

Outreach Consolidation March 2017

The Urban Design Guideline Team thus far has conducted at least 15 different community meetings and three workshops as part of the outreach for the document. Community meetings have included groups from the following: Miraloma Park, Eureka Valley Land Use Committee, Telegraph Hill Dwellers, Middle Polk, Duboce Triangle Neighborhood Association, Barbary Coast Neighborhood Association, Potrero Boosters, Victorian Alliance, Yerba Buena Neighborhood Association, Ocean Avenue Association Street Life Committee, Hayes Valley Neighborhood Association, Dolores Heights Improvement Club, Japantown Land Use Committee, Jordan Park, and Castro/Upper Market. The following documentation is a summary of the majority of comments we have heard so far from these meetings, individual feedback, and workshops.



REVIEW DRAFT
03.20.17

Urban Design Guidelines Outreach Consolidation March 2017				
Outreach Event	Topic	Comment	Response	Follow-up
Middle Polk	Overview	In 10 words, what is design review?	Design review is an iterative process to regulate design so that projects respond to neighborhood scales and patterns in the most effective and highest quality possible.	
Middle Polk	Overview	What is Planning's responsibility and what is the design review process?	The Planning Department doesn't design buildings, rather regulates design. Typically the city process is to review and refine projects to get them to a place that is compatible and consistent with citywide goals and aspirations. Those goals and aspirations include compatibility with the neighborhood scale, defining general qualities of a place, and providing feedback that is timeless in a compilation of design principles and standards from 30+ different documents including area plan guidelines, general plan principles, and urban design element guidelines. They are the core truths that apply to large scale buildings across the city.	
Middle Polk	Overview	What do other cities do for design review?	Portland has 12 staff dedicated. Seattle design review happens in the field with physical walk to sites with neighborhood groups. NYC and Chicago's design review is not substantive.	
Jim Billings	Overview	Will this make the whole city look the same?	The intent of the guidelines is not to create a homogeneous character throughout San Francisco, but instead to allow for flexibility while complying with the overall urban design principles for the city. Several of the guidelines ask that the proposed project responds to the unique neighborhood character of its site. First and foremost the urban design guidelines ask a project to respect the context of the neighborhood. For example, guidelines S7 (Recognize and Enhance Local Variations), A4 (Harmonize Building Designs with Neighboring Scale and Materials), and P3 (Express Neighborhood Character in Open Spaces) share the same goal for the project to reflect the individuality and interesting architectural aspects of adjacent buildings and neighborhood.	
Jim Billings	Overview	How does this affect height, bulk, and density?	The Urban Design Guidelines do not change height, bulk, or density requirements. These regulations are a separate matter from the guidelines. Guideline S2 "Harmonize Relationships between Buildings, Streets and Open Spaces" is an example of a guideline that asks a project to consider its adjacent building scale, massing, and proportions.	
Anastasia Yovanopoulos, Noe Valley	Overview	Clearly introduction. Explain more about why the guidelines have been devised, what they are, and how to use them, who will be served, where they apply, what benefit they are to users, what purpose they potentially serve to communities, neighborhoods, districts. Maps to direct.	The introduction contains a background on the document and why it is needed, brief text on our overall policy goals (sustainability, quality of life, culture of San Francisco), a background on the origin of the guidelines, applicability, procedures and how they are related to the Planning Code, who will be using them and the design review process, and the structure of the guidelines.	
Telegraph Hill Dwellers	Overview	Is the intent that the UDGs are prescriptive or aspirational?	Compliance with the UDGs will be mandatory, but the means of compliance will not be mandatory. Each of the 23 guidelines includes a rationale and a series of potential means for achieving the guideline, but the document cannot be exhaustive to cover every potential way of meeting the guideline.	
Eureka Valley	Overview	The handout does not address the "living spirit of the city." Does the document envision the city of the future without regard to the city of the past? "Humans" start from how it feels while "professionals" start with the buildings.	The opening of the document describes the Built Environment Values for the city, which include valuing the specific context and variations that distinguish one place from another. A number of guidelines address these ideas, including S7: Recognize and enhance local variations; A4: Harmonize building designs with neighboring scale and materials; and P3: Express neighborhood character, but the intent of the UDGs, by starting with values and carefully defining terms, is to remove as much subjectivity as possible.	
Eureka Valley	Overview	In the world, there are no standards for aesthetics.	Follow-up on specific ocean avenue street design guidelines.	Yes - nhood specifics
Ocean Avenue	Overview	Overall supportive.		Yes - HDGs
Victorian Alliance	Overview	Introduction text to add: Designing Urban Landscapes with Children, Youth and Families in Mind: The size of a child's unofficial realm (ex. nature, backyards, and marginal landscapes) has diminished over the years due to many factors. Currently the majority of places to connect and play in a natural setting are official areas (ex. parks and schoolyards) which are often primarily constructed of human made materials. There is now a global movement in cities to reframe childhood and nature, to create new types of places where children can enjoy nature play and connection. Viewed as a genetically driven process of learning about self and surroundings across the millennia of human history, such experiences can be considered a childhood right. Natural settings for children, youth and families that previous generations took for granted.	While we appreciate the intent, in response to other outreach concerns, we have reduced the overall built environment values description in the preface and therefore unfortunately are not addressing more specific considerations. Our Family Friendly team at the Planning Department is currently working on a draft document that is a Design Resource Guide for Housing for Families with Children that will include many of these ideas and comments.	
CCN	Overview	Frankly we are already covered in other documents.		
Victorian Alliance	Overview	Interested in historic design guideline document.	The glossary is constrained to terms used multiple times in the guidelines.	Yes - HDGs
Japanatown	Specific Nhood Context	Coordinate creation of Japanatown guidelines and the UDGs so there is no redundancy.	Follow-up with specifics on HDGs process. Involve early on.	Yes - HDGs
Japanatown	Specific Nhood Context	Coordinate creation of context statements.	Japanatown will wait for UDGs to come out, then will create focused guidelines.	Yes - nhood specifics
Japanatown	Specific Nhood Context	Group will test projects in their neighborhoods on the guidelines to see how they work and will provide feedback.	Japanatown may craft a context statement similar to ones that exist in General Plan already.	Yes - nhood specifics
Miraloma Park	Specific Nhood Context	Certain materials not traditionally used to Miraloma Park do not weather well in the damp marine climate (such as glossy stained wood or beveled metal).	UDG Team can follow-up.	Yes - testing guidelines
Ocean Avenue	Specific Nhood Context	We want to encourage small storefronts, etc.	It is helpful to staff to have such concerns noted by community members.	
Ocean Avenue	Specific Nhood Context	Ocean Avenue may want to create their own context statement/street life guidelines.	UDG team cannot regulate interior space sizes, but can ask for vertically modulated facades and active storefronts. By using historic storefronts as a model, the guidelines can ask for that level of detail without replicating historic architecture.	
