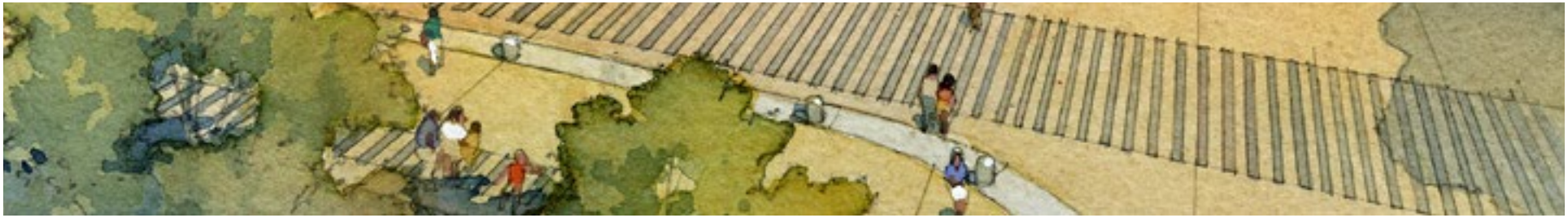

THE BALBOA RESERVOIR NEIGHBORHOOD

DESIGN STANDARDS AND GUIDELINES | FINAL DRAFT 05.14.2020

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5 CIRCULATION

6 OPEN SPACE NETWORK

7 BUILDING DESIGN

8 APPENDICES

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PREFACE

Preface

BALBOA RESERVOIR DOCUMENT GUIDE

The Balboa Reservoir Design Standards and Guidelines (DSG) will guide the design of streets, open spaces, and buildings within the 17-acre Balboa Reservoir neighborhood.

The DSG is to be applied in conjunction with the San Francisco Planning Code and with the following project-specific technical documents:

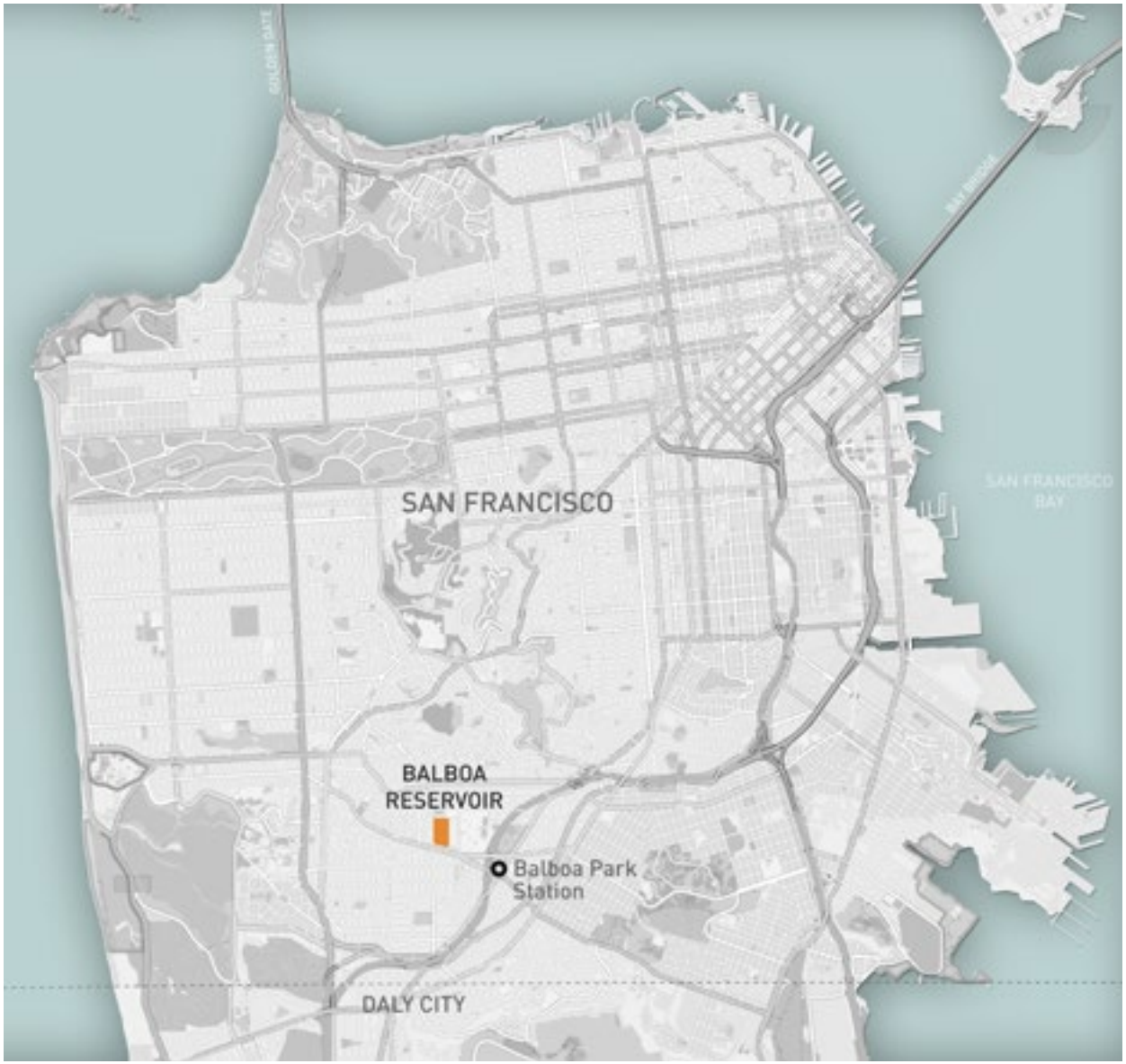
- Balboa Reservoir Special Use District (SUD)
- Balboa Reservoir Development Agreement (DA)
- Balboa Reservoir Master Infrastructure Plan (MIP)
- Balboa Reservoir Transportation Demand Management Plan (TDM)

Applicability of the DSG

The DSG is applicable within the boundaries of the Special Use District (SUD); the San Francisco Public Utilities Commission (SFPUC) Retained Fee Parcel shall be exempted from the DSG.

Relationship to the Planning Code

References to the Planning Code or Code herein are references to the City of San Francisco Planning Code as it exists as of the effective date of the Development Agreement. In the event provisions in this DSG directly conflict with those in the Planning Code, the Planning Code/SUD will control.



San Francisco City Map

Definitions

The DSG provides definitions for certain words and concepts that are incorporated into the SUD, and which may differ from the meaning given to such words or concepts in the Planning Code (see Definitions, Appendix A). Terms that are capitalized throughout the DSG are defined here.

Special Use District (SUD)

The Special Use District (SUD) is an overlay district incorporated by legislation into the Planning Code that integrates and implements the provisions of the Design Standards and Guidelines (DSG) and the Master Infrastructure Plan (MIP) with the underlying Planning Code. The SUD also describes the procedure to modify the standards contained in the DSG.

Development Agreement (DA)

The Development Agreement is the contract entered into by the City and the Development Entity to define the project's rules, regulations, commitments, and policies for a specific period of time. The regulatory documents including the DSG, MIP, SUD and TDM are incorporated into the DA by reference.

Infrastructure Plan (MIP)

In concert with the DSG, the Infrastructure Plan (the Master Infrastructure Plan or "MIP") describes the infrastructure improvements required to support the Balboa Reservoir project. The MIP outlines the infrastructure elements related to the project's streets, open spaces, and utilities. It provides technical descriptions for how these elements are planned and identifies the responsible parties for design, construction and operation of the infrastructure. This includes information on the project's regulatory compliance, as well as approach to non-potable water and stormwater management for the site.

Transportation Demand Management Plan (TDM)

The Transportation Demand Management program includes programs, incentives, and infrastructure investments that reduce the number of vehicle trips and vehicle miles traveled per person, thereby reducing greenhouse gas and related vehicle emissions and traffic congestion. The TDM plan for the Balboa Reservoir is referenced in the Development Agreement.

DSG OVERVIEW

Chapter 1: Project Overview
Chapter 1 frames the Vision and Project Goals which guide all aspects of the Balboa Reservoir Neighborhood Plan. Chapter 1 also provides background regarding the site and the planning process for the Balboa Reservoir DSG.

Chapter 2: Design Framework
Chapter 2 outlines the Design Principles and provides a Design Framework for implementing the Project Goals. The Framework guides the physical arrangement and the design of streets, open spaces, and buildings. The text and illustrative diagrams in the framework provide broad design intent, but are not regulatory.

Chapter 3: Land Use
Chapter 3 establishes the allowable land uses that are consistent with the Vision and Project Goals. The arrangement of these allowable land uses is guided by the Design Framework. The Land Use chapter is regulatory.

Chapter 4: Neighborhood Sustainability
Chapter 4 describes the approach to sustainability and provides quantifiable measures that guide the design. Sustainability standards and guidelines included in Chapter 4 are cross referenced in other chapters of the DSG.

Chapters 5–7: Design of Streets, Open Spaces and Buildings
Chapters 5–7 implement the Design Framework, providing detailed regulatory guidance for the design of streets, circulation, open spaces, and buildings.

Chapter 8: Appendices
Chapter 8 includes supporting documents as outlined below.

- Appendix A – Balboa Reservoir Definitions
- Appendix B – Sustainable Neighborhood Framework
- Appendix C – Compliance Checklist

Design Intent
Each section in Chapters 5–7 begins with introductory text that establishes the design intent as it relates to the Design Framework. The Design Intent provides the basis for the Standards and Guidelines in that section. This introductory text is not in itself a standard or guideline, but is an important reference for understanding and implementing the Standards and Guidelines.

Standards and Guidelines
Standards and Guidelines are requirements that govern the construction of buildings, streets, and open spaces within the project site. Standards are quantifiable or objective requirements whereas Guidelines are qualitative or subjective requirements. Guidelines support the described intent of the subject requirement. The term "shall" will be used throughout the DSG in order to signal a compulsory responsibility to meet either a Standard or a Guideline. The term "should" will be used where a range of qualitative responses may satisfy a Guideline.

Each new building, street, and open space within the Balboa Reservoir site must meet the Standards and Guidelines prescribed herein unless modification to these Standards and/or Guidelines are approved by the appropriate public bodies. The Balboa Reservoir SUD describes the procedure to modify the standards contained in the DSG.

In addition to standards and guidelines, there are definitions compiled in Appendix A. These definitions are specific to the Balboa Reservoir project, and further clarify the standards and guidelines to which they apply.

Regulatory Plans
Plan view diagrams related to height, setbacks, and similar subjects directly referenced under standards, are regulatory documents. Compliance with these regulatory plans is mandatory.

Illustrative Plans, Sections and Diagrams
Illustrative plans, sections, and diagrams illustrate the design requirements and design intent. Dimensions on diagrams are regulatory unless otherwise noted. In some figures, building footprints are shown to communicate the scale of anticipated development. These footprints are not regulatory. Planting and landscape graphics, where shown, are intended to communicate design intent. Strict compliance with these graphics is not intended.

Illustrative Photographs
Photos illustrate design intent as related to the caption below the photograph and/or as annotated on the photo. The photographs are not regulatory.

Appendices
The appendices provide additional reference material that supports this document.

DSG USER GUIDE

Sub-Section Number and Title

Introduction and Design Intent

Figure / Regulatory Plan

Illustrative Diagram

Guidelines

7.7 OPENINGS TO INTERIOR COURTYARDS

The Balboa Reservoir neighborhood is organized around a network of open spaces, neighborhood streets and pedestrian connections. To extend the visual experience of the open space network, multifamily blocks with internal courtyards shall provide openings between the interior courtyards and public use areas, including streets.

STANDARDS

S.7.7.1 Required Openings

Courtyards at multifamily blocks shall provide a minimum of one opening between the courtyard and the adjacent public way or public open space. Where there are two or more courtyards on a single block, an opening shall be provided between the larger courtyard and the public way.

S.7.7.2 Size and Configuration of Required Openings

Openings to internal courtyards shall provide a minimum clear width of 20 feet. Buildings may bridge over these openings to create an exterior "portal" provided the clear height of the opening shall be not less than 18 feet as measured from finished grade at the set back line to underside of finished surface above, if any. Open-air walkways shall be allowed to connect across these openings at upper floors where the floor height of the bridge is not less than 10 feet above the courtyard walking surface and the bridge element does not exceed 8 feet in width. Refer to Figure 7.7–2.

