore Boulevard Home Improvement District	Provide ample entries, windows or display cases on all walls fronting the street.
Commission Guide for Formula Retail	Signs that are located on the inside of a storefront should be setback a minimum of 6" from the display glass.
Design Guidelines for Executive Park	Corner buildings should actively face onto both streets with pedestrian-friendly entries and similar fenestration patterns on both frontages. Creative corner treatments such as rounded or cut corners that mark the corner are strongly encouraged.
Design Guidelines for Executive Park	Buildings should have individual entries for groundfloor residential units and a prominent common lobby entry to create active frontage and a visual presence on the street. Such street entries must meet the Planning Department's guidelines for active residential entries.
Design Guidelines for Executive Park	Expansive blank and blind walls at the ground floor are prohibited. Frontage should not be used for utilities, storage, and refuse collection wherever possible; where they must be on the street, they should be integrated into the overall articulation and fenestration of the façade or hidden with notched-in sidewalls perpendicular to the street.
Design Guidelines for Executive Park	Where present, retail frontages should occupy no less than 75 percent of a building frontage at the ground floor.
Design Guidelines for Executive Park	Physically intimidating security measures such as window grills or spiked gates should be avoided; security concerns should be addressed by creating well-lit, well-used streets and active residential frontages that encourage "eyes on the street."
Design Guidelines for Executive Park	Parking and loading should be designed to mitigate their impacts to the urban design quality of building frontages. In no case should parking and loading entries have more than 24 feet of building width dedicated to auto and loading ingress and egress per block. In no case should individual garage doors and driveways be no more than 11 feet for parking, or 12 feet for parking and loading jointly. Where appropriate, exceptions to this rule can be made along Executive Park West where such entries will serve more than one building.
Design Standards for Storefronts in the KMMS Conservation District	Materials: The storefront should be as transparent as possible by use of clear glass in doors and storefront areas allowing visibility into and out of the store to create an engaging and dynamic retail environment.
Market & Octavia Area Plan: Fundamental Design Principles	No more than 30 percent of the width of the ground floor may be devoted to garage entries or blank walls.
Market & Octavia Area Plan: Fundamental Design Principles	Ground floor retail use should be directly accessible from the street at the grade of the sidewalk onto which it fronts.
Standards for Storefront Transparency	Ensure visibility into active spaces at pedestrian eye level, including the space that is between 4 feet and 8 feet in height above the adjacent sidewalk level, following the slope if applicable. Ensure visibility to the inside of the building within 4 feet from the surface of the window glass at pedestrian eye level with at least 75 percent open to perpendicular view.
Western SoMa Design Standards	Doors should be compatible with the building and the surrounding area and add visual interest to the street.
Western SoMa Design Standards	Treat front setbacks to provide a pedestrian scale and enhancements to the street.
Affordable Housing Bonus Program Design Guidelines	Building entries and shop fronts should add to the character of the street by being clearly identifiable and inviting.
A9	Employ Sustainable Principles and Practices in Building Design
Bayshore Boulevard Home Improvement District	Visible use of sustainable/green building and landscape elements such as solar panels, wind turbines, green roofs, green walls, pervious paving, rain gardens etc. can enhance the area's identity as a center for sustainable home improvement technologies. Where appropriate, use sustainable/green building and landscape elements where they will be conspicuous from Bayshore Boulevard or surrounding streets.
Bayshore Boulevard Home Improvement District	Performance beyond the City's green building requirements is strongly encouraged (e.g. building to LEED Gold where Silver is required etc.).
Design Guidelines for Executive Park	Roof design should attractively incorporate and integrate green roofing technologies (renewable energy opportunities, plantings and the collection and storage of storm water runoff,) to be compatible with roof design and use.
Design Guidelines for Executive Park	The use of exterior shading devices above the ground level at proper orientations to augment passive solar design and to provide solar control is strongly encouraged.
Design Guidelines for Executive Park	Privately developed new construction projects and major alteration to existing buildings shall meet or exceed of the 2008 Green Building Ordinance, or the highest level of current green building standards should these be superseded.
Design Guidelines for Executive Park	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.
Design Guidelines for Executive Park	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.
Design Guidelines for Executive Park	Within interior building areas, use non-toxic materials (Low or No Volatile Organic Compound (VOC)) paints, sealants, adhesives, coatings and carpets.
Design Guidelines for Executive Park	No added urea-formaldehyde resins should be used in new construction and renovation of existing buildings.
Design Guidelines for Executive Park	Where rooftop solar panels are not installed and are not greened, use roofing materials that have a Solar Reflectance Index (SRI) equal to or greater than 78 for low sloped roofs (> .2.12) and 29 for steeply sloped roofs (< 2.12) for a minimum of 75% of the roof surface of all buildings within the project.