Telegraph Hill Dwellers	Specific Nhood Context	The images in the draft UDGs do not reflect the character of North Beach neighborhood commercial districts, and many would be out of place there. A suggestion that the UDGs include defining characteristics for each of the 20 sub-area plans of the General Plan.	Ocean Avenue street life committee will review final UDGs and determine if other details are needed.	Yes - nhood specifics
Eureka Valley	Specific Nhood Context	How would the UDGs have changed the larger recent projects along Market Street in Eureka Valley?	Part of what we seek in this round of outreach to neighborhood groups is defining characteristics of their neighborhoods, and photographs of exemplary existing buildings that can inform new development. (Due to limited time, the sub-area defining characteristics were not discussed.)	
Upper Market/Castro	Specific Nhood Context	CBD will be working on a competition and new design for Hayes Milk Plaza.	The A section, primarily A2: modulate buildings vertically and horizontally; A3: render building facades with texture and depth; A4: harmonize building designs with neighboring scale and materials; and A7: design active building forms, which includes a planum of historic situations in human designs to be more thoughtful than floor-to-ceiling glass at street level.	
Upper Market/Castro	Specific Nhood Context	Our neighborhood is not one that "conforms".	P3 will test projects in their neighborhoods to see how they work and will provide feedback.	
Upper Market/Castro	Specific Nhood Context	Not a lot of opportunity left for the neighborhood, very low soil sites. Is this worth it?	This is helpful to staff for staff. CBD will provide Planning with a list of adjectives for Upper Market/Castro. CBD will also review context statements and look into writing on of their own.	Yes - follow-up with CBD
Upper Market/Castro	Specific Nhood Context	Asking for retail on the ground floor results in vacant storefronts and dead retail spaces.	The UDGs will be around for a while and you never know what sites could be developed in the future.	
Miraloma Park	Specific Nhood Context	What kind of changes can we expect in commercial corridors (NC districts)?	Many of the guidelines ask for active ground floors and they are not all related to retail. Land use is a code driven subject though unrelated to design guidelines.	
Miraloma Park	Specific Nhood Context	Miraloma residents are dissatisfied with the CVS pharmacy on Portola approved by the Planning Commission despite the community wishes for something more contextual.	The UDGs do not affect heights or zoning. The only code amendment will simply add the requirement to refer to UDGs in appropriate circumstances. Future development in commercial corridors will be more contextual, should include quality materials, and should have greater relief/death of facades.	
Miraloma Park	Specific Nhood Context	As an example of the intent of the UDGs, what neighborhood would look much different today if the UDGs had been in place 20 years ago?	That's one of the reasons the UDGs are being created: to give community members and commissioners a common set of goals and expectations.	
Workshop #3	PM	Very excited for PM to have guidelines.	South of Market: The LiveWork buildings of the 1980s would not have blank ground floors with parapets along the entire frontage.	
Upper Market/Castro	PM	The Planning Department webpage is not user friendly.	UDG Team will do	Yes - PM
Japanatown	PM	Linking all guidelines to PM would be very useful.	The Planning Department is going through a website update in the near future. For now, we're putting all of the design guidelines on PM that apply to individual parcels.	Yes - PM
Potrero Hill	Enforcement	Who is policing these guidelines?	UDG Team will do	Yes - PM
Potrero Hill	Enforcement	Are the guidelines legally binding?	Usable as a tool for everyone; neighbors, developers, community groups. Staff and UDAT to their best ability will enforce.	
Potrero Hill	Enforcement	What happens with the Port and Redevelopment properties?	Yes, the guidelines will be located in the Planning Code under several Article 3 Zoning Procedures Sections including: 304, Planned Unit Development; 312, Permit Review Procedures for all NC and Eastern Neighborhoods Mixed Use Districts; 309, Permit Review in C-3 Districts; 329, Large Project Authorization in Eastern Neighborhoods Mixed Use Districts.	
Upper Market/Castro	Enforcement	What kind of tools does the CBD have compared to Planning Staff?	DDs: OGI guidelines, office allocation may come to planning. UDG team has reached out to the Port, OGI, Rec park, PUC, etc on the design guidelines and their applicability and content.	Yes - With agencies, waiting for comments
Middle Polk	Enforcement	How do these relate to the code and General Plan?	The CBD can be more subjective in their comments towards designers and design review. The CBD can have closer conversations with the developer and can Discretionary Review a project. The Planning Commission also gives a lot of weight to community groups.	
Potrero Hill	Waiver	Eliminate the waiver.	As stated above, the guidelines will be located in the Planning Code under several Article 3 Zoning Procedures Sections including: 304, Planned Unit Development; 312, Permit Review Procedures for all NC and Eastern Neighborhoods Mixed Use Districts; 309, Permit Review in C-3 Districts; 329, Large Project Authorization in Eastern Neighborhoods Mixed Use Districts.	
Telegraph Hill Dwellers	Waiver	The draft UDGs have a waiver provision. What authority executes the waiver? It seems like it could be used to gut the UDGs.	The waiver is a continuing conversation. This draft does not include the waiver provision. The waiver provision is an evolving conversation. The need for it is due to the difficulty of a given site or to innovations that cannot yet be anticipated. Similarly, there may be a situation where the local community wants a solution that would be in conflict with a guideline. Joslin indicated that in 15 years of managing design review in Portland, OR, where such a waiver provision was in place, it was never used. The waiver is only intended to be used for a single guideline, not the entire document. It would be granted by the Planning Commission.	
Elizabeth Fromer - LHNA	Waiver	Eliminate the waiver.	The waiver is a continuing conversation, this draft does not include the waiver provision.	
Eureka Valley	Waiver	Great concern about the waiver which would allow a variation from a guideline. Variances to code requirements "have become rampant."	The waiver exists so as not to preclude innovation that cannot currently be imagined. The waiver must demonstrate exceptional quality. It sets a higher standard rather than providing a free pass.	
Workshop #1	Waiver	Waiver is OK	The waiver exists so as not to preclude innovation that cannot currently be imagined. The waiver must demonstrate exceptional quality. It sets a higher standard rather than providing a free pass.	
Japanatown	Applicability/Use	Do you have to go to the Board or Land Use Committee every time there is a change?	Only to the Planning Commission.	
Potrero Hill	Applicability/Use	Misunderstanding between applicability of RDGs and UDGs.	RDGs apply to residential, UDGs to the rest of the city, some cases there is overlap.	
Potrero Hill	Applicability/Use	Clarify NCDs and guidelines that apply there at the moment.	UDG Team has created a map of all existing guideline documents, area plans are also included. This map is available on our webpage.	