LEGEND

- *Preferred Locations for Openings to Interior Courtyards*
- *Alternative Locations for Openings to Interior Courtyards*
- *Visual Connection at Buildings with no Interior Courtyard*
- *Interior Courtyard, Location and Form Varies*

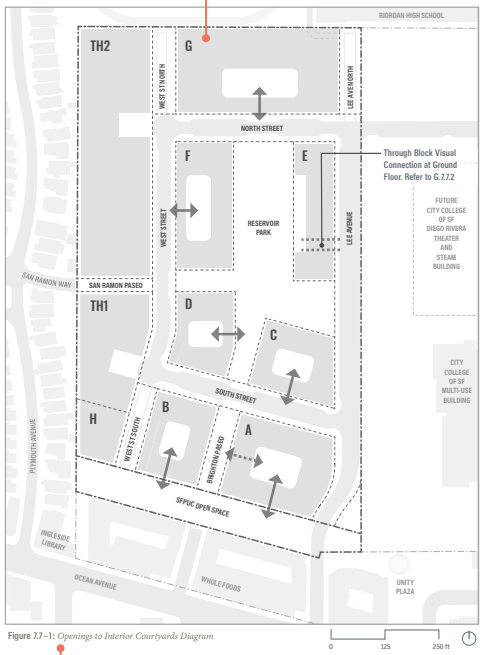


Figure 7.7–1: *Openings to Interior Courtyards Diagram*

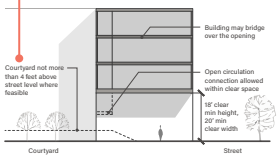


Figure 7.7–2: *Opening to Interior Courtyards*

Openings that extend the full height of the building may be utilized as a massing strategy as defined in Section 7.5 (Mass Reduction at Long Facades).

GUIDELINES

G.7.7.1 Location of Openings

Openings shall be located at the preferred locations shown on Figure 7.7–1 or at another location that extends the visual experience of the public realm and public open space.

G.7.7.2 Top of Courtyard in Relation to Opening

To maximize visibility to the interior of the block the top of the courtyard should be not more than 4 feet above or below the level of the sidewalk or public open space immediately adjacent to the opening. Where the top of courtyard is more than 4 feet above or below the level of the adjacent public way the design should provide a stepped transition in the form of stairway, planters and other elements that provide a visual connection to the interior of the block.

G.7.7.3 Buildings without Courtyards

Buildings without internal courtyards should provide one of the following:

- An opening through the building meeting requirements defined in S.7.7.2.
- A visual connection through the building. This visual connection may be glazed provided the visual connection is maintained through the building from at eye level from public ways on both sides of the block.

G.7.7.4 Block F

The recommended opening to the Block F internal courtyard is on West Street to provide additional reduction in building scale opposite the townhouses. An opening may be provided to Reservoir Park instead of West Street provided the scale of building elements on West Street is compatible with townhouses. See Section 7.14 (Streetwall Articulation).

G.7.7.5 Outdoor Rooms

Openings should be designed as "outdoor rooms" and integrated with the internal courtyard.

G.7.7.6 Pedestrian Access

Openings should be designed to allow controlled pedestrian access to internal courtyards. Where feasible these openings will also provide access to entries to buildings and other active ground floor uses. Open gates and fencing are allowed to control access. Public access to courtyards is not allowed.

G.7.7.7 Secondary Openings

Secondary openings are recommended at courtyards to allow multiple access points for pedestrians and through access for residents.

Full-height opening to internal courtyard

Building allowed to bridge over opening to courtyard

Standards

Figure Legend

Figure Number and Name

Illustrative Photo

Typical DSG layout

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PROJECT OVERVIEW

1

Balboa Reservoir Site, photographer Steve Proehl

Project Overview

1.1 VISION

The Balboa Reservoir neighborhood will be a diverse and inclusive mixed-income community that brings together residents and neighbors around the new Reservoir Park. Landscape and architecture will work together to connect residents to the natural setting and to link the surrounding commercial, residential and institutional uses into a cohesive community.

View of Ocean Avenue, Balboa Reservoir and Mount Davidson

Located in the western watershed of the San Francisco peninsula, the Balboa Reservoir neighborhood has a unique history, climate, and culture that is distinct from San Francisco's historic and financial center. Its location at the base of Mount Davidson, windward orientation to the Pacific Ocean, and the fog belt setting is an ever-present reminder of the ocean's influence.

- The Balboa Reservoir neighborhood embraces and unifies its diverse edges by introducing a network of pedestrian-focused streets and open spaces.
- In the tradition of great San Francisco neighborhoods, the Reservoir neighborhood will serve a range of incomes and household types, including families with children, and City College faculty and employees.
- Sustainability will be integrated into all facets of planning and design, promoting walking and biking as a priority for local trips, prioritizing transit for longer trips, and instilling shared resource stewardship in residents.

The intent of this Design Standards and Guidelines document is to position the Balboa Reservoir neighborhood in creating a distinct sense of place—a bold, cohesive addition at the juncture between City College of San Francisco, and the Ingleside, Westwood Park, Sunnyside, and Ocean Avenue neighborhoods.

San Francisco City Map

1.2 PROJECT GOALS

The Project Goals support the Vision set forth in Section 1.1, and build directly on the Development Principles and Parameters developed by the Balboa Reservoir Community Advisory Committee.

Build Housing for a Diverse, Inclusive Community

Half of the homes proposed for the Balboa Reservoir neighborhood are affordable to low- and moderate-income households – with at least 50% of total units two-bedroom or larger to accommodate families with children. Dwellings and common areas are distributed to ensure every household is part of this inclusive community.

Create Welcoming Open Spaces for All

Family-friendly housing and community spaces are organized around a centrally located park designed to include the surrounding community and the general public. This park forms the core of a larger network of open spaces including natural habitats, recreation areas, and pedestrian ways all providing an inviting outdoor space for all ages and households.

Build a Transit-First Neighborhood

On- and off-site transportation improvements prioritize sustainable mobility (walking, biking, and transit) to alleviate congestion and air pollution while enhancing community safety. A strong Transportation Demand Management program will reduce reliance on private automobiles and support the transition to electric vehicles.

Instill a Strong Neighborhood Identity

The Balboa Reservoir neighborhood is rooted in Bay Area traditions and the interrelationship between architecture and landscape that work together in creating a sequence of urban spaces connecting to surrounding neighborhoods, reflecting natural settings, inviting exploration, and welcoming neighbors.

Provide Community Facilities and Amenities

Surrounding facilities will enhance community connections, including a new public-serving childcare center and community space overlooking the central park. These facilities are for activating public open spaces and serving the larger neighborhood.

Contribute to San Francisco's Climate Resilience Goals

The Balboa Reservoir neighborhood promotes living in balance with the environment and each other. The building design and operations will eliminate greenhouse gas emissions through renewable energy production and zero-waste efforts, minimizing contributions to climate change. Site landscapes will use recycled water, reduce stormwater flooding and include native species to adapt to a changing climate, bolster biodiversity and connect people to nature.

Collaborate with City College of San Francisco

City College of SF and the Balboa Reservoir neighborhood will create a strongly integrated district based on the shared values of community, diversity, and environmental balance. This collaboration will generate faculty and employee housing opportunities, provide transportation improvements, ensure adequate parking for the college community, and facilitate construction coordination.

Ensure Project Feasibility

To meet the urgent need for mixed-income housing and to deliver on broad community goals, the project must remain realistic and feasible. All elements of the project will be carefully evaluated against the project goals to ensure an economy of means so that Balboa Reservoir is funded and constructed in a timely manner.

1.3 SITE

Overview

The 17-acre Balboa Reservoir site is located in the southwest quadrant of the city and is bordered by City College of San Francisco's Ocean Avenue campus to the east, multifamily housing and retail on Ocean Avenue to the south, the Westwood Park neighborhood to the west, and Archbishop Riordan High School to the north. The project site property line is shown on Figure 1.3–2.

The Balboa Reservoir site, controlled by the San Francisco Public Utilities Commission, is a large basin with a paved surface at the center and an approximately 30-foot tall berm at the western edge. City College currently leases this space from SFPUC for use as surface parking. There are no permanent structures on the site. The SFPUC will retain the fee parcel located along the southern edge of the site where water transmission pipelines are located.

The opportunity for vehicle access to the site is limited to Lee Avenue and via a new street connecting to Frida Kahlo Way. There are multiple opportunities for pedestrian and bicycle connections to Ocean Avenue and to the City College campus. Connections to the west and north are limited. The termination of San Ramon Way provides an opportunity for pedestrian and bike connection from the Westwood Park neighborhood. The Riordan High School sports facilities to the north are fenced and currently not open to the public. See Figure 1.3–2.

Figure 1.3–1: *Neighborhood Plan, Illustrative View*

SITE FEATURES

1. *Future City College of San Francisco Diego Rivera Theatre and STEAM Building*
2. *City College Multiuse Building (MUB)*
3. *Primary vehicle access point at Lee Avenue*
4. *Second vehicle access point from Frida Kahlo Way, final location to be coordinated with City College*
5. *Pedestrian connection to Frida Kahlo between MUB and future Diego Rivera Theatre and STEAM Building*
6. *Pedestrian connections to Ocean Avenue at Brighton Avenue, Unity Plaza*
7. *Parcel to be retained by SFPUC for water infrastructure, no buildings allowed*
8. *Private driveway serving Riordan High School, southbound one-way, exit-only*
9. *Riordan High School playing field*
10. *Single family homes with rear yards adjacent to Balboa Reservoir site*
11. *San Ramon Avenue currently terminates at the western site property line providing an opportunity for an east-west connection for pedestrians and cyclists*
12. *Existing berm to be removed*
13. *Existing City College of San Francisco Muni Terminal*

LEGEND

Auto Access

Pedestrian Access

Figure 1.3–2: *Access & Edge Condition*

1.4 NEIGHBORHOOD CONTEXT

Neighbors

The Balboa Reservoir site is located immediately west of the City College of San Francisco campus and adjacent to three distinct neighborhoods: Westwood Park, Ingleside, and Sunnyside. For generations, this area has been occupied by military, industrial, institutional and residential buildings, and infrastructure. As a result, the neighborhood has attracted an ethnically diverse and constantly changing population and a correspondingly eclectic mix uses and development scales. Nowhere in this neighborhood, is this eclectic mix more obvious than at the Balboa Reservoir site, where each frontage addresses a different social and architectural context.

Westwood Park, a streetcar suburb that was carefully planned and implemented based on the City Beautiful Standards, is located directly west of the site. Sunnyside, northeast of the site, was built over the same time period as Westwood Park, with a similarly consistent architectural character. The City College of San Francisco campus lies to the east, dominated by the 1930's Science Building. South of Ocean Avenue is the Ingleside neighborhood, a mix of single-family and multifamily units. These neighboring identities are linked together by the Ocean Avenue commercial corridor, largely characterized by one and two-story buildings, with some larger mixed-use infill such as the mixed-use building and Whole Foods Market directly south of the Reservoir site.

Because the Balboa Reservoir site had been reserved for municipal use, all of these adjacent neighborhoods effectively turned their back to the Reservoir, providing few connections to or through the site.

Figure 1.4–1: *Existing Site Aerial View*

Transportation and Circulation

The Balboa Reservoir site lies at a crossroads of transportation infrastructure with the Balboa Park BART station along Ocean Avenue to the southeast and Interstate 280 to the east. The terminus of the 8, 8BX, and 49 bus lines is steps away from Lee Avenue at the City College Terminal and the 43 bus runs along Frida Kahlo Way. In addition, the Muni light rail K-line runs down Ocean Avenue, providing a convenient way to access the entire Balboa Park area and other parts of San Francisco. Access to these transit options from the Balboa Reservoir site is currently circuitous, and pedestrian and bicycle connections to BART are in need of improvement.

Community Facilities

In addition to City College of San Francisco, many other educational institutions are located in the larger neighborhood. Directly north of Balboa Reservoir is Archbishop Riordan High School. Lick Wilmerding High School and Balboa High School are located to the southeast across Ocean Avenue. Sunnyside Elementary School and Aptos Middle School are also located in the neighborhoods that surround Balboa Reservoir. The Ingleside Branch Library opened in 2009 on the corner of Ocean Avenue and Plymouth Avenue. The 25-acre Balboa Park recreation area located across Interstate 280, east of Balboa Reservoir, has an indoor pool and several sports fields.

This combination of residential and commercial uses, civic facilities, and educational facilities all in close proximity to transit creates an ideal setting for a new residential district with an emphasis on serving families.

City College Science Hall

Sunnyside neighborhood

Archbishop Riordan High School

Ocean Avenue mixed-use buildngs

1.5 HISTORY OF BALBOA RESERVOIR

The land that would become the Balboa Reservoir site was part of Adolph Sutro's Rancho San Miguel holdings, acquired in 1881. Sutro planted the Reservoir site with eucalyptus and other trees as part of his expansive Sutro forest that covered much of the southern slope of Mount Davidson (then known as Blue Mountain). In 1894, the Spring Valley Water Company purchased the 42-acre lot for a future reservoir.