Design Guidelines for Executive Park	Insulation shall be installed in all new construction and building additions to reduce heat loss during cool months and heat gain during hot months.
Design Guidelines for Executive Park	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 and lighting (including parking areas).
Design Guidelines for Executive Park	New surface parking lots shall not be permitted. Other plazas and hardscape open space 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.
Design Guidelines for Executive Park	Where consistent with the Proposed Street Network, new buildings should be oriented and designed to provide passive solar energy gain.
Design Guidelines for Executive Park	Building should maximize natural lighting, including daylight through windows, skylights, and clerestories to all occupied interior spaces.
Design Guidelines for Executive Park	Windows should 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.).
Design Guidelines for Executive Park	Encourage use of exterior shading devices above podium levels at proper orientations to augment passive solar design and to provide solar control.
Design Guidelines for Executive Park	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.
Design Guidelines for Executive Park	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 for Executive Park	Where possible, incorporate renewable energy generation should be incorporated on-site. Methods may include: turbine systems and photovoltaic roof panels
Design Guidelines for Executive Park	Consider recovering waste energy from exhaust air, gray water and other systems.
Design Guidelines for Executive Park	New construction shall specify installation of washing machines, dishwashers and other appliances that meet "Energy Star" standards.
Design Guidelines for Executive Park	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.
Design Guidelines for Executive Park	New construction should install dual plumbing systems in residential and commercial structures that allow use of harvested rainwater and 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.

Design Guidelines for Executive Park	The entire area shall meet City requirements regarding stormwater management pursuant to the Stormwater Design Guidelines. A Stormwater Control Plan shall be prepared that illustrates how the site's stormwater controls will be designed to reduce water flow to the City's Combined Sewer System, treat runoff, and achieve other goals such as providing open space, and contributing to the character and aesthetic of the built environment
Design Guidelines for Executive Park	Where possible, seek to retain, collect, filter and reuse of rainfall, reducing water consumption and the volume of water that would be directed to the City's Combined Sewer System (CSS).
Design Guidelines for Executive Park	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, rain barrels, water cisterns
Industrial Area Design Guidelines	achieve a balance between resource preservation and sustainable development
Market & Octavia Area Plan: Fundamental Design Principles	Encourage rooftop gardens as a form of common open space
P1	Design Public Open Spaces to Connect with and Complement the Streetscape
Design Guidelines for Executive Park	Ensure all rights-of-way whether publicly or privately held and maintained be publicly accessible at all times.
Design Guidelines for Executive Park	If streets are not publicly owned, they should be publicly accessible at all times and read visually as public streets.
Design Guidelines for Executive Park	Streets should be designed to emphasize their use as public or common open space.
Design Guidelines for Executive Park	Maximize public open space to serve the site and neighboring communities.
Design Guidelines for Executive Park	Open space should be provided in cohesive, usable spaces that become an organizing principle for surrounding development, not in the left over spaces between buildings.
Design Guidelines for Executive Park	The design of open spaces should be integral to the design of adjacent building frontages (i.e. buildings with commercial frontages could feature open space for restaurant seating; buildings with residential frontages could feature open space with a small lot lot).
Design Guidelines for Executive Park	Open spaces should be at the same grade as building immediately adjacent to them.
Design Guidelines for Executive Park	Open Spaces should be scaled relative to the size of the adjacent buildings and to the programming planned for them.
Industrial Area Design Guidelines	encourage public access to and along the waterfront
Industrial Area Design Guidelines	strengthen the connection between major east-west streets and the water
Industrial Area Design Guidelines	develop an open space program for the neighborhood, linking existing open spaces where possible
Residential Design Guidelines	Design building entrances to enhance the connection between the public realm of the street and sidewalk and the private realm of the building.
Western SoMa Design Standards	Provide building designs that promote accessibility and public realm improvements and assure necessary privacy for residential units away from the public realm.
Western SoMa Design Standards	Building entrances should enhance connections between the street, sidewalk and the building
Western SoMa Design Standards	Encourage building designs that promote visual accessibility and public realm improvements while assuring necessary privacy from the public realm.
Western SoMa Design Standards	Design building entrances to enhance the connection between the public realm of the street and sidewalk with the private realm of the building.
P2	Locate and Design Open Spaces to Maximize Physical Comfort and Visual Access
Bayshore Boulevard Home Improvement District	When lighting building facades and adjacent areas, consider safety and aesthetics. Appropriately located and detailed lighting can increase the sense of security in the public rightof-way. Avoid overly harsh lighting or excessive light pollution which degrade the public realm.