Elizabeth Fromer - LHNA	Applicability/Use	UDG should not apply to NCD's in all older residential neighborhoods.	New construction in historic neighborhoods will also be subject to UDGs if they are in applicable zoning. Preservation planners will still review the design and be in close contact with design review. The Historic Design Guidelines are a separate document that will follow the UDGs and will focus specifically on new designs for historic landmarks and districts.	
Middle Polk	Applicability/Use	What about older neighborhoods?	See above.	
Middle Polk	Applicability/Use	Why do we need these? What do you use today?	The areas of the city outside of the Residential zoned districts do not have guidelines applied to them currently. We use design policies buried in the general plan, professional expertise, and area plan guidelines to lead conversations in design. The UDGs will serve as a consolidated document with information that is difficult to find throughout City documents. Its goal is to create a common language about design for planners, architects, commissioners and the public.	
Telegraph Hill Dwellers	Applicability/Use	A situation in our neighborhood has made us aware that there are no design guidelines for the rights-of-way. Will the UDGs help guide future proposals for streets?	San Francisco's groundbreaking Better Streets Plan included the participation of the PUC, MTA, CTA, DPW, Planning, the Port, SFRA/OIG, and other agencies involved in design, construction, and maintenance of San Francisco's streets (http://www.sf-planning.org/ftp/BetterStreets/index.htm). Adopted by the Board of Supervisors, it guides and coordinates upgrades and requires large developers to improve the street frontage along their projects. Planning convenes a weekly interagency working group called SDAT (Streetscape Design Advisory Team) with DPW, MTA and others to coordinate proposals at an early stage. The UDGs have an entire section on Public Realm that gives guidance for the connection of open spaces within a development parcel to the surrounding public streets, parks, and plazas.	
Telegraph Hill Dwellers	Applicability/Use	The RDGs and the UDGs are distinct and complementary. The UDGs should include a really clear statement about how the UDGs implement the General Plan and Priority Policies. Perhaps the RDGs should be delayed until the RDGs can be revised at the same time.	(In the rush to move onto other THD business, these thoughts were not discussed. At prior community meetings, Planning staff identified that the longer we go without UDGs, the more buildings get reviewed and approved without a common baseline for evaluation.)	
Eureka Valley	Applicability/Use	The draft says that the RDGs are subordinate to the UDGs. That seems like a problem.	That was an idea that is no longer true. Since the UDGs are in draft form, the Department continues to take feedback.	
Miraloma Park	Applicability/Use	Do the RDGs still apply?	Yes, exactly where they have before. In very limited areas, the UDGs will also apply.	

Miraloma Park	Applicability/Use	Will there be an urban design team to apply the UDGs to proposals?	Yes, the Urban Design Advisory Team will apply the UDGs to proposals. UDAT is made up of a group of planners with design background and have managed projects over 6-units and shown expertise in their field. Planners will also be trained in how to use the document.	
Miraloma Park	Applicability/Use	What about Accessory Dwelling Units and the proposed legislation?	Generally, the additional unit(s) will be located within the existing building envelope of a house. In any case, the RDGs will continue to apply, requiring contextual additions.	
Miraloma Park	Applicability/Use	What happens to sites with conditional uses within F districts when the use ceases operation (such as a church)?	The Conditional Use applies to the use and does not change the zoning. The underlying R zoning still applies to any future development of the parcel(s). For especially large sites, the UDGs may apply to guide the subdivision of the property and placement of buildings to respect existing patterns, but the RDGs would apply for the structures themselves.	
Mary Gallagher	Applicability/Use	Page 6 Paragraph 5: You state the UDG apply outside of RH, RM and RTO and PDR districts but also say the "establish a citywide set of goals, values and qualities..." The goals, values and qualities expressed in this document are all focused on mid- and large-scale building and leading to a more modern than the Residential Design Guidelines and so it is very important to remove the term "citywide" from the description. Instead, you can just say "establish a set of...in design review in the applicable areas."	Noted.	
Mary Gallagher	Applicability/Use	At the last hearing, Commissioner Richards said he had asked for guidelines for the projects being proposed in the Potrero. The Potrero Boosters are the only neighborhood group I am aware of that has supported the guidelines. Why, when asked to create guidelines for the Potrero has the Department exceeded the request (while not complying with requests such as creating a comprehensive set of staff project review procedures) and written the guidelines for a much larger area? Related to this point, I know of at least one neighborhood – the Pacific Avenue NCD that has written to request not being covered by these guidelines. Please add this area and any other area whose representatives have requested omission.	The map online shows areas in the city that are without design guidelines. To make design review more straightforward and transparent in these neighborhoods, we will use the design guidelines to explain the process and how the Department reviews new construction in these areas of the city, as well as the design goals and standards we apply. The applicability matrix shows that these design guidelines are rooted in the General Plan, Area Plan policies, and design guidelines that exist throughout the city. The Urban Design Guideline document will be a usable tool that can be used by all, instead of guidelines, goals, and urban design principles buried throughout multiple documents.	
Mary Gallagher	Applicability/Use	Page 6, paragraphs on right side of the page. This concerns the current design review process. Design Review processes have changed over two dozen times in the last 20 years. They change with every administration. Process discussion should be removed because it will be outdated with the next administration. Guidelines themselves (like the RDGs) should last decades and be unrelated to changing processes. The description of the process should be in a annexures manual which will change with some frequency.	If there are processes or text that need to be changed in the future we will be able to do this and revisit the Planning Commission with any proposed changes. For usability, it is best to be kept in one single document.	
Mary Gallagher	Applicability/Use	Page 16 and many subsequent pages: It is good to see the Urban Design Element policies. But you provide no hierarchy or relationship of the proposed guidelines to the Urban Design Policies, which are the guiding document, not the other way around (ie. this document is not the guiding document on design unless you plan by voter initiative to change the Charter). The proposed guidelines should be placed under the relevant Urban Design Element Policy it seeks to specify so people understand what the guiding policy in the General Plan is.	The applicability matrix shows where the design guidelines originated and will be an appendix to the design guideline document.	
Mary Gallagher	Applicability/Use	All pages: Please number graphics and provide their location at the end of the document if not in the caption. All photos should be from San Francisco and in zoning districts in which the UDGs will apply.	UDG Team is taking photos only where the Urban Design Guidelines are applicable. We have replaced many photos and will continue to refine. To respect the privacy of some of these buildings the exact location may be left out, they will all be from San Francisco.	
Workshop #3	Applicability/Use	Need more clarity on RDGs vs. UDGs & applicability	RDGs apply to residential, UDGs to the rest of the city some cases there is overlap. On parcels that are larger or non-residential, but zoned residential, the UDGs will apply. This is to apply the large, site-based design guidelines onto these sites. In this case, both design guideline documents will be used.	