As the area transitioned from Spanish land grant to ownership by Sutro, to the present day, the site has served as a kind of community back lot, providing an opportunity for large-scale recreation (including dog racing and a golf range), local agriculture, and wartime housing which in turn was converted to temporary facilities for the new community college. After the reservoir was built and soon decommissioned, the land reverted to its earlier status, providing informal neighborhood open space overlooking a swath of quasi-public parking.

Following WWII, much of the original 42-acre Balboa Reservoir site was developed as discrete elements; a portion as Riordan High School; the frontage on Ocean Avenue as commercial uses and public infrastructure; and the eastern portion of the reservoir for a City College expansion. This pattern of piecemeal development left the remaining 17-acre site isolated from its surroundings, and each frontage of the Balboa Reservoir now addresses a different social and architectural context. See Figure 1.5–1. While posing challenges, this history also presents potential guide posts for imagining the development as a culmination of community growth and investment.

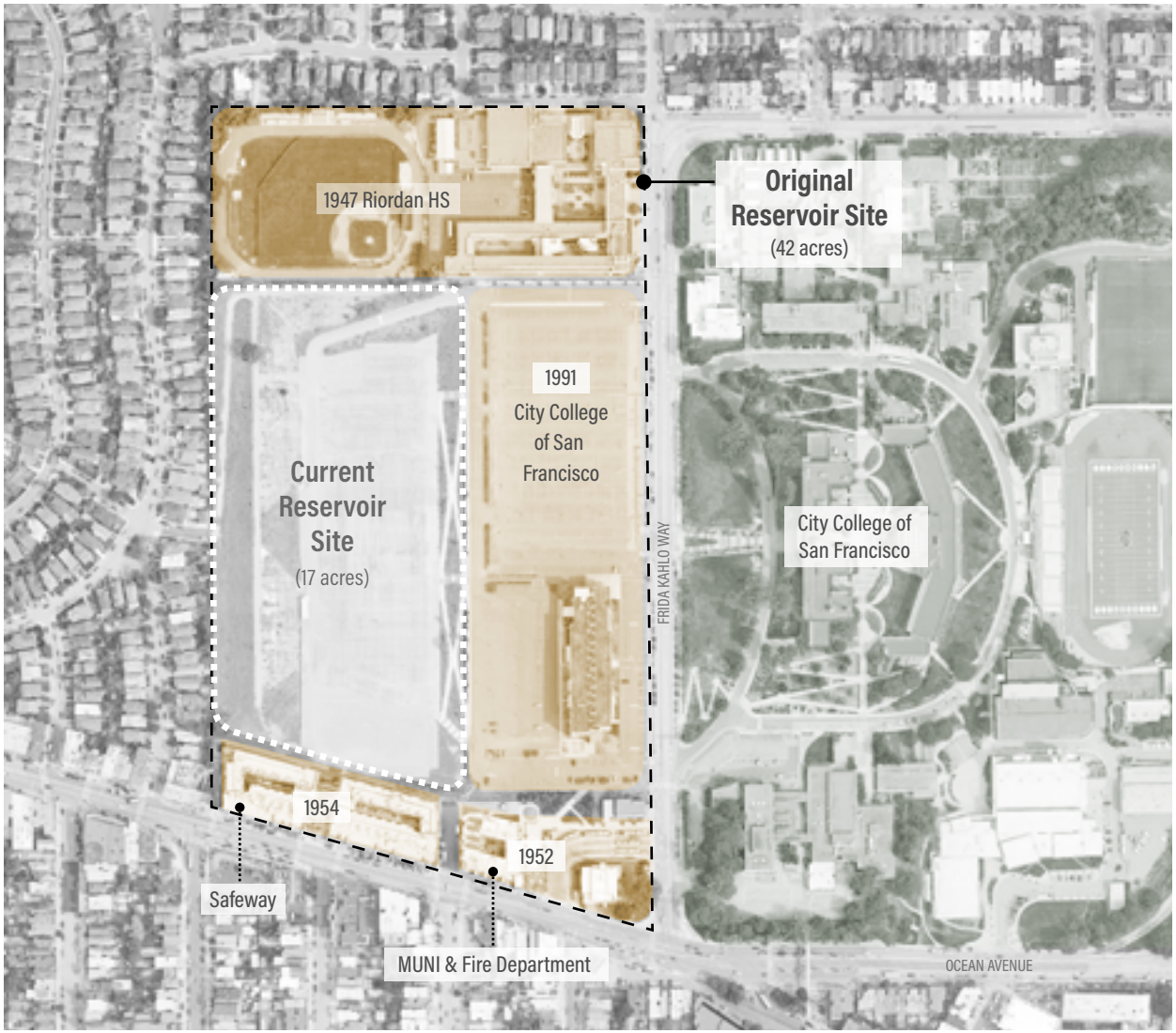

Figure 1.5–1: *Historic Development of the Original Balboa Reservoir Site*

The site of the Balboa Reservoir has played an important role in both daily life and in the public imagination. The longstanding history of informal community and public uses can be embodied through carefully designed open spaces and provisions of shared amenities. The SFPUC parcel, in particular, can be conceived as continuing the tradition of providing a flexible framework that can host a wide range of recreational uses and evolve over time to meet neighborhood needs.

Transit and public investment have always been at the heart of neighborhood growth. The neighborhoods surrounding the Balboa Reservoir site were developed as a direct result of investment in the Twin Peaks Tunnel. A new emphasis on higher-density, walkable, transit-oriented development will bring this historic development model into the 21st century.

Today, the 17-acre site is host to a variety of uses including parking for City College, a motorcycle training school, urban wildlife habitat, and a neighborhood dog walking destination. With no remaining buildings nor original landscape elements, the site presents a rare opportunity in San Francisco, to imagine a new and bold urban form that can unite the eclectic surrounding elements into a cohesive whole.

Ingleside Coursing Park, 1902

Navy Waves WWII Barracks, 1945

Westwood Park Neighborhood, 1926

Balboa Reservoir Inlet/Outlet Pipes, 1957

1.6 PLANNING CONTEXT

Balboa Park Station Area Plan

The Balboa Reservoir site is part of the Balboa Park Station Area Plan, the result of a City-led planning process launched in 2000. The final Station Area Plan adopted in 2009 is comprised of approximately 210 acres, and includes four distinct districts: City College of San Francisco, Balboa Reservoir, the Ocean Avenue Neighborhood Commercial Transit District, and the Transit Station Neighborhood. The Station Area Plan includes policies designed to increase affordable housing for a variety of incomes; create open space; knit together isolated areas of the neighborhood; integrate diverse land uses with the area's commercial and transit corridors; design streets for walking, biking, and public transit; and otherwise strengthen the Balboa Park Station area. A key objective of the Balboa Park Station Area Plan is to consider housing as a primary component of any new development that may occur at the Reservoir. Policy 4.4.1 reads: "Develop housing on the West basin if it is not needed for water storage." The Site is currently zoned P, "Public," and is in the 40-X and 65-A height and bulk district.

Public Land for Housing at Balboa Reservoir

In 2014, the Office of Economic and Workforce Development, the Planning Department, and the San Francisco Public Utilities Commission initiated a study of the SFPUC owned Balboa Reservoir site. It is among the first sites slated for San Francisco's Public Land for Housing Program, which utilizes City-owned land to address the City's most pressing housing issues.

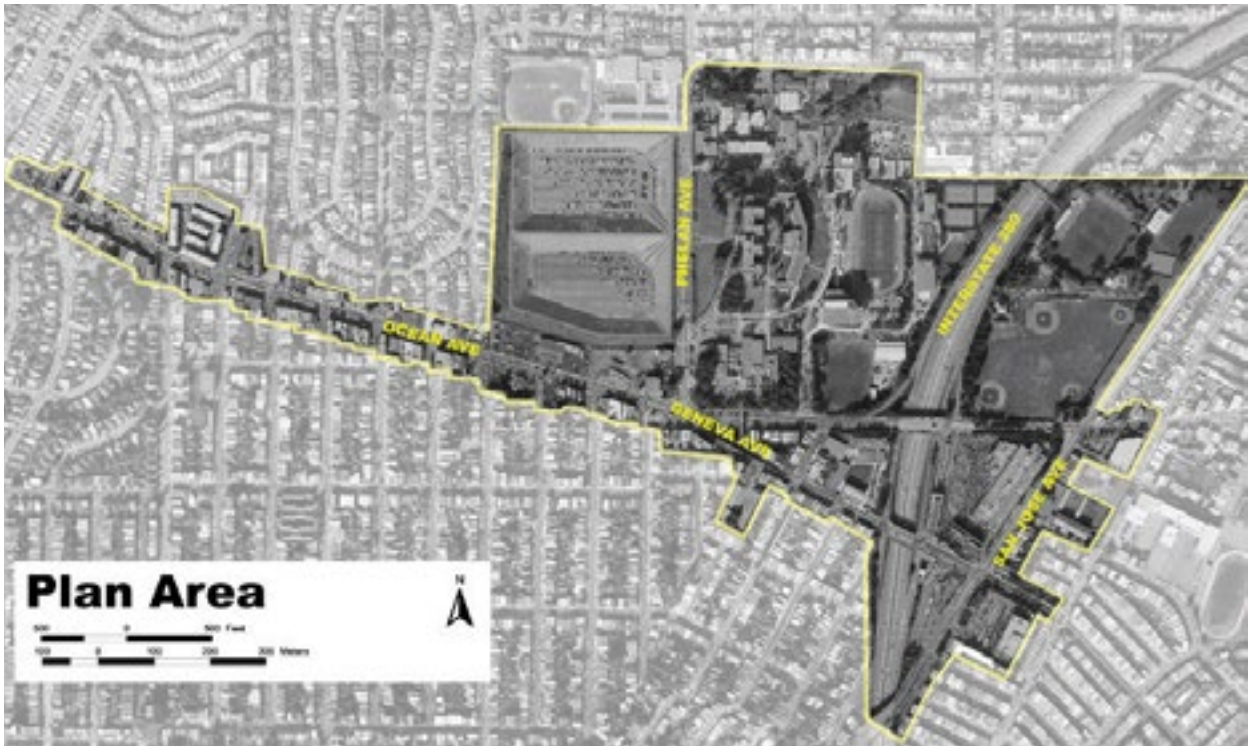

Figure 1.6–1: *Plan Area, from Balboa Park Station Area Plan, 2009*

Development of the Balboa Reservoir neighborhood will be coordinated with recent and concurrent planning and construction projects in the Balboa Park Station Area, including those outlined below.

Phelan Loop (now the City College Terminal) Plan

One outcome of the Balboa Park Plan was to reconfigure the former Phelan loop bus turnaround as a gateway feature to the commercial district, and a "new front door" on Ocean Avenue. The bus loop reconfiguration has been completed, including Unity Plaza and a new mixed-use affordable housing building on Ocean Avenue.

San Francisco Bicycle Plan

The goal of the San Francisco Bicycle Plan is to increase the safe use of bicycles throughout San Francisco. Increasing bicycle use in San Francisco is an important component of the City's Climate Action Plan and Transit-First Policy. Multiple streets around Balboa Reservoir are identified in the San Francisco Bicycle Plan for near-term improvements to bicycle route networks. These routes include Ocean Avenue (Alemany Boulevard to Lee Avenue) and Frida Kahlo Way (Judson Avenue to Ocean Avenue). Long-term improvements are planned for Holloway Avenue (Harold Avenue to Junipero Serra Boulevard).

Frida Kahlo / Ocean / Geneva Intersection Project

This SFMTA-led project aims at improving safety, accessibility, and comfort for people traveling through the Frida Kahlo Way / Ocean Ave / Geneva Ave intersection. The Project will develop further the recommendations from the SF Planning Department's Ocean Avenue Corridor Design for this intersection. SFMTA plans to start community outreach in late 2020.

Balboa Area Transportation Demand Framework 2017

The Balboa Area Transportation Demand Management (TDM) Framework process was designed to initiate collaboration between the City, City College of San Francisco, and surrounding neighborhoods in the effort to identify strategies that would support sustainable transportation choices in the area. This TDM Framework provides a common foundation for TDM within Balboa Reservoir, City College, and adjacent neighborhoods. The document is a supportive resource that provides recommendations and an understanding of how TDM measures can more effectively encourage sustainable travel choices, reduce vehicle trips and greenhouse gas emissions, limit traffic congestion, and lower household transportation costs.

City College Facilities Master Plan Update

City College of San Francisco's Ocean Avenue campus is the most important institutional presence in the Balboa Station area, serving thousands of students a year. This thriving campus borders the new Balboa Reservoir neighborhood along the entire eastern frontage of Lee Avenue. City College updated its Facilities Master Plan (FMP) in May 2019 to provide a road map for facilities development to support the goals and strategies of the College's Education Master Plan.