Design Guidelines for Executive Park	Paseos should be well lit with downward facing, pedestrian-scale lighting.
Design Guidelines for Executive Park	Designated public open spaces should be active, accessible and safe. Open spaces should be publicly accessible at all hours; security fences and gates should not be used in the design of public open spaces.
Design Guidelines for Executive Park	Open spaces should be sited so that they receive maximum sun throughout the day and year.
Design Guidelines for Executive Park	Open spaces should be sited to be sheltered from prevailing winds or designed with features such as wind breaks that mitigate wind.
Design Guidelines for Executive Park	Open spaces should be well lit with downwardfacing, pedestrian-scale lighting.
Western SoMa Design Standards	Articulate the building to minimize impacts on light and privacy to adjacent properties.
P3	Express Neighborhood Character in Open Space Designs
Western SoMa Design Standards	Integrate creative design features that recognize the neighborhood architectural, cultural and historic significance.
P4	Support Public Transportation and Bicycling
Bayshore Boulevard Home Improvement District	In order to minimize adverse impacts on transit, bicycle and pedestrian circulation, new curb cuts are strongly discouraged on Bayshore Boulevard. Where lots have access on other streets, parking and loading areas should generally be accessed from those streets. Abandonment and efficient consolidation (i.e. reduction) of existing curb cuts is strongly encouraged.
Design Guidelines for Executive Park	Where appropriate, street design shall incorporate transit facility improvements and vehicle capacity.
Design Guidelines for Executive Park	Secure bicycle parking inside a locked gate or garage should be provided in residential buildings. Commercial development should provide off-street bike racks in parking structures, parking lots, or entry plazas.
Industrial Area Design Guidelines	emphasize the Bay Trail as a corridor for non-auto modes of travel
Industrial Area Design Guidelines	increase awareness and use of the pedestrian/bicycle trail system that links South Bayshore with the rest of the City
Western SoMa Design Standards	Access to off-street loading and parking spaces shall be from the main streets in preference to pedestrian and bicycle use of alleys.
P5	Design Sidewalks to Enhance the Pedestrian Experience
Affordable Housing Bonus Program Design Guidelines	Articulate Sidewalks
Affordable Housing Bonus Program Design Guidelines	Surface parking should not be permitted between the street facing property line and the fronts of bulings in most instances.
Bayshore Boulevard Home Improvement District	Place and design areas devoted to active uses (such as workshops, check-out counters or other areas that are more likely to be occupied) so that they contribute "eyes on the street" and enliven the public realm.
Bayshore Boulevard Home Improvement District	When designing and placing business signs, consider the needs of pedestrians. Appropriately located and scaled business signs can help pedestrians locate business entrances
Design Guidelines for Executive Park	Streets internal to the site should feature narrow curb-to-curb widths, corner-bulb-outs and other features that physically calm auto traffic.
Design Guidelines for Executive Park	Crosswalks should be boldly marked.
Design Guidelines for Executive Park	All utilities on new streets should be placed underground.

Guidelines for Adding Garages and Curb Cuts	The location of the curb cut, garage, and garage door should ensure maximum compatibility with existing on-street parking, existing dwelling units, and the structure's context. Greater numbers of entryways and units along a building activate more of the street frontage by increasing the points where residents come and go as well as the number of opportunities for personalization.
Guidelines for Ground Floor Residential Design	Front building setbacks should create a transitional space between the public realm of the street and the private realm of the individual dwelling unit.
Residential Design Guidelines	Locate utility panels so they are not visible on the front building wall or on the sidewalk.
P6	Program Public Open Spaces to Encourage Social Activity, Play, and Rest
Affordable Housing Bonus Program Design Guidelines	Ground floor retail use should be directly accessible from the street at the grade of the sidewalk onto which it fronts.
Bayshore Boulevard Home Improvement District	Pedestrian entries should be conspicuous and easily accessible from the sidewalk. When several businesses share a single building, each should be identifiable and accessible from the sidewalk (avoid interior-oriented "mall" configuration).
Design Guidelines for Executive Park	Street furniture, seating areas, alternative paving materials, landscaping, and pedestrian amenities must meet or exceed plan requirements. Pathways should have a minimum sustained width of 20 feet.
Design Guidelines for Executive Park	Open spaces should be designed with their programming intent in mind; programming for the blocks surrounded by Executive Park Boulevard, Alana, and Harney could include seating for cafés, overlooks, seating for awaiting transit.
Design Guidelines for Executive Park	Retail entries should be designed to create transparency and a smooth transition from public to private space. In most cases, retail entries should be inset from the building wall strongly articulate the entry and to provide the public-to-private transition.
Design Guidelines for Executive Park	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.