Workshop #2	Applicability/Use	Confusing not of the word "overarching"	They will be in stand alone document	
Workshop #3	Applicability/Use	Where will the guidelines be located? Stand alone document? In the General Plan?	We are coordinating with OUI and other agencies on applicability. They may be able to be applied in D4Ds.	
Workshop #3	Applicability/Use	Relationship with Redevelopment?	The most specific guideline document will always supercede. In cases where neighborhoods have specific design guidelines, they will complement the UDGs to ensure the more specific site based are applied.	
Workshop #3	Applicability/Use	Show how UDGs and specific guidelines interact	Yes, we are coordinating with other City agencies to get feedback.	Yes - With agencies, waiting for comments
Workshop #1	Applicability/Use	Will other agencies read this document?	UDG Team will replace some existing photos UDG team can look for opportunities for better photos	
Potrero Hill	Photo examples	Need better photos and more variety. Most examples are too contemporary, too boxy, and too big	To date, the projects have been defining the rules because the rules did not exist. These guidelines can be tailored to suit each local neighborhood. Also, there is not an existing pattern of setbacks at the top of buildings. The UDGs address building design, but height and bulk limits are controlled through code provisions.	
Walden Street	Photo examples	Reside would like more sketches	Noted. The UDG team is working to replace photos	
Eureka Valley	Photo examples	The [exclusively San Francisco] photo examples in the document seem to emphasize vertical buildings without setbacks at the top.	Noted. The UDG team is working to replace photos	
Mary Gallagher	Photo examples	20) Page 38. Pictures don't relate to Urban Design Guideline Policy on the top of the page.	Noted. The UDG team is working to replace photos	
Mary Gallagher	Photo examples	21) Page 39. Picture on right in no way relates to Urban Design Guideline on the top of page 38.	Noted. The UDG team is working to replace photos	
Mary Gallagher	Photo examples	22) Page 40. Pic on lower left – adjacent buildings need to be shown in full to verify this unfortunate new building in some way meets the Urban Design Guideline Policies on the top of the page.	Noted. The UDG team is working to replace photos	
Mary Gallagher	Photo examples	23) Page 41, top left. Very poor example because slings courses in original are every two floors not over floor and window levels not lining up	Noted. Thank you for the recommendation.	Yes - Find photo
Mary Gallagher	Photo examples	There are so many good examples from which to choose. Look at Citizens Savings at 704 Market. It and its addition are on page 85 of Splendid Survivors (which was the background document that led to the categorization of historic buildings in the downtown plan). That addition is decidedly modern but does everything right – materials, belt course location, form, etc. (It is also a great example of form follows function because the addition houses building mechanical, elevator, etc.)		
Mary Gallagher	Photo examples	11) Page 21, top left photo. There are much better photos of streets that actually respect topography. Take a look, for instance, at the block of Diamond leading down to Cassa Chavez. That would be an ideal photo.	Noted. Thank you for the recommendation.	Yes - find photo
Mary Gallagher	Photo examples	13) Page 20, lower left picture: don't even know what this is	Noted. The UDG team is working to replace photos	
Mary Gallagher	Photo examples	14) Page 26. Remove upper right and lower left pics – these are RH districts.	Noted. The team is making sure photos are within applicable zoning districts.	
Mary Gallagher	Photo examples	9) Page 18, second graphic. "Locate Frontages to reinforce the street wall." The graphic you have created shows the subject property a story above one adjacent building and two above the other adjacent building. This is an example where this guidelines is the EXACT OPPOSITE of the RDGs which explains why these guidelines cannot be said to provide "citywide" goals. In small NCDs, most notably NC-1 and NC-2, North Beach NCD and many other places, this graphic is inconsistent with the purpose of the district, which is to preserve small scale. In places like those districts the top floor of a building one story taller than an adjacent building, two stories taller than the other adjacent building and taller than any building on the block should be set back at the street wall and also not go out further into the rear yard than neighboring buildings.	Noted. New graphics and photos have been taken to replace some of the draft photos. We hope they represent the NCDs better and will continue to revise to find the best examples. The guidelines emphasize the important of a consistent streetwall as well as the context of adjacent buildings.	
Workshop #3	Photo examples	Style of photos has too much of a hard edge, not typical neighborhoods	UDG team is gathering additional photos to replace the modern, contemporary photos and show the character of San Francisco by gathering photos of historic neighborhoods and commercial corridors.	
Workshop #3	Photo examples	Check on the new construction building on Sloat	UDG team should get this building	UDG Team to get photo of new construction on sloat
Workshop #1	Photo examples	Work can be ultra contemporary but still fit in. Ex' West hardwood. Malmo, Sweden	Yes exactly. Considering the context is a number one design policy across the city.	
Telegraph Hill Dwellers	Process/Outreach	Why did the process start with a draft document and not with community meetings? What's the rush to get to an October approval?	The Urban Design Element, the overall General Plan, and a total of about thirty existing documents set policy for design in San Francisco. The very first step was digesting these documents (including redundancies and inconsistencies) into a coherent draft. Since the draft was issued for review, a number of community groups have expressed interest and the Planning Department has gladly amended the schedule to listen, learn and be in conversation with all of them. The October date is now an informational update to the Planning Commission; an approval hearing will not take place until next year.	
Telegraph Hill Dwellers	Process/Outreach	What kind of outreach happened before? How did Planning select the community groups who have participated to date?	As with all proposed guidelines, a publicly-noticed informational presentation was made to the Planning Commission. Very little public interest manifested, so the groups that expressed interest and testified in January were included. Others (generally professionals involved in planning, design, and land use) on the advisory group were identified through consultation with the Planning Commission, department leadership, and staff. Hundreds of comments have been received so far, and have been tracked. The Planning Department welcomes additional feedback.	
Telegraph Hill Dwellers	Process/Outreach	Please review when you can comment	The list of the UDGs is available on the website.	
Telegraph Hill Dwellers	Process/Outreach	Who are you (the visitors to our group who have been involved with this effort)? How did this effort come about?	Justin, Smell, Winslow, and Brask are all employees of the Planning Department whose work includes design review. Staff and the Planning Commission identified that there are many policies and guidelines concerning the design of mixed-use and non-residential buildings that exist and have existed for up to 45 years or more, but they are uncoordinated and are not reconciled with each other. The Urban Design Guidelines are meant to serve as an implementation document for existing policies (General Plan, priority policies, etc.). This effort is not rewriting any existing policies such as the General Plan.	