The plan for the Balboa Reservoir has been developed in consultation with City College Staff and in the context of the FMP update. The design of the Balboa Reservoir neighborhood is intended to coordinate with the future development of the City College campus, including the future Diego Rivera Theatre and the Science, Technology, Engineering, Arts and Math (STEAM) Building.

Figure 1.6–2: *Zoning Height & Bulk Districts from SF Planning Code*

1.7 PROJECT TIMELINE

Figure 1.7–1: *Project Timeline*

1.8 COMMUNITY PROCESS

The Balboa Reservoir neighborhood has been engaged in community planning efforts since the beginning of the Balboa Area Station Plan in 2000. Following the selection of Balboa Reservoir as a Public Lands for Housing site in 2014, City staff participated in over 30 public meetings to seek feedback on the community's priorities for the site's development. In the spring of 2015, the Board of Supervisors created the Balboa Reservoir Community Advisory Committee (BRCAC), consisting of seven members appointed by the Mayor and the District 7 Supervisor and two representatives of local neighborhood associations. The BRCAC has served as the primary forum for community feedback during the creation of the project's principles and parameters which the BRCAC endorsed in September 2016. These principles informed the programming goals included in the Request for Proposals issued by the City and SFPUC in 2017. (For full text of Balboa Reservoir CAC Principles & Parameters refer to reference documents.)

Reservoir Community Planning Process

Following the proposal and selection process, the Reservoir neighborhood project sponsors collaborated with the BRCAC to lead a community process to shape the master plan for the Reservoir. This phase of the community process included eight meetings with the BRCAC, two on-site tours, two community-wide open house events, and multiple meetings with individuals and community groups. This engagement process also included ongoing meetings and coordination with City College, as well as city agencies.

Community input has provided important guidance for developing these Design Standards and Guidelines for the Balboa Reservoir Neighborhood, particularly open space, building placement, transportation options, and neighborhood access. The Balboa Reservoir neighborhood sponsors anticipate ongoing community involvement as the plan is implemented, including input on the detailed design of the open space and individual building blocks.

Community Park Day 2018

Site Walk 2018

Responses to Community Input

Key components of the plan are a direct result of community guidance during the planning process:

1. The Reservoir Park was re-oriented to provide better shelter from prevailing ocean breezes, to maximize solar access, and to provide a stronger connection to north and east neighborhoods;
2. SFPUC Open Space was programmed and designed to provide for an active neighborhood-serving recreational uses such as urban soccer and food trucks;
3. North Drive was shifted south to create better alignment with Cloud Drive at Frida Kahlo Way, shorter distance between pedestrian crossings, and to provide more direct access to the Balboa Reservoir neighborhood;
4. Lee Avenue was widened to allow for improved bike and pedestrian access, and to provide more flexibility for future development at City College;
5. To improve the transition in scale adjacent to single family homes, the number of lower scale townhouse units has expanded and the taller buildings were consolidated nearer to Ocean Avenue and City College;
6. Building Standards and Guidelines encourage buildings that create a cohesive neighborhood and complement the existing neighborhood fabric;
7. Every aspect of the plan is designed to encourage walking, biking, and transit use—and to reduce the reliance on private automobile trips; and
8. Commitments to on-site renewable energy, stormwater management, and habitat restoration were strengthened and expanded.

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DESIGN FRAMEWORK

2

Figure 2.1–1: *Bird's-Eye View Balboa Reservoir Neighborhood, illustrative purposes only.*

Design Framework

The Design Framework consists of four elements, that will guide the physical design of the Reservoir neighborhood:

1. **Neighborhood Connections** describes key connections to transit and surrounding neighborhoods that provides the starting point for design;
2. **Design Principles** build on the Project Goals in Chapter 1 to guide the design of buildings and landscapes;
3. **Framework Elements** illustrate seven key components of the neighborhood and how they are shaped by site conditions, goals, and Design Principles; and
4. **Neighborhood Places** describes four key locations that will define the identity of the community.

2.1 NEIGHBORHOOD OVERVIEW

The design of the Balboa Reservoir neighborhood seeks to create a diverse and inclusive community and to benefit its residents and neighbors alike. At the heart of this new community is Reservoir Park, a generously planted and intimately scaled open space that will provide a gathering place for the larger neighborhood. The SFPUC retained fee parcel to the south provides additional flexible open space parallel to Ocean Avenue. The Brighton Paseo linking these spaces will form the spine of an open space network linking all nine of the development blocks. Pedestrian paths and slow streets will extend this network and will provide multiple bike and pedestrian connections to surrounding neighborhoods. These open spaces will be framed by buildings and active ground floor uses. Building heights will step down from east to west to create a shared viewshed towards the ocean while townhomes on the western edge will provide a transition to Westwood Park. See Figure 2.1–2 (Illustrative Plan).

Figure 2.1–2: *Illustrative Plan*

2.2 NEIGHBORHOOD CONNECTIONS

The Balboa Reservoir neighborhood is organized around neighborhood connections. To create a truly walkable transit-oriented neighborhood the first priority is to provide convenient and enjoyable pathways for pedestrians and cyclists to access Muni, BART, and the citywide bicycle network. These connections will also link residents to shopping at Ocean Avenue, to education and cultural resources at City College, and to services throughout the neighborhood; such connections will also work from the outside in to allow neighbors to access on-site amenities including Reservoir Park, the SFPUC Open Space, the community room, and childcare services. Neighborhood connections will be supported by the following design and policy initiatives:

- In collaboration with the City, City College of San Francisco and neighborhood stakeholders, the Reservoir neighborhood sponsors will participate in improving off-site pedestrian connections to BART and to Muni and will support improvements at the intersection of Ocean Avenue and Frida Kahlo Way;
- The Balboa Reservoir neighborhood will implement a robust Transportation Demand Management plan (TDM) that includes measures to support walking, biking and transit use as a convenient alternative to driving; and
- Open spaces and on-site amenities will be designed to be welcoming to surrounding neighbors and to City College students. This will include outdoor spaces designed to accommodate a wide range of uses, community space that is located to have a visual connection to the larger neighborhood, and childcare that is readily accessible by all modes of transit.

Figure 2.2–1: *Neighborhood Connections*

2.3 DESIGN PRINCIPLES

The design principles that guide the Balboa Reservoir neighborhood are rooted in the traditions of San Francisco and the Bay Area. The first waves of architecture in the San Francisco Bay Area were transported wholesale from other parts of the country, but as the city grew, a unique sensibility emerged that transcends style and period. The mild climate, dramatic topography, and striking views have encouraged a direct connection with nature and enabled this relationship through each season.

As a result, Bay Area architecture after 1945 has tended to encourage a strong connection between building and landscape, dematerialization of the building envelope and a sense of transparency and ambiguity of enclosure. These traditions responded to the site and context to create designs relating to the surroundings uniquely.

The topography and setting of the Reservoir neighborhood provide an opportunity to reinterpret these Bay Area design traditions. Visually connected to Mount Davidson and to the Pacific Ocean, this coastal setting encourages an active interface with the landscape through a purposeful blurring of indoors and outdoors. The sloping site, prevailing wind, and cyclical rhythm of fog provide opportunities for site-specific design responses. The centrally located open spaces reinforce a lifestyle-oriented around walking, biking, and engagement with the natural setting.

The eight design principles that follow will guide the design of the built environment at the Reservoir neighborhood.

1. Provide High Quality Places Accessible for Everyone

The neighborhood will be characterized by a range of open spaces from large gathering areas to more intimate respites to maximize outdoor activity and socialization for neighbors.

Human-scaled public open space

2. Integrate and Relate Buildings and Landscapes

Design elements will reflect the casual Bay Area lifestyle by blurring formal distinctions between indoors and outdoors, integrating buildings with surrounding landscapes, and extending exterior materials into interior spaces.

Unique building design opportunities

3. Celebrate and Reflect the Unique Setting and Vistas

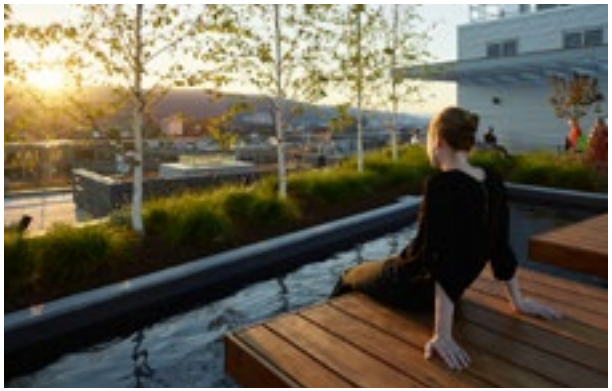
Design and character of open spaces and buildings will celebrate the site's topography and emphasize views to surrounding hills and the distant Pacific Ocean.

4. Contribute to the Surrounding Community and Network of Neighborhood Places

Through its network of public open spaces, community-serving amenities and pedestrian pathways, the Balboa Reservoir site will connect City College of San Francisco, Riordan High School, the Ocean Avenue retail corridor, BART, Muni, Unity Plaza to the residential neighborhoods of Westwood Park, Sunnyside, and Ingleside.

5. Accommodate the Evolving Climate and Prioritize Nature-Based Solutions

Architecture and amenities will suit Balboa Reservoir's cool microclimate, punctuated by wind and fog. Ecologically inspired systems and materials will support comfortable environments, connect people to nature, and anticipate a changing climate.



Buildings reflect topography and frame distant views

Connections will be provided to surrounding neighborhoods

Unique open space design opportunities to solve functional problems

6. Develop a Varied, yet Cohesive Neighborhood Character

The surrounding architectural context includes institutional grandeur, mixed-use neighborhood commercial corridors, and residential neighborhoods. The Balboa Reservoir neighborhood will incorporate a continuity of architectural expression to respect its context while establishing its own unique vernacular.

7. Prioritize Ground Floors through Thoughtful Fenestration and Materials

The design of the buildings and open spaces in the Balboa Reservoir neighborhood will support an engaging street-level environment. Care will be taken to incorporate active ground floor uses and design details that enhance the pedestrian experience.

8. Weave Sustainability throughout the Built Environment

To ensure a healthy and climate-responsible neighborhood that meets its sustainability goals, each built element will minimize its ecological footprint and support low-impact/low-carbon living.

Continuity of expression

Design for pedestrian interest

Unique detail opportunities

2.4 FRAMEWORK ELEMENTS

The seven framework elements provide a physical foundation for the implementation of the design principles.

1. Restored Topography

The site design reinterprets the sculptural qualities of the existing industrial topography and the unique coastal environment and aims to re-establish the natural grade to unify the site with the surrounding neighborhoods. The design:

- Uses the topography to express the site hydrology;
- Creates accessible connections to public streets and open spaces to encourage access and use; and
- Emphasizes low-impact development strategies to reduce the burden on the City's combined stormwater and sewer system.