Fine Art Guidelines	Works of art shall be installed and maintained in areas on the site of the building or addition and clearly visible from the public sidewalk or the open space feature; or on the site of the open space feature provided; or upon the approval of any relevant public agency.
Industrial Area Design Guidelines	New buildings must provide ground floor activities that enhance the pedestrian experience.
Market & Octavia Area Plan: Fundamental Design Principles	Street furniture and other public improvements should be provided in the vicinity of the project.
P7	Integrate Sustainable Practices into the Landscape
Bayshore Boulevard Home Improvement District	For surface parking lots and loading areas, landscaped and permeable areas should be located towards the Bayshore Boulevard frontage and should be designed to enhance the public realm
Bayshore Boulevard Home Improvement District	Exterior retail areas (e.g. those typically found at retail plant nurseries or garden supply establishments) are active use areas that do not need to be set back from the Bayshore Boulevard frontage if designed so as to be visually open to the sidewalk.
Bayshore Boulevard Home Improvement District	The use of California native or drought tolerant species in landscaping is strongly encouraged.
Bayshore Boulevard Home Improvement District	The use of Bayshore Boulevard frontage for stormwater management devices such as rain gardens is strongly encouraged.
Bayshore Boulevard Home Improvement District	Performance beyond the City's stormwater management requirements is strongly encouraged.
Design Guidelines for Executive Park	Neighborhood parks and open space should include softscape elements, such as open grassy areas, shrubs or flowers, trees for shade or ornamentation, and water features should be incorporated.
Design Guidelines for Executive Park	Whenever possible, landscaping should be planted in the ground, and not in above ground planters; soil depth should be deep enough to ensure the health of plantings including major trees.
Design Guidelines for Executive Park	Open space shall be designed to help manage stormwater runoff from streets or private parcels with best management practice (BMP) such as permeable paving, rain gardens, retention ponds, and bioswales.
Design Guidelines for Executive Park	Landscaping is required to be water efficient per the Water Efficient Irrigation Ordinance.
Design Guidelines for Executive Park	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.
Design Guidelines for Executive Park	Drip irrigation and bubblers should be installed at non-turf landscape areas to reduce water needs.
Design Guidelines for Executive Park	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.
Design Guidelines for Executive Park	Native and low water-use vegetation that does not require permanent irrigation systems should be used in public and private open spaces, to restrict or reduce the requirement for irrigation.
Design Guidelines for Executive Park	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.
Design Guidelines for Executive Park	Landscape areas of 1,000 square feet or greater shall require approval from the SFPUC prior to construction and shall meet requirements of the Water Efficient Irrigation Ordinance.
Design Guidelines for Executive Park	Assure potable water is not used for construction or demolition related activities as stipulated in CCSF BOS Ordinance 175-91.
Design Guidelines for Executive Park	Standard trash and recycling receptacles shall be located at key public locations such as street intersections, parks, transit stops, etc.
Design Guidelines for Executive Park	Where possible, install permeable pavement on sidewalks, pedestrian walkways and other paved surfaces to reduce storm water runoff, and allow rainfall to recharge groundwater. Pervious paving that includes the use of liners and under drains can be successfully implemented in areas where infiltration restrictions exist.
Design Guidelines for Executive Park	Where paved surfaces are not permeable, direct storm water 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.
Design Guidelines for Executive Park	Where possible, incorporate raingardens and/or storm water planters in sidewalk areas and off-street surface parking lots.
Design Standards for Storefronts in the KMMS Conservation District	San Francisco's "Art in Storefronts" Program: This innovative program temporarily places original art installations by San Francisco artists in vacant storefront windows to reinvigorate neighborhoods and commercial corridors while engaging local artists. Art in Storefronts is a pilot program in collaboration with the Mayor's Office of Economic and Workforce Development and Triple Base Gallery.
Guide to the San Francisco Green Landscaping Ordinance	All plantings must promote and enhance the pedestrian experience
Guide to the San Francisco Green Landscaping Ordinance	All plantings must promote the reduction of stormwater runoff
Guide to the San Francisco Green Landscaping Ordinance	Provide a minimum of 20% permeable surfaces.
Guide to the San Francisco Green Landscaping Ordinance	Permeable surfaces of grading shall be coordinated so that stormwater can infiltrate the surface in areas with less than 5% slope.
Guidelines for Adding Garages and Curb Cuts	Landscape improvements should be incorporated into the proposal to minimize the impact a new garage opening has on the building and the surrounding streetscape.
Guidelines for Ground Floor Residential Design	Landscaping should be drought-tolerant and be designed to filter, store, and/or slow on-site and sidewalk-related stormwater runoff. To facilitate ease of maintenance, drip irrigation systems should be built into the landscaping areas.