Telegraph Hill Dwellers	Process/Outreach	The executive summary from January is concerning. It says the UDGs will have primacy over the RDGs. It says nothing about going to the Board of Supervisors.	The Urban Design Guidelines, as an implementation document, will go to the Board of Supervisors to make necessary plan amendments to refer to the UDGs as an implementation tool. Since January, in consultation with many voices, we have come to recognize that the RDGs do their job well, and so the UDGs do not need to be an all-encompassing implementation document for the entire city. The RDGs will remain and the UDGs will cover areas where the RDGs do not apply, and limited overlaps (such as non-residential uses in R districts like schools and churches).	
Eureka Valley	Process/Outreach	Why were neighborhood associations not brought in earlier? What about other neighborhoods? "The architects have had their say, now it's our turn. Don't even talk about a hearing date." Request for a working group of neighborhood group members across city made several times. Request for a hearing date sometime in the spring made several times.	The Department did outreach over a year ago and was surprised how little response it got from the community. After creating an initial draft, an advisory group was formed including representatives of multiple constituencies, including affordable and market developers, architects, contractors(?), neighborhood groups (Potrero Hill and Hayes Valley?), and out-of-town experts in the creation and application of design guidelines. The draft is ready for general public review, including individual neighborhood groups like EVNA, and the department seeks the insight development in each of these areas.	
Eureka Valley	Process/Outreach	Who were the members of the urban advisory group? Please provide a list of the members.	The list of the UDGs is available on the website.	
Eureka Valley	Process/Outreach	What feedback did Planning get from the neighborhood groups in the advisory group?	Various elements, but as an example of the need for this document, the three principles of the Potrero Hill Interim Design Controls were taken directly from an early draft of the UDGs. Project must demonstrate: (1) An awareness of urban patterns, and harmonizes visual and physical relationships between existing buildings, streets, open spaces, natural features, and view corridors; (2) An awareness of neighborhood scale and materials, and renders building facades with texture, detail, and depth; and (3) A modulation of buildings vertically and horizontally, with rooftops and facades designed to be seen from multiple vantage points.	
Eureka Valley	Process/Outreach	Suggestion/recommendation to include a section on the process to date in the handout provided at this meeting.	Yes, an executive summary has been created and is also available online.	
Eureka Valley	Process/Outreach	Is there an outreach coordinator at the Planning Department to neighborhood groups?	There is a staff new community development group, and of course the communications group.	
Miraloma Park	Process/Outreach	The Miraloma Park Design Guidelines help the land use committee of the Miraloma Park Improvement Association stay on top of the process.	Planning staff are aware of the clear and unambiguous review by the committee and their volunteer architect consultant.	
Yerba Buena	Process/Outreach	The committee can be a resource to the current planning team to give local perspective on proposals. Overall supportive, would like to continue to be involved as we progress	Yes, UDG team to follow-up with YB	Yes - General follow-up on timeline

Potrero Hill	Specific Guidelines	Enhance and encourage small scale	There are many references to a human scaled environment and design in each section of the design guideline document. S8, A3, P4	
Potrero Hill	Specific Guidelines	Less bay windows, please.	A2: Modulate buildings vertically and horizontally is a goal for building facades without replicating the historic context. We want to see interesting facades that reference their neighbors without creating a contemporary version of existing massing. This guideline includes means that reference a hierarchy of scales and human-scaled proportions	
Miraloma Park	Specific Guidelines	Will the UDGs address the impression that current development in certain parts of town makes streets darker and windier?	There are some guidelines related to open space and wind, but the majority of such controls are in the Planning Code.	
Upper Market/Castro	Specific Guidelines	How can we get rid of glass boxes? We need to see inspirational, well-designed 21st century buildings. A lot of buildings in the neighborhood have been built in the last 4 years and are disappointing.	The architecture section hopes to inspire quality materials and interesting facades. There are many ways to meet this guideline. The guidelines also want to ask what we love about historic buildings. How can we create that same level of detail and craft without those buildings?	
Workshop #1	Specific Guidelines	Afraid of this being too prescriptive.	This was mostly in reference to the active storefronts and idea of modern architecture being active without transparent. The guidelines allow for many means and designs to be able to still meet.	
Workshop #1	Specific Guidelines	Afraid that everything will just look the same	There are guidelines that ask to see neighborhood specific context and personality. Each of these ask designs to reference specific local variations of adjacent neighbors and consider what makes their neighborhood special. S7, A4, P3	
Workshop #3	Specific Guidelines	Needs more emphasis on sustainability	Sustainability is a City goal and is included throughout the document, as well as a piece of the introduction. Staff is reviewing so that sustainability can be on the forefront of this document.	Yes - follow up with SCT
Workshop #3	Specific Guidelines	How to make guidelines flexible enough to reflect diversity	There are guidelines that ask to see neighborhood specific context and personality. Each of these ask designs to reference specific local variations of adjacent neighbors and consider what makes their neighborhood special. S7, A4, P3	
Workshop Boards	Specific Guidelines	Love the fine detail in historic buildings and interesting surfaces	We are including more historic photos to show what we love about these buildings, their attention to detail and craft, to inspire this type of design.	
Workshop Boards	Specific Guidelines	Pick one, repetitive, small pattern or one big move, show examples.	We hope that by providing a range of means for how to meet each guideline this can allow for flexibility and design options in order to meet the overall principle.	
Workshop Boards	Specific Guidelines	Blank surfaces are stark and boring	Agreed, many of the guidelines address avoiding blank, un-active surfaces. S6, A3, A7, P4	
Workshop Boards	Specific Guidelines	Very important: "Movement"	I think this is addressed in the guideline regarding texture and depth in a building facade (A4)	
Workshop Boards	Specific Guidelines	Very important: Proportions responding to context	Agreed, S2 and P1 look to address how street widths, sidewalk widths, and building proportions all relate.	Yes - re-look at means to ensure
Workshop Boards	Specific Guidelines	Love the al fresco environments	S2 hopes to encourage more of this by asking for open spaces that encourage people to play and rest.	
Workshop Boards	Specific Guidelines	Consider proportions of street wall to sidewalk	Agreed, S2 and P1 look to address how street widths, sidewalk widths, and building proportions all relate.	Yes - re-look at means to ensure.
Workshop Boards	Specific Guidelines	Very important: Access to light	Agreed, the Planning Code addresses exposure to ensure access to light.	
Workshop Boards	Specific Guidelines	Good, soft modulations in facade	Agreed, A3 encourages buildings render facades with texture and depth.	
Workshop Boards	Specific Guidelines	Very important: Building & Street Relationship	Agreed, the site design section and S1 in particular calls for recognizing and responding to urban patterns including alleys, street widths, etc. S2 also does this with harmonizing relationships between existing buildings, streets, and open spaces.	
Workshop Boards	Specific Guidelines	Very important: Human scale	Agreed, many of the guidelines address avoiding blank, un-active surfaces. S6, A3, A7, P4	
Workshop Boards	Specific Guidelines	Very important: Consider glass/solid ratio	Modulation and materials on the facade are included in the architecture section. Perhaps this can be called out more.	Yes - is this called out enough?