Figure 2.4–1: *Existing Condition*

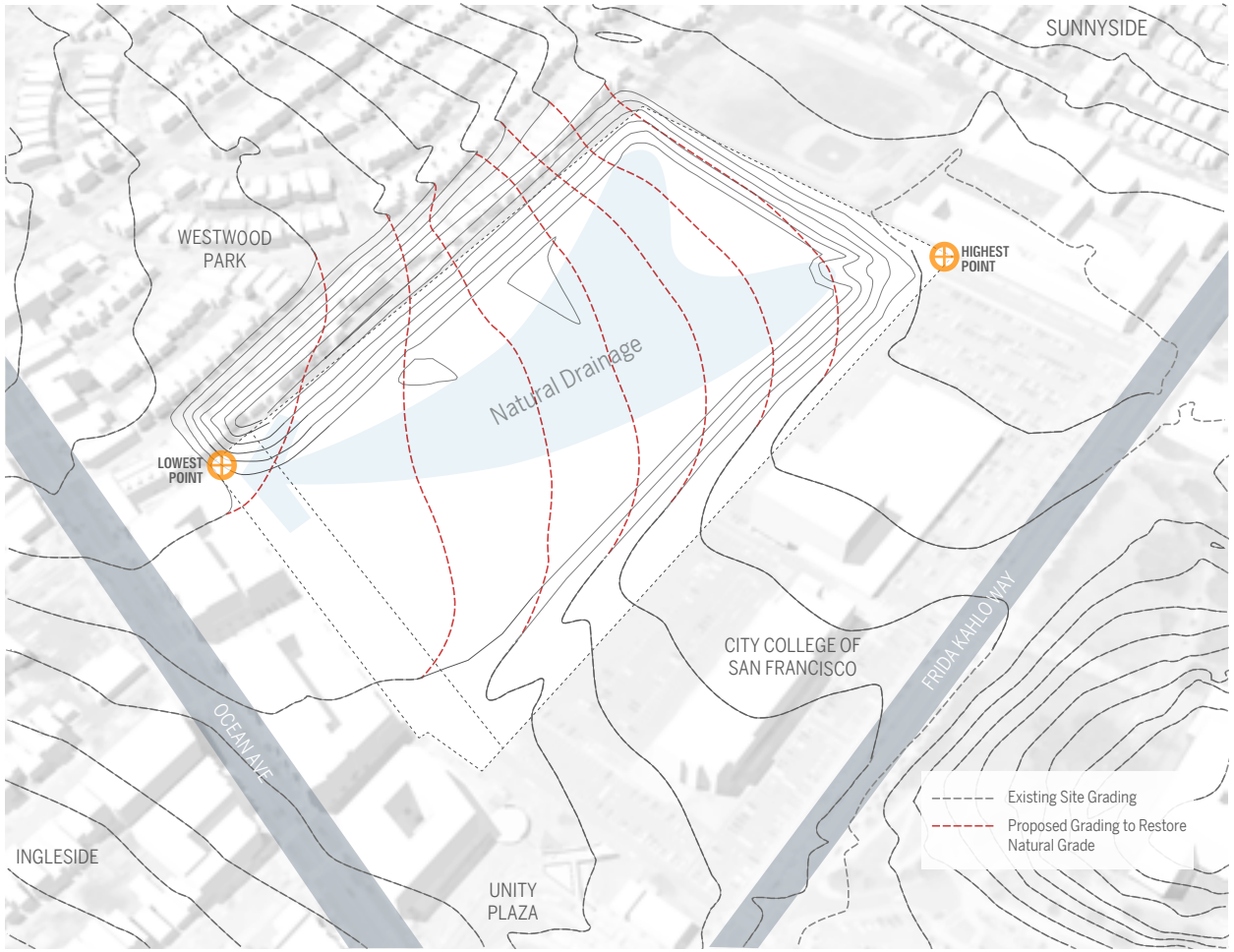


Figure 2.4–2: *Restored Typography*

2. Public Open Space

The heart of the new neighborhood is a network of public open spaces generated in shape and location by the desire lines of pedestrian circulation.

- Reservoir Park, over 400 feet in length, follows the original slope of the site, providing a mix of active and passive use areas as well as a natural circulation route through the neighborhood;
- A greenway on SFPUC land complements the busy commercial life of Ocean Avenue and provides a transition to the Balboa Reservoir neighborhood. This is a flexible zone that can accommodate active uses such as food trucks, farmers markets, and urban soccer, with the understanding that those uses will evolve and change over time;
- Privately owned, publicly accessible, pedestrian connections and entry courts are provided at townhouse blocks; and
- The arrangement of open spaces maximizes the number of residents who experience open space everyday.

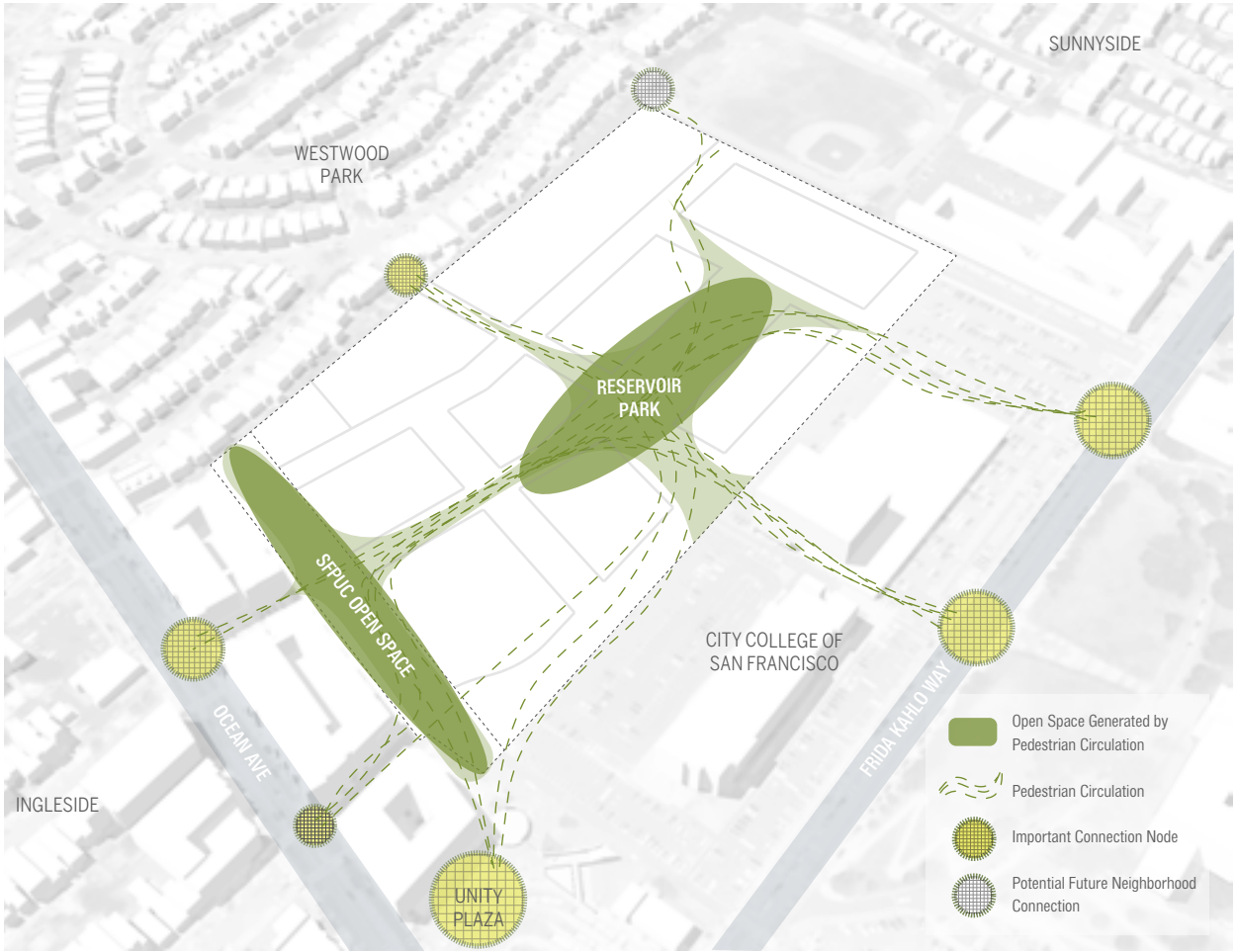


Figure 2.4–3: *Public Open Space Network*

3. Framing Open Space with Active Uses

The arrangement of open spaces provides every multifamily block with at least one full frontage on a public park. Buildings embrace and shape the public open space to create an active and welcoming sense of place for the entire neighborhood.

- Urban scale buildings with large entries and shared terraces reinforce the public character of the open space;
- Community facilities, a childcare center, and other amenity spaces are located facing onto public open space, providing convenient access for residents and community members; and
- Landscaped gateways between buildings greet visitors and provide shared gathering places.

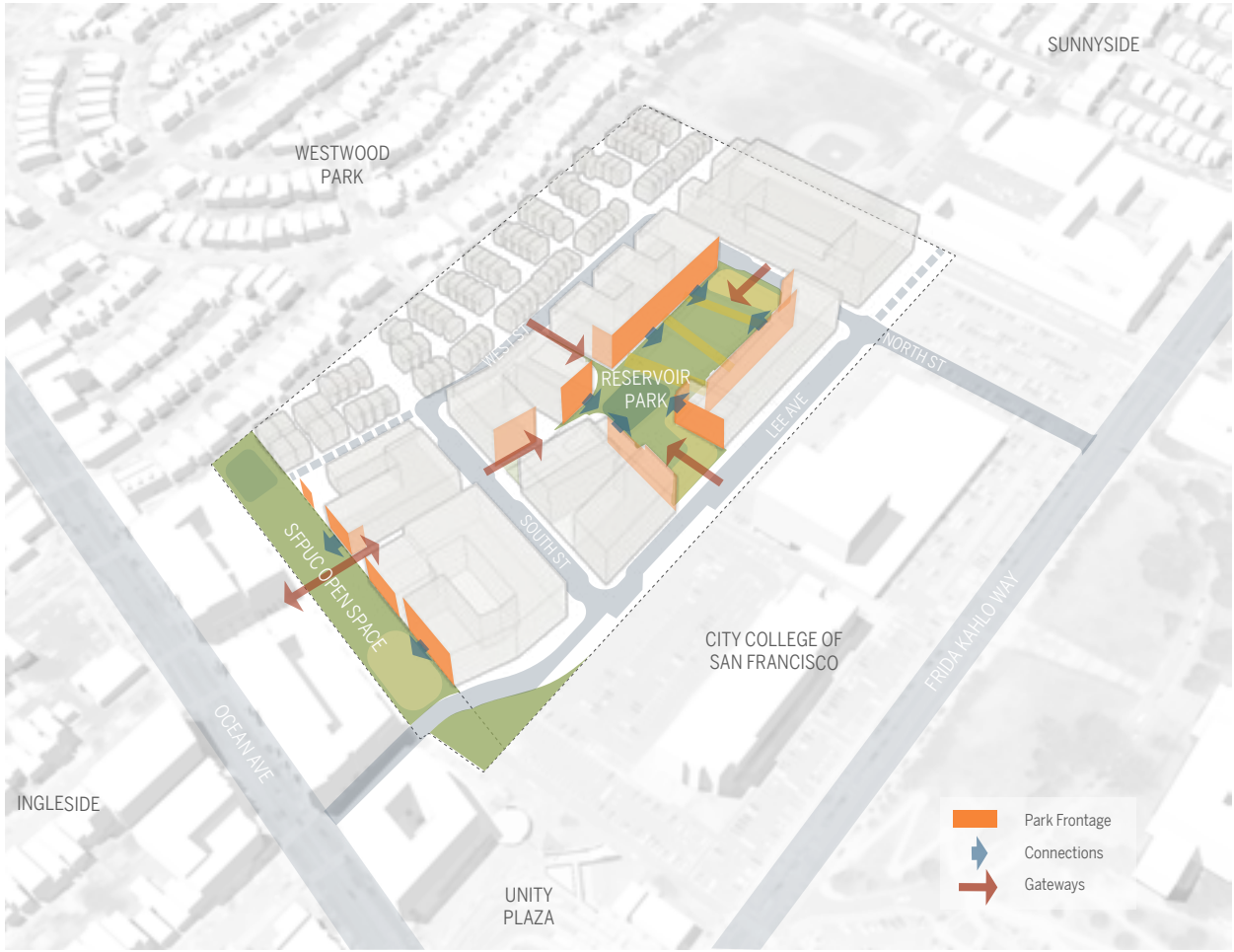


Figure 2.4–4: *Buildings Framing the Open Spaces*

4. Pedestrian Priority Zone

The open spaces form the core of a pedestrian priority zone that connects residents to surrounding neighborhoods, shopping, and transit options.

- Reservoir Park and the SFPUC Retained Fee Open Space are linked by pedestrian passages and pedestrian-oriented streets, to create a continuous network of walking routes and a multiplicity of possible pathways through the site;
- Connection points through neighboring sites provide walking access to transit and shopping at Ocean Avenue, Brighton Plaza, Lee Avenue, and Unity Plaza;
- The pedestrian network provides direct ties to adjacent neighborhoods: Westwood Park, City College, Riordan High School, and, via City College, to Sunnyside; and
- Internal courtyards are connected to public open space to create a continuous network of pedestrian circulation so that movement through the space becomes intuitive.