Workshop Boards	Specific Guidelines	Not sure about corner buildings and their ability to have a stronger image	Backs a policy throughout many design guideline documents. See matrix.	
Workshop Boards	Specific Guidelines	Careful not to be too historically referential	Yes, A2 calls this out specifically by asking to avoid false historicism an facade elements that mimic neighbors.	
Gehl	Specific Guidelines	We are very excited about the work that has gone into these guidelines! This is an extremely important step toward developing the city's public realm as San Francisco continues to evolve. We hope that the suggestions listed below are helpful in organizing and articulating the values of success, equity and livability that we share with the city.	Noted.	
Gehl	Specific Guidelines	While context is very important it should be balanced with urban form principles that result in a great public realm. We are concerned that too much emphasis on responding to context may have the following unintended consequences: 1. Could perpetuate poor urban design in neighborhoods that have not yet developed a clear urban design character with a good public realm 2. Could discourage urban infill and densification in areas where existing building heights are lower than zoning limits - which has implications toward SF's housing crisis 3. Could create coherence within micro-locality but may not lead to larger scale gestures that are defined by urban design (mid-Market Streets old theater district reorganization and the Chamonix/Elvethorpe facades and block form for example).	Both the General Plan policies and various other guidelines in the city highlight compatibility as a top priority so it respectfully emphasized in the document. That said, the UDGs recognize that there are evolving areas where character changes and the public realm may not represent best practices. There are many spots in the UDGs where such concern is noted.	
Gehl	Specific Guidelines	Recommend being more explicit about the height and scale of step-backs above 3-5 stories. Tall buildings can utilize a cornice line defined by a step-back at the height of adjacent buildings to add to the human-scale feel at the street level.	Noted. The larger requests for setbacks can be found by zoning district.	
Gehl	Specific Guidelines	Consider taking cues and examples from non-San Francisco projects that are successful in their public realm.	Noted. This larger goal is specific enough that it would need to be addressed in neighborhood planning.	
Gehl	Specific Guidelines	Consider being more explicit about street width to building height/step-back ratios. This could help to develop corridor-level urban design characteristics. Suggest a typical range of width-to-height from 1H:2W to 3H:1W for the cross-section below the step-back cornice, with towers exempted. There are admittedly problems with such rules of thumb but they can be useful if applied with discretion. Consider also that larger H:W ratios should be only used for absolute heights of < 4-6 stories.	Noted. These constraints are typically set by rear yard and court provisions in the planning code.	
Gehl	Specific Guidelines	Consider more explicit recommendations on the size of courtyards and their relationships to adjacent building heights. (Relate to S2)	Added.	
Gehl	Specific Guidelines	Courtyards should be large enough and oriented to have some portion of them in sunlight during a useful part of the day, and for there to be ample room for a gradient of private space (nearst residences) to semi-public space (in central and street areas) to pass-through spaces (accessible to people from outside). Note that the most successful semi-private courtyards are significantly more generous than the examples pictured here. Courtyards should be designed for a mix of communal meeting among neighbors and private respite.	Added under A6	
Gehl	Specific Guidelines	Consider differentiating facade articulation between lower floors and upper floors. Facade articulation at the street level should be governed by a different (and more important) set of rules than floors above it. As an example we have used the general principle that the bottom and top floors should always be visually distinct from middle floors. The ground floor should have the most detail and fine scale.	Added under A8	
Gehl	Specific Guidelines	We recommend adding a point that the rhythm of the streetwall and level of detail at the ground floor should correspond to walking speed.	Added under A8	
Gehl	Specific Guidelines	(Gehl's rule of thumb is to strive for a four-second facade - i.e. someone viewed at least every 24 feet or so)	Modified but added under A8	
Gehl	Specific Guidelines	Consider adding a recommendation for maximum width of ground-floor commercial units to encourage a diversity of uses.	Changed.	
Gehl	Specific Guidelines	The meaning of "Local Variations" in the guideline title is a bit unclear.	Changed.	
Gehl	Specific Guidelines	Generally David Baker's projects are great but we feel the precedent on page 27 is not a good example of 'special corner' treatment or ground-floor activation, consider using a more appropriate example for this guideline.	Noted.	
Gehl	Specific Guidelines	This is great.	Noted.	
Gehl	Specific Guidelines	Consider reorganizing guidelines in this section. Unless A1 is re-worded (see below), we don't believe it should be listed as the first priority in building design.	The order has been redone to better align the guideline sin terms of the values specified in the introduction.	
Gehl	Specific Guidelines	Recommend this guideline not be listed first in this section. While we agree that bold architecture is important, this concept could be hazardous in its implications for the public realm. It is most important that a building acknowledge the human scale, not that it look like bold architecture from afar. Bold architectural gestures are allowed if a building earns its keep at the street level.	This was not meant to be a priority. All guidelines must be addressed; this is a principle that asks the individual moves to be related to a cohesive end.	
Gehl	Specific Guidelines	Consider changing the guiding principle to something like: Express a clear architectural idea that works at the building scale AND the human scale.	We appreciate that many architectural projects, in particular of past eras, negated the human experience in deference to the aspirations of the buildings as art. These guidelines support a cohesiveness between the human and cultural experience as a whole and require that architects and project sponsors can fulfill these goals.	
Gehl	Specific Guidelines	The precedent in the middle of page 34 is an example of where the part has overridden consideration of the public realm to the detriment of street life. Architecturally it is also considered an appropriation of Auditorio Ciudad Leon in Spain. We recommend using different architectural precedents on this page that show where bold architecture and street-level activation have both been organically considered.	Noted. We have added a description within the introduction that clarifies that not all examples embody all guidelines. It does one thing well but-- agreed-- misses others.	
Gehl	Specific Guidelines	"Second bullet point can be read as a rationale for creating buildings that don't respond to human dimensions or needs, "intrinsically logical"	Noted.	
Gehl	Specific Guidelines	Detail is important aesthetically but not at the level of importance suggested here.	Added to A3.	
Gehl	Specific Guidelines	Consider adding a point about utilizing materials that age well.	Noted. Setbacks are more prescribed by code.	
Gehl	Specific Guidelines	This section could be more explicit about building step-backs. The third precedent on page 37 regarding high-rises is a good example of tall buildings responding to the human scale. We believe this principle can be expressed more clearly, as this is one of the only places where tall building design is addressed.	Noted.	
Gehl	Specific Guidelines	See Tall Building Design Guidelines from Toronto for inspiration.	Noted.	
Gehl	Specific Guidelines	On page 39 consider using San Francisco precedents showing large buildings that represent good urban design at the ground floor. Precedents shown don't necessarily illustrate the overall concept well.	Noted.	