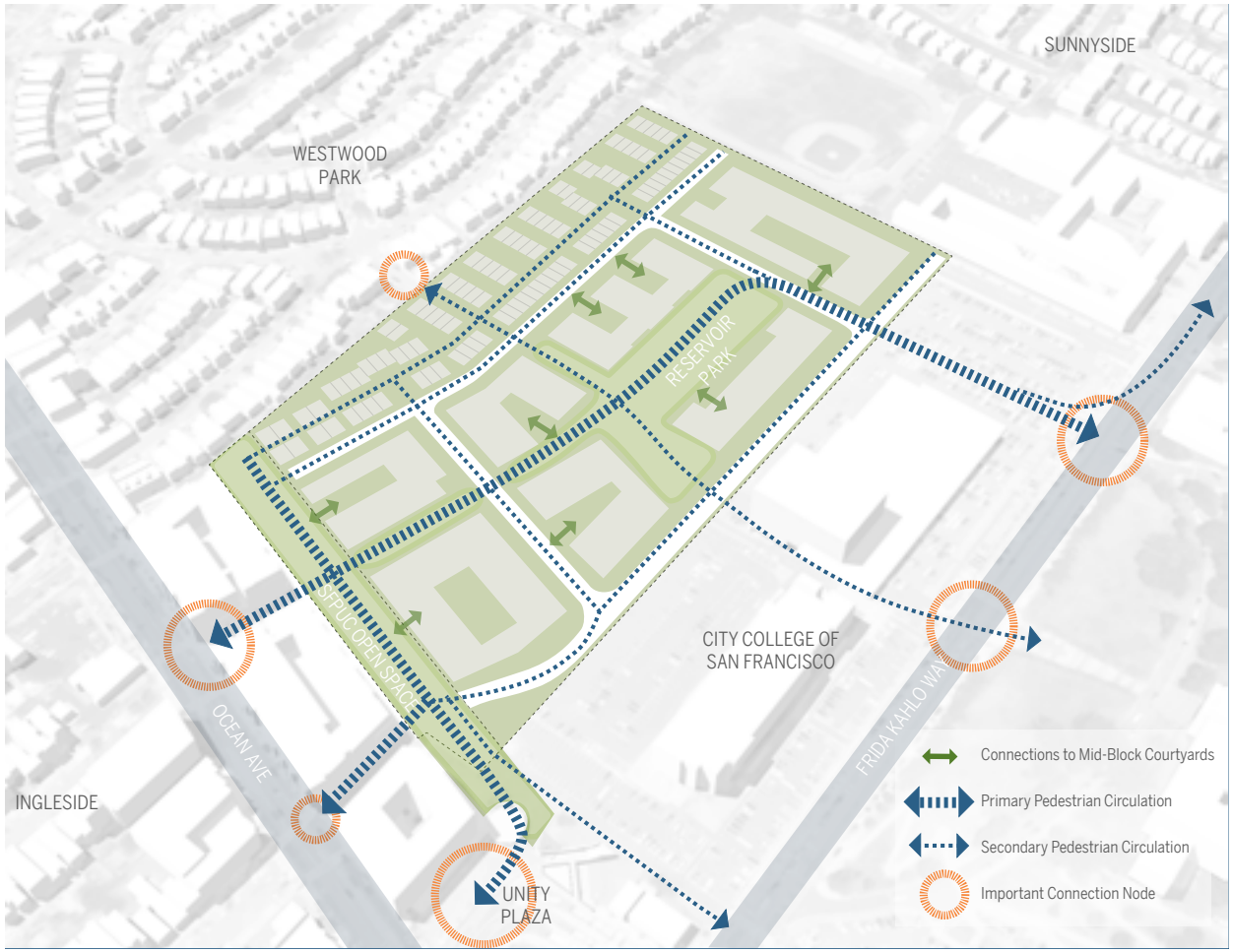


Figure 2.4–5: *Pedestrian Priority Zones*

5. Neighborhood Streets

The Balboa Reservoir neighborhood street network provides access for slow-moving vehicles, cyclists, and necessary services:

- The extension of Lee Avenue to North Street links the Reservoir neighborhood with City College and provides a dedicated bike lane that connects Frida Kahlo Way with the designated bike route on Holloway;
- The internal loop streets, North, South, and West Streets, are designed to calm traffic while also creating a safe environment for bicycles;
- West Street is a narrow residential street designed to calm vehicles and provide residential character;
- Raised crossings at selected intersections improve pedestrian safety by increasing visibility and reducing vehicular speed; and
- Passenger and commercial loading zones are provided at all buildings and open spaces, thus reducing potential congestion in the surrounding neighborhood streets.

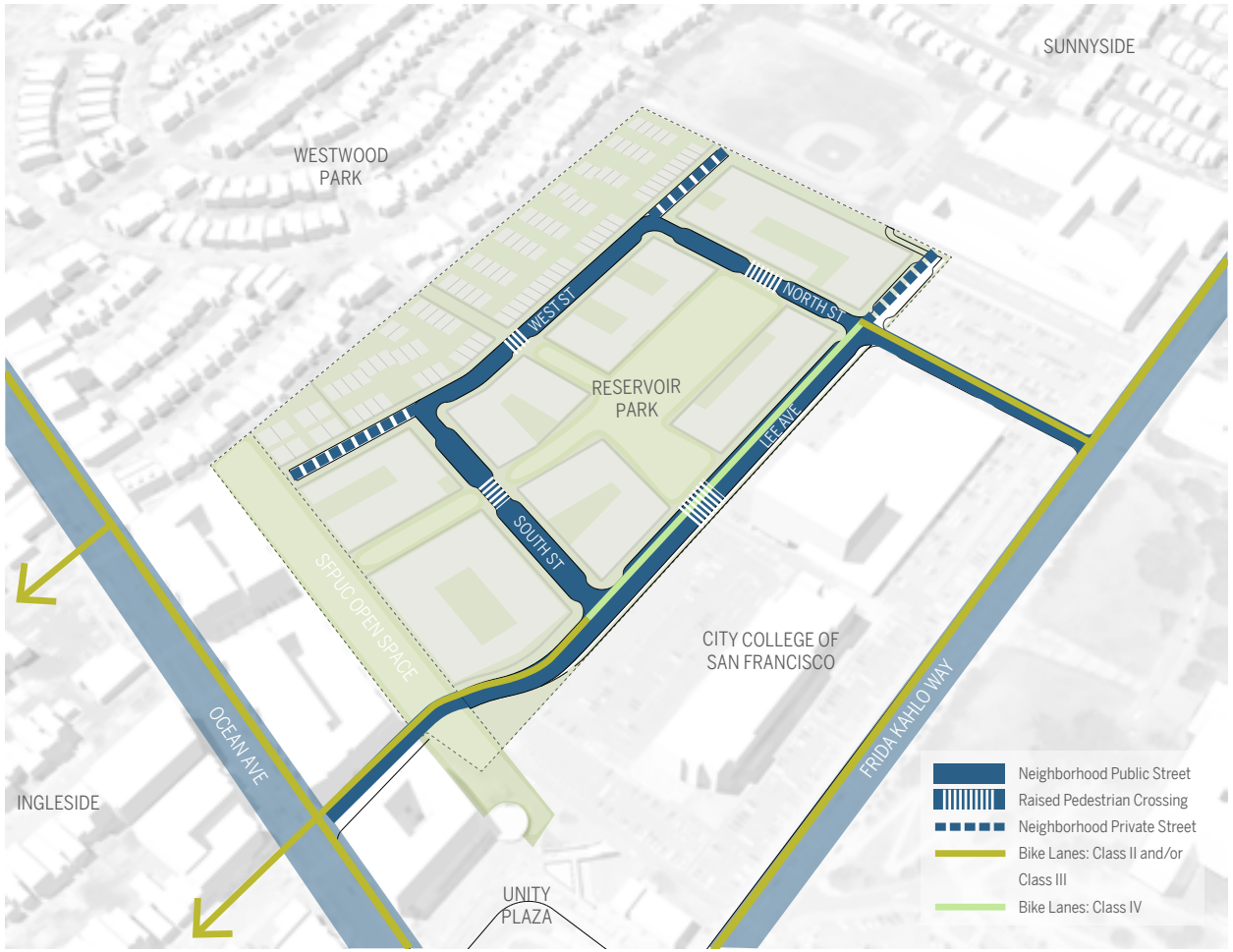


Figure 2.4–6: *Neighborhood Streets*

6. Stepped Building Massing

The site is organized to provide a transition in scale from the institutional buildings at City College to the single-family homes to the west.

- Taller buildings fronting on Lee Avenue, create a strong shared frontage with City College;
- Intermediate scale buildings provide wind sheltering at Reservoir Park while allowing solar access;
- Two and three story townhomes border Westwood Park, providing a transition in building scale from single-family homes to the multifamily housing at the interior of the site; and
- Roof terraces overlook public green space allowing residents to enjoy views to the park, surrounding hills, and the ocean.

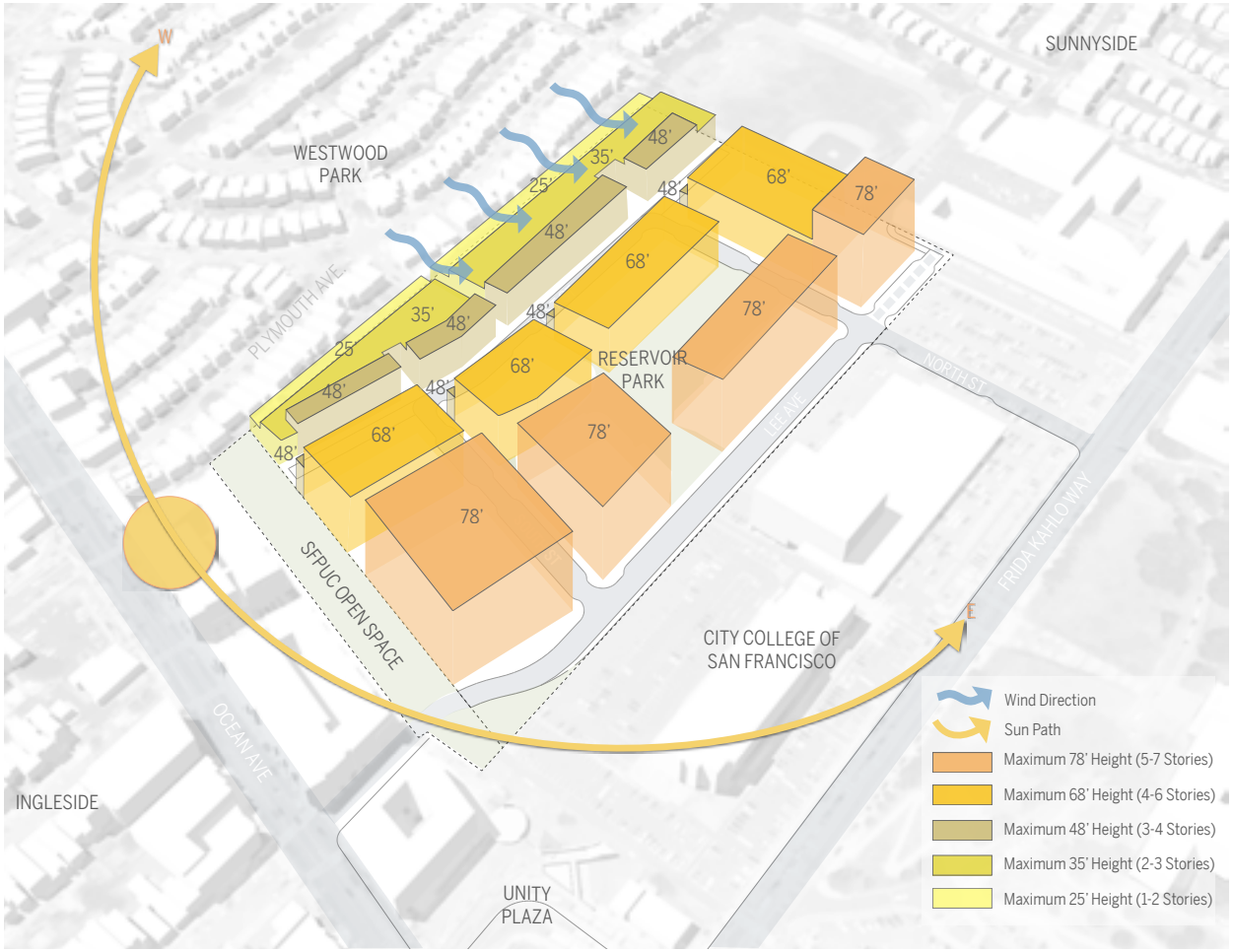


Figure 2.4–7: *Transition in Scale*

7. Sustainable Neighborhood

All aspects of the Reservoir Plan are guided by the principles of the San Francisco Sustainable Neighborhood Framework, with the goal of enhancing livability and reducing the environmental footprint of residents for generations to come. This section complements mobility/ TDM efforts:

- The Reservoir has set a goal of meeting building energy demand primarily through the use of greenhouse gas-free electricity sources;
- Rooftops will be designed to maximize the potential of photovoltaic and solar preheat systems with the goal of meeting 25% of the building energy demand through on-site renewable sources;
- Building envelopes will be designed to minimize energy loads for heating and cooling, while maximizing the potential for natural ventilation;
- Water consumption will be reduced by treating gray water on site for reuse in toilet flushing and irrigation;
- The landscape design is organized to allow stormwater management to be integrated into the open space plan, and to provide a climate-appropriate habitat;
- Public spaces, service facilities, and individual units will be designed to encourage recycling, composting and reduce waste generation, with the goal of sending zero waste to landfills; and
- The entire site will be designed to connect all residents, workers, and visitors to nature every day, to educate, and to inspire long term stewardship.