Gehl	Specific Guidelines	See comments on S2 above - we believe that consideration of context should not be used as an excuse to keep building heights low where there are compelling reasons to density or to match adjacent mediocrity.	Noted. The UDGs will not affect height or zoning.	
Gehl	Specific Guidelines	Precedent in the middle of page 42 (Lot-line walls...) doesn't seem to adequately represent this guideline.	Removed.	
Gehl	Specific Guidelines	Consider subdividing this guideline into residential and commercial buildings. While both should be active with human scale detailing, these two conditions differ in what makes for successful building frontages. For example - Commercial: should be defined by openness, transparency - Residential: should have a clear threshold, hierarchy of space, privacy & refuge, gradient from public/commercial spaces to private areas	To be considered. A good idea but may not make it into this revision.	Yes
Gehl	Specific Guidelines	Good contemporary examples can be found in The Dogpatch and on Steiner St. north of Eddy	Not quite finding it-- can you provide a more specific location on Steiner Street example?	Yes
Gehl	Specific Guidelines	Consider using a section (or adding a section) that shows an active ground floor adjacent to a street. The section shown represents a relatively rare condition.	Noted.	
Gehl	Specific Guidelines	Recommend reordering guidelines: P4 becomes P1, important to recognize that sidewalks are the vast majority of San Francisco's public realm and should therefore not first priority of consideration and investment.	Noted. Guidelines have been reordered but not by priority as much as connection to other guidelines based on the built environment values.	
Gehl	Specific Guidelines	Consider differentiating between POPOS and publicly owned spaces. The last bullet point could address the importance of providing a hierarchy of open space types within the public realm.	Noted.	
Gehl	Specific Guidelines	Consider addressing microclimate and street noise mitigation in localizing open spaces	Concern addressed in P2	

Gehl	Specific Guidelines	Guideline title is different than shown in table of contents.	Noted and corrected.	
Gehl	Specific Guidelines	In this guideline it is important to address an open space's context. Consider adding language like: "an understanding of a neighborhood's existing and potential public life should inform the design of sidewalks and public open spaces. Programming and design should be considered in the context of neighborhood uses."	Added.	
Gehl	Specific Guidelines	Design to optimize a microclimate that supports the intended program for each public space. For example, "areas intended for eating lunch outdoors in a parkway district should be shaded and protected by 11am-2pm."	Addressed more generally in P2	
Gehl	Specific Guidelines	Recommend promoting strolling activities over movement, as this is the key driver of public life.	Noted.	
Gehl	Specific Guidelines	Stewardship and maintenance are missing from this section. These should be considered at the outset of open space design and programming.	Added to P6	
Gehl	Specific Guidelines	Precedent photos are all great examples of public art and festivities. Consider adding a photo of typical public life, e.g. a family hanging out on a stoop in the Mission. We should include all positive forms of street life, especially the informal.	Great idea-- haven't found a good photo yet. Will keep looking or feel free to forward.	
Gehl	Specific Guidelines	Generally, this section goes into detail regarding elements of the street that are covered well in the SF Better Streets Plan. Recommend referencing the Better Streets Plan in this section and keeping the guideline more high-level and at the scale of the pedestrian network. Consider the following high-level points below:	Added.	
Gehl	Specific Guidelines	Note that the streetscape represents 80% of SF's public realm and deserves a high level of consideration	Noted.	
Gehl	Specific Guidelines	Every project should be treated as a connection within the public realm network	Noted.	
Gehl	Specific Guidelines	Consider design that promotes strolling activities on the sidewalk. At least every 500-600' along sidewalk there should be a spot to sit, rest, congregate	Noted.	
Gehl	Specific Guidelines	Sidewalk design including overall width and amenities should be considered in relation to level of traffic, vehicle speeds and other modes that improve on the experience at the sidewalk	Noted.	
Gehl	Specific Guidelines	Where possible, provide a generous enough sidewalk to allow three high-level sidewalk zones: frontage through zone, furnishing zone, potential at crosswalks	Noted.	
Gehl	Specific Guidelines	Sidewalk elements should be scaled according to their context (intensity of activity, building heights, traffic noise, etc.)	Added.	
Gehl	Specific Guidelines	Sidewalks should feel balanced with the amount of space provided to other modes, especially when those modes dominate with speed and noise. Consider, for example, larger buffers and walkway width adjacent to heavy traffic.	Noted.	
Gehl	Specific Guidelines	Design buildings to cohesively engage with the sidewalk. A building's highest level of exterior interest and detail should be at the ground floor.	Noted.	
Gehl	Specific Guidelines	This guideline is a good place to address maintenance and durability of materials. In general, encourage investment where it is going to last the longest, encourage stewardship of the space, and contribute most to the public realm.	Not quite sure how this relates to the guideline? Can you clarify?	
Gehl	Specific Guidelines	Consider also addressing programming in this section	Not quite sure how this relates to the guideline? Can you clarify?	
Gehl	Specific Guidelines	Recommend adding the point that San Francisco's unique microclimates should be considered in response to the space's intended program. For example, <u>shade seating will be most effective in a spot that receives sunlight during the hours the cafe is open.</u>	Added. Although to note, sunny is not always preferred.	
Gehl	Specific Guidelines	We believe these guidelines should prioritize walking, biking and transit, in that order. Consider at minimum organizing bullet points in relation to this order... they are currently a bit jumbled.	Walking is encouraged throughout the guidelines. This is specific to other forms of travel.	
Gehl	Specific Guidelines	Detailed guidance on bicycle parking and street treatments can be found in SF Better Streets and San Francisco's bike parking policy.	Added.	
Gehl	Specific Guidelines	Recommend that this guideline refer to those guidelines and reduce redundant detailed information	Changed.	
Gehl	Specific Guidelines	Recommend adding high-level guidance here: consider existing and desired mode shares on the adjacent street when designing the sidewalk and locating ground-floor programming so that they support walking, biking and transit use.	Noted.	
Gehl	Specific Guidelines	Provide a continuous and fine-grained pedestrian network to support access to transit stops	Noted. Outside of the scope of these guidelines.	
Cities Connecting Children to Nature (CCCN)	Specific Guidelines	For S4: Respect and Exhibit Natural Systems and Features. Please add to the upper right under URBAN DESIGN ELEMENT: "Policy 2.1 Preserve in their natural state the few remaining areas that have not been developed by man." (URB.CON.2.1) These bullets are good. Some comments: • Retain or highlight existing features, such as natural areas, rock outcroppings, waterways, and specimen trees. Use "and" instead of "or" above. • Preserve and introduce flora that provide animal habitat. Use "wildlife" instead of "animal." That's the convention. • Employ environmental technologies and green infrastructure best practices to respond to the site, its surroundings, and local and regional systems.	All changed as requested.	