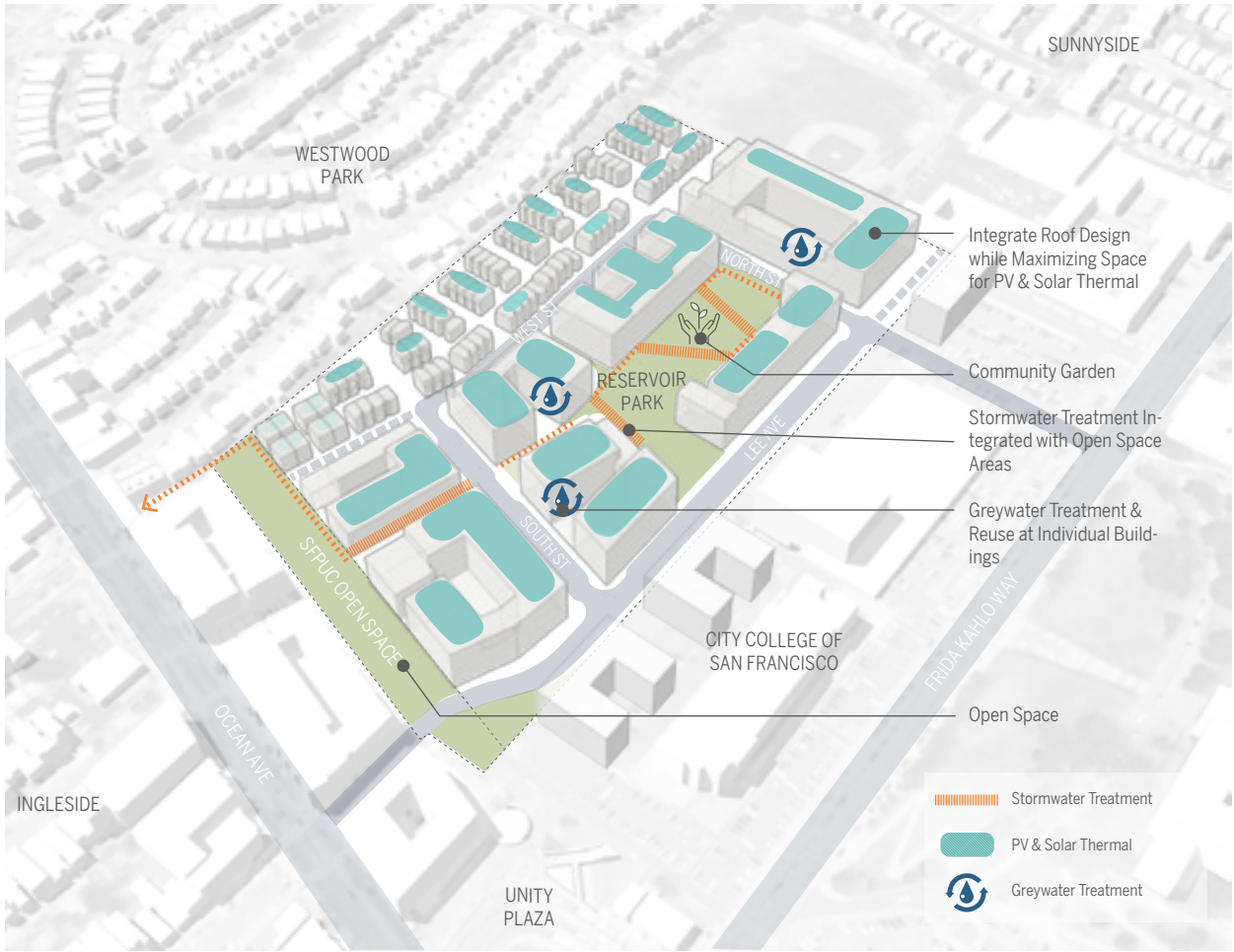
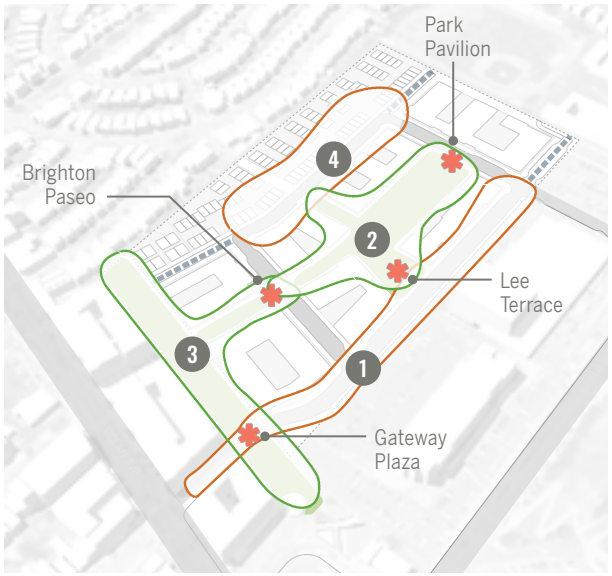


Figure 2.4–8: *Sustainable Neighborhoods*

2.5 NEIGHBORHOOD PLACES

Four key places define the character of the new neighborhood. Each of these places will have a distinct identity based on location and function, and yet they will also be linked by shared design principles into a larger sense of place. Where neighborhood places overlap there are activity nodes such as Gateway Plaza, Lee Terrace and Park Pavilion providing focal points for gathering and interactions.



LEGEND

1. *Lee Avenue and Gateway Plaza*
2. *Reservoir Park and Pavilion*
3. *SFPUC Open Space and Brighton Paseo*
4. *West Street and Townhouses*

✱ *Neighborhood Nodes*

1. Lee Avenue and Gateway Plaza

Lee Avenue is the front door to the Balboa Reservoir neighborhood, connecting the project site to adjacent neighborhoods and City College of San Francisco. Entering from the Ocean Avenue commercial corridor, Lee Avenue intersects with the SFPUC Retained Fee Open Space, which connects the City College campus, Unity Plaza, and the Muni transit hub to the new neighborhood, creating a gateway to the site.

As Lee Avenue continues north, tall ground floors, cantilevering canopies, unit entry stoops, and strategic visual connections to Reservoir Park integrate the Reservoir neighborhood with the academic village envisioned by City College of San Francisco.

2. Reservoir Park, Lee Terrace, and the Pavilion

Reservoir Park is the heart of the Balboa Reservoir neighborhood. The park is fronted by community and residential uses and is connected to public streets on all sides. Buildings fronting the park feature common amenities, rooftop terraces, and unit entries that encourage outdoor activities. The park design maximizes opportunities for habitat creation, stormwater management, and food production.

Lee Terrace is the primary entry into Reservoir Park from Lee Avenue and City College of San Francisco. With its robust tree coverage and special paving, the Terrace creates a welcoming, portal for people arriving on foot or bike.

Lee Avenue Gateway, looking north and west to SFPUC open space

Reservoir Park, looking north

The Park Pavilion is the primary entry into Reservoir Park from North Street and is an open gathering space that frames the northern edge of the park.

Lee Terrace, looking west to Reservoir Park from Lee Avenue

Community Room, looking northwest to Reservoir Park

3. SFPUC Open Space and Brighton Paseo

Located at the southern boundary of the project site, the SFPUC Retained Fee Open Space serves as a flexible recreation zone with links to Reservoir Park, Ocean Avenue and Unity Plaza. The landscape and architecture will celebrate this lively crossroads featuring a flexible plaza to host a variety of active uses.

Brighton Paseo is a pedestrian extension of Brighton Avenue connecting to Reservoir Park. The Paseo integrates active pedestrian movement with stormwater planting to create a unique open space experience.

4. West Street and the Townhouses

West Street is an intimate neighborhood street lined by residential entries that provides a transition between the larger multifamily apartment buildings to the east and the urban townhouses to the west. Multifamily buildings step down at West Street and are designed to reflect the scale of individual units. Townhouses create a network of private streets that share the close-knit character of the surrounding neighborhoods.

Traffic calming measures such as roundabouts and a raised crossing at San Ramon Paseo to Reservoir Park will calm vehicular traffic and emphasize the pedestrian focus of this area.

SFPUC open space, looking north to Brighton Paseo

West Street, looking north

LAND USE

3

Land Use

3.1 OVERVIEW

The Balboa Reservoir neighborhood will be a diverse and inclusive residential district providing housing for a wide range of households in close proximity to transit, community services, and an active retail corridor. The neighborhood will include primarily residential and accessory uses. Generous publicly accessible open space, a community room and childcare will be provided on site. Given the close proximity of retail on Ocean Avenue, retail uses are not required on the Reservoir Site. However, limited retail is allowed at multifamily residential blocks, where it may serve to enliven streets and publicly accessible open space.

Private, off-street accessory parking is permitted in conjunction with residential uses. Off-street non-accessory public parking is permitted in specific locations to serve City College staff and students, as well as the wider public.

The Land Use controls that follow will be codified in the San Francisco Planning Code Section 249.88, as the Balboa Reservoir Special Use District (the "SUD"). Uses shown in the land use plan apply to all floors, including mezzanines and ground floors, unless otherwise noted. Land use shall be restricted to those uses permitted by the SF Planning Code including the SUD. Location of allowable land uses is indicated on the land use plan, Figure 3.1–1. See Appendix A for land use definitions.

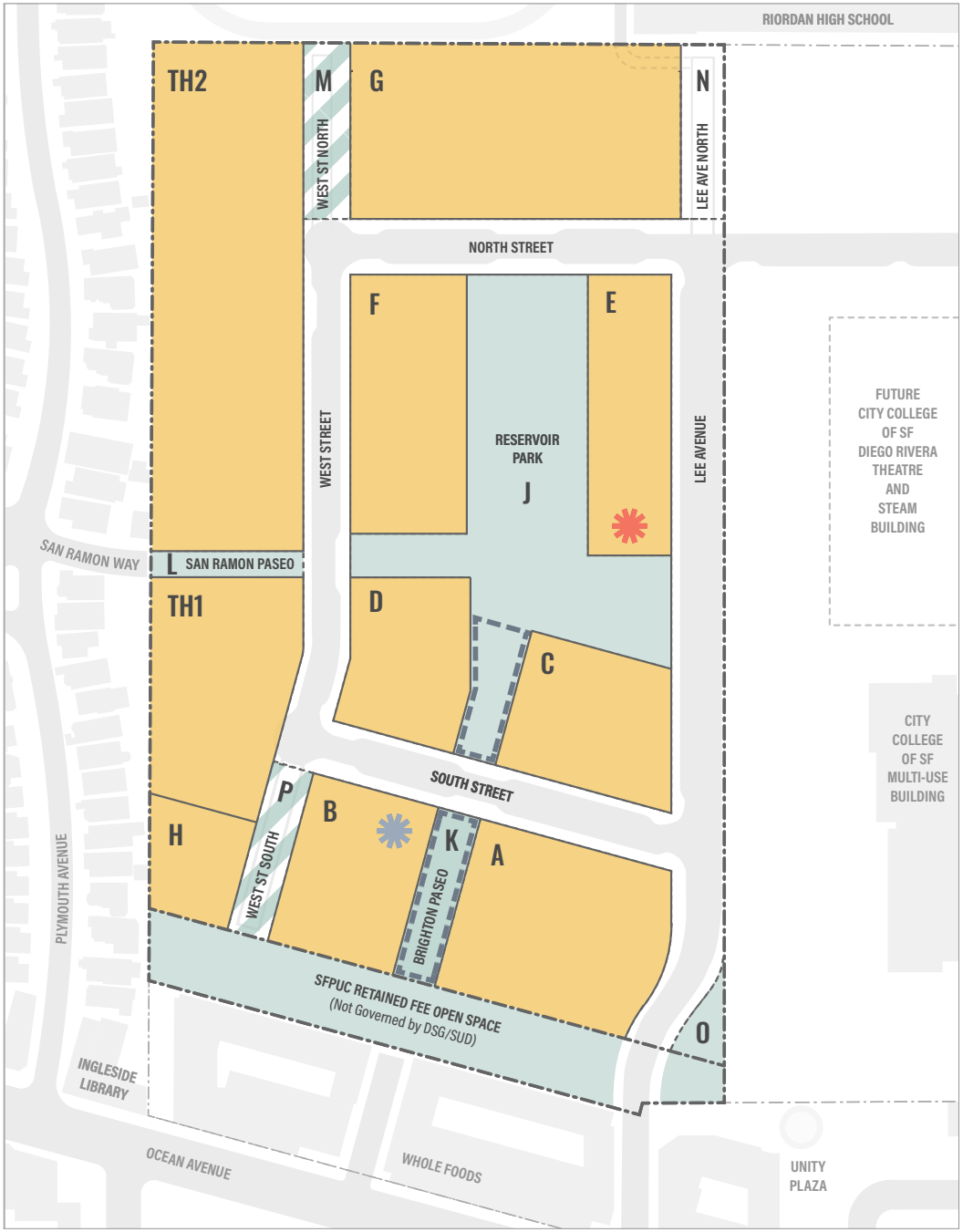


Figure 3.1–1: *Land Use Plan*

3.2 RESIDENTIAL USES

STANDARDS

S.3.2.1 Dwelling Unit Density Limit

The dwelling unit and group housing density limits shall be as described in the Balboa Reservoir SUD. Greater residential density may be provided on individual blocks, provided the overall density does not exceed the density allowed for the entire project.