CCN	Specific Guidelines	We appreciate the inclusion of the S4 on natural systems in Site Design, and we think there should be an analogous section in Public Realm that could read like: CONSERVE AND PROMOTE LOCAL BIODIVERSITY BY MAXIMIZING HABITAT PLANTING IN OPEN SPACE DESIGN. Or you could reword/incorporate into other sections. For example, P5, alternatively, could read: INTEGRATE LOCAL BIODIVERSITY, WILDLIFE HABITAT AND SUSTAINABLE PRACTICES INTO THE LANDSCAPE	Added means to P5 (now P7) to encourage this intent.	
CCN	Specific Guidelines	P2: DESIGN PUBLIC OPEN SPACES TO ENCOURAGE SOCIAL ACTIVITY, PLAY, AND REST Design places for people of all ages, abilities, and backgrounds to maximize use. Furnishing open space to accommodate social, recreational, or restful activities ensures activity and engagement. • Consider art that interprets or celebrates a natural or cultural story of the place where the project is located. [See "Ecosystem Thinking" in Glossary] • Provide children's play areas for a variety of ages and groups. Design landscapes with opportunities for up close and immersive experiences of nature (trees, bushes, climbing structures). [See "Children's Play and Learning Spaces" in Glossary]	Added with some edits for space.	
CCN	Specific Guidelines	There are some types in the restatement of ROSE Objective 4. "Trees and other landscaping greatly enhance the experience of pedestrian spaces, particularly in residential areas. Landscape elements along sidewalks offer shade, a rhythm or walking cadence, texture and finer-grained scale, a sense of street enclosure, and a soft buffer from traffic." This introductory statement is about the human aesthetic experience, not sustainability. What about something like? "Sustainable and habitat-friendly landscaping and other green infrastructure features can promote local biodiversity, water and energy conservation, as well as provide a unique, more natural experience for the public in the heart of the urban realm." Use trees to provide shade and buffer from wind or exposure. Extend or enhance existing tree planting patterns to define public space. Locate trees to frame important public views. Plant trees in rows... Are these sustainable practices or human comforts and aesthetics? Select trees...	Added with some edits. Planning policy supports both the natural environment and the experience of the pedestrian so we included both perspectives.	
CCN	Specific Guidelines	Balance lighting for public safety with sensitivity to wildlife On pages 46 and 47 of the ROSE, there are many other sustainable practices that may be appropriate to have in this section or another. And we would encourage that "sustainability" bullets, measures, practices, recommendations etc. be integrated throughout the document and not reworded all in a sustainability section, notwithstanding that this one is about landscaping in particular.	Noted	
Mary Gallagher	Specific Guidelines	Page 16. What does "Site and sculpt buildings to reinforce built and natural topography mean? Can you include a definition of topography? A normal definition of topography would include some built features like roads and perhaps dams large (block long) retaining walls but not buildings. Groups of buildings do not create their own topography. They adhere to or detract from topography. I believe this guideline conflicts with the General Plan because topography in the general plan does not include buildings. A statement noting that some existing buildings escape from the topography and that their shadows can be observed to create or moderate but not "reinforce" could be considered. PS	Noted.	
Mary Gallagher	Specific Guidelines	Page 16. Missing from this is the important discussion of light, air and shadow on existing residential uses. If you look at the pattern of buildings in the Tenderloin, for instance, you will see many noncomplying structures that cover much of the required rear yard but which respect adjacent residential uses on upper stories by matching and staggering light wells. This is of critical importance to small residential units and SROs, whose rooms, only light and air are often on light wells. Graphics of light wells are critical to this section.	Light, air, shadows, and exposure are in the Planning Code. Guideline P2 does mention the importance of designing for physical comfort and accounting for shadows/wind when designing open spaces.	
Mary Gallagher	Specific Guidelines	8) Page 17, top graphic: This is appropriate for zoning districts like NCD where rear yard can be modified but not all districts where these guidelines would apply. Some note should be made for zoning districts in which the corner "L" would require a variance and it should be noted design guideline direction is not a justification for a variance.	Noted.	

Mary Gallagher	Specific Guidelines	Page 18. Not a single guidelines here addresses existing adjacent circumstances and context. So, for instance, "locate and orient open space to maximize solar exposure and protection from the wind" might result in the project's new open space to be created in a way that leaves the adjacent property's space walled off from the mid-block. All of these guidelines should only apply as subservient to addressing context because CONTEXT is the genesis of the Urban Design Element Policies which this UDG document must be subservient to. In the absence of this more important standard, what happens on the subject property will become more important than the existing spaces around it on one, two, or three adjacent properties. The lack of this overriding concern about existing context is contrary to Section 101 of the Planning Code and the Urban Design Element and, therefore, contrary to the General Plan. Once these kinds of context statements are added and given a more important placement in an urban hierarchy, establish, show, open space location, retention, not be a fiction, adjacent, existing, open spaces.	Noted. The Site section of the document is based around projects understanding and responding to the relationship with their surrounding topography, open space, and adjacent buildings. The Site Design section expects projects to design around the existing patterns of the block and should support the existing built and natural environment.
Mary Gallagher	Specific Guidelines	15) Page 32, paragraph 1: "As cities change over time, the challenge is to evolve so that contemporary expressions ... fold into historic ones without dramatic disruption." This statement is directly contrary to the architectural direction of San Francisco for the last 5 decades. "Without dramatic disruption" has not been the goal. The goal has been "in ways that support the existing character."	Noted.
Mary Gallagher	Specific Guidelines	16) Page 32, paragraph 2: "In areas with a defined visual character, new buildings may have a higher obligation to be compatible..." Omit	Noted.
Mary Gallagher	Specific Guidelines	17) Page 32, paragraph 4, sentence one. Omit "necessarily, and add "detail" to the list.	Noted.
Mary Gallagher	Specific Guidelines	18) Page 34, lower right graphic. Possibly the tallest building ever designed.	Noted.
Mary Gallagher	Specific Guidelines	19) Page 37. The Urban Design Guideline policy on the top of the previous page talks only about relating new buildings to existing residential buildings. (This is because the entire gist of the Urban Design Element policies focuses on respect to context.) Therefore there should be more guidance of new buildings next to and related in materials, height, horizontal and vertical relationships, rooftop, etc. to the decided existing buildings.	Noted.
Mary Gallagher	Specific Guidelines	24) Page 42. "Decking and green roofs..." Remove "decking and" ; decking does not produce a more compelling roof landscape, reduce solar gain, air pollution and the amount of water entering the stormwater system. Decking is a topic the Commission is creating new policy on and this statement runs contrary to the policy unless it is qualified with the standards they have already developed - ie, no new roof decks if there are none in neighborhood and when they are, privacy determines size and railing location.	Noted.