S.3.2.2 Dwelling Unit Mix

No less than 30% of the total aggregate number of proposed dwelling units in the SUD shall contain at least two bedrooms, and no less than 10% of the total aggregate number of proposed dwelling units in the SUD shall contain at least three bedrooms, for a total of 40% of units with two bedrooms or more. The minimum dwelling unit mix may be less on any individual Block than otherwise required provided the total dwelling unit mix in the SUD shall not be less than the minimum dwelling unit mix upon completion of the Project.

Community room available for public use

Childcare facility outdoor open space

3.3 GROUND FLOOR USES

The following public serving uses will be located at the ground floor of residential buildings and will serve to activate the public realm of the Balboa Reservoir neighborhood. Ground floor activation is further discussed in Section 7.10 (Common Areas and Ground Floor Units).

STANDARDS

S.3.3.1 Community Room

A community room available for public use shall be located immediately adjacent to Reservoir Park. One potential location at the southern corner of Block E is illustrated on the Land Use Plan, Figure 3.1–1. Controlled public access to the community room shall be provided from the park and/or from the public street. The area of the meeting room shall be not less than 1,000 square feet, not including support areas such as restrooms and storage closets.

S.3.3.2 Childcare Facility

A childcare facility shall be located in close proximity to the SFPUC Retained Fee Open Space or other open space. One potential location is illustrated on Figure 3.1–1. The childcare facility shall include a portion of the required outdoor open space on site, and shall accommodate passenger loading and unloading in close proximity to entry.

S.3.3.3 Retail Uses

Retail uses are allowed at the ground floor of residential mutlifamily Blocks. Refer to Section 7.13 (Ground Floor Retail) for standards related to retail uses.

3.4 PUBLIC PARKING GARAGE

STANDARDS

S.3.4.1 Public Parking Garage

A public parking garage with an aggregate total not exceeding 450 parking spaces shall be allowed as described below. Public parking is not required on the Reservoir site. Refer to Section 7.21 for standards related to public garages.

- **Subgrade Public Parking Garage**

  A public parking garage is allowed subgrade at Blocks A through G.

- **Above Grade Public Parking Garage**

  An above-grade public parking garage, meeting the requirements of Section 7.21, is allowed at Blocks A and G. Refer to Section 7.21 for additional standards related to public parking garages.

3.5 PUBLICLY ACCESSIBLE OPEN SPACE

STANDARDS

S.3.5.1 Carts and Kiosks in Open Spaces

Retail, sales and service, entertainment, arts, and recreation uses are allowed within a limited number of mobile carts and kiosks in parks and open spaces. Refer to Section 6.10 (Carts and Kiosks in Open Spaces).

S.3.5.2 Parking Garages Below Public Open Spaces

Accessory parking garages serving residential uses are allowed below publicly accessible open space at the areas indicated on Figure 3.1–1. Garages located below publicly accessible open space shall be below grade and landscaped to maintain uninterrupted public open space. Refer to Section 7.20 (Private Parking Garages) for additional private parking garage standards and S.6.12.8 (Soil Depth) for additional standards related to planting over parking garages.

3.6 PERMITTED USES

STANDARDS

S.3.6.1 Permitted Uses

Uses shall be permitted as shown in Table 3.6.–1 (Balboa Reservoir Land Uses).

Balboa Reservoir Land Uses

Permitted Use Category	A	B	C	D	E	F	G	H	TH1	TH2	J (Reservoir Park)	K, L, O (Misc. Open Spaces)
Publicly Accessible Open Space	P	P	P	P	P	P	P	P	P	P	P	P
Residential Use	P	P	P	P	P	P	P	P	P[1]	P[1]	NP	NP
Child Care Facility	P	P	P	P	P	P	P	P	P	P	P[4]	P[4]
Community Facility [2,3]	P	P	P	P	P	P	P	P	NP	NP	NP	NP
Retail Sales and Services [2]	P	P	P	P	P	P	P	NP	NP	NP	NP	NP
Arts Activities [2]	P	P	P	P	P	P	P	NP	NP	NP	NP	NP
Carts and Kiosks [5]	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP
Public Parking Garage	P	P	P	P	P	P	P	P	NP	NP	P[6]	NP

P = Permitted Use, NP = Non-Permitted Use

Notes:

[1] Only townhouse units are allowed

[2] All non-residential uses except multi-story parking garages are allowed only on the ground floor and below

[3] As defined in Section 102, except Health Care uses are not allowed

[4] Childcare open space only

[5] Carts and Kiosks are allowed in Block J

[6] Below grade only as shown in Figure 3.1–1

Table 3.6.–1: *Balboa Reservoir Land Uses*

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NEIGHBORHOOD SUSTAINABILITY 4

Overview

4.1 SUSTAINABLE NEIGHBORHOOD FRAMEWORK

The Balboa Reservoir neighborhood has adopted the San Francisco Sustainable Neighborhood Framework (SNF) to guide all aspects of sustainable design and operations. The City of San Francisco developed the Sustainable Neighborhood Framework as a means to synthesize citywide sustainability, climate, and resilience-related policies into a comprehensive yet streamlined tool that helps development projects amplify environmental performance, quality of life, and community co-benefits. It also seeks to ensure investments throughout the built environment support San Francisco's global commitment to be a net-zero city by 2050 by embedding the city's bold and urgent climate and related goals: healthy air, renewable energy, clean water, robust ecosystems, and zero waste. The SNF is centered on these five goals, which are supported by 15 targets that guide project based sustainability efforts. Refer to Figure 4.1–1.

Chapter 4 identifies project goals, standards and guidelines that support each of the SNF's five goals and addresses the supporting targets that are most relevant for the Balboa Reservoir neighborhood. For the purposes of this chapter, project goals are defined as non-binding aspirations that will guide design decisions. These aspirations will be balanced with the other community priorities guiding the Balboa Reservoir neighborhood. Refer to Appendix B for a summary of the Sustainable Neighborhood Framework in table form, which includes cross references for standards and guidelines included in other sections of the DSG.

Figure 4.1–1: *SF Sustainable Neighborhood Framework*

4.1.1 Environmental Leadership Project

Balboa Reservoir has been selected as an Environmental Leadership project (ELP) under California State Assembly Bill 900. Under this program, the Balboa Reservoir project will achieve net-zero greenhouse gas emissions in the construction and operation of the project. This will be accomplished by a combination of efficient building systems, on-site renewable energy and through the purchase of certified greenhouse gas credits. As an ELP project, the Balboa Reservoir neighborhood also commits to achieve LEED Gold or better for all buildings, to significantly reduce auto trips, through TDM measures and to ensure prevailing wages for construction jobs and living wages for permanent on-site employment.

4.1.2 Community Sustainability Goals

The Balboa Reservoir neighborhood's commitment to sustainability is also rooted in the Principals and Parameters set forth by the Balboa Reservoir Community Advisory Committee, including the following project specific measures:

- Housing options that serve a diverse, mixed-income neighborhood including 50% affordable housing and a majority of units with two or more bedrooms to better serve families;
- Publicly accessible open space including a central park serving the larger community;
- Walkable, bikable, transit-oriented neighborhood with direct connections to shopping, services and transit; and
- Opportunities for residents and neighbors to collaborate in creating a sustainable neighborhood model through community engagement in on-site food production, management of energy consumption, mobility choices, and waste management.

4.1.3 Equity

Consistent with the Sustainable Neighborhood Framework, all elements of Balboa Reservoir will be designed to promote equal and equitable access to environmental and community benefits, including open space, recreation, nature, and transit options. This emphasis on equity is supported by the project wide commitment to 50% affordable housing and the commitment to prevailing wages for construction jobs and living wages for permanent jobs.

4.1.4 Climate Responsive Design

The Balboa Reservoir neighborhood offers an excellent opportunity to conserve energy and enhance the livability of indoor and outdoor spaces through climate responsive design. The San Francisco climate is characterized by relatively cool and mild weather year-round. In summer, daily highs average around 70°F, and in winter daily lows average around 45°F. Cooling demands are minimal in residential developments. Heating demands are moderate and quite consistent throughout much of the year. The prevailing wind direction at the Reservoir site is from the west, particularly in the afternoons when winds are typically at their strongest.

It is also important to recognize that the San Francisco climate is changing. The future will likely involve warming ocean temperatures and more extreme weather events. The Balboa Reservoir neighborhood must be designed to take best advantage of current climate conditions, recognizing that this approach is also beneficial for ensuring buildings are able to adapt to climate change over time.

Figure 4.1–2: *Balboa Reservoir Site Sun Path*

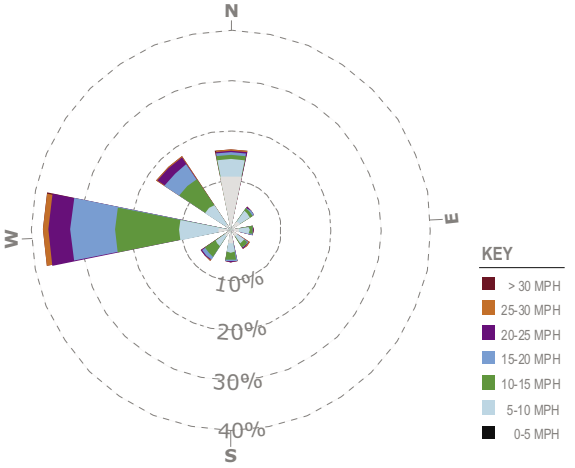

Figure 4.1–3: *Wind Rose (prevailing winds on site)*

Healthy Air

Balboa Reservoir seeks to provide residents and visitors with non-toxic and temperate air indoors and out. To achieve this, the following sub-sections focus on project specific measures related to reducing greenhouse gas emissions, using healthy materials, and ensuring occupant comfort.

4.2 ZERO EMISSION ENVIRONMENTS

Carbon emissions from buildings create significant impacts to local air quality and the global climate crisis. Balboa Reservoir aspires to eliminate greenhouse gas (GHG) emissions from building construction and operations to ensure a climate-safe and healthy community for all future residents.

Strategies include electrification of building loads, high performance building envelopes, energy efficient HVAC systems, on-site renewable energy generation, electric vehicle infrastructure, and low SRI building and site materials to reduce the heat island effect. As California moves towards 100% renewable energy, prioritizing electric power instead of natural gas will minimize the neighborhood's carbon footprint and increase its resilience.

4.2.1 All Electric

To help achieve the City's net-zero carbon goal, buildings will prioritize electric systems and renewable energy operations. This strategy will include the use of electric-based systems and appliances for space heating, cooking and clothes drying.

The project will evaluate the option of providing electric heat pump water heating to eliminate any gas use on site. However, if the technology has not progressed sufficiently to make this feasible for large scale central water heating systems, gas-fired boilers may be used in place of electric heat pump boilers subject to conformance with guidelines in this section.

PROJECT GOALS

100% of building systems and appliances will be designed for electricity. Buildings will reduce all sources of local GHG.

GUIDELINES

G.4.2.1.1 Electric Building Systems

Building systems should be designed to use electric based systems for heating, cooling, cooking and clothes drying.

G.4.2.1.2 Domestic Water Heating

Domestic water heating should be based on electric heat pump systems, if feasible with commercially available technology.

In the event that gas fired boilers are provided, each building will provide a solar thermal pre-heat system to reduce use of natural gas for domestic water heating. In addition, the system shall be designed to allow for conversion to all electric systems as technologies become available.

4.2.2 Transportation Demand Management

Transportation Demand Management (TDM) is an umbrella term for a variety of incentives, programs and infrastructure investments that reduce driving trips and create an environment that is conducive to walking, bicycling and using transit. TDM strategies lead to a reduction in the number of vehicle trips and vehicle miles traveled per person, thereby reducing greenhouse gas and related vehicle emissions and reducing traffic congestion.

The Balboa Reservoir neighborhood will implement cost-effective strategies that have been proven successful in urban settings and will achieve the target set by the City's TDM Ordinance for Balboa Reservoir. Refer to the Balboa Reservoir TDM plan for a full outline of planned strategies.

PROJECT GOALS

80% of the trips to and from the site will be by sustainable modes and the project will achieve a vehicle trip reduction of at least 30% compared with a comparable project without TDM measures.

STANDARDS

S.4.2.2.1 TDM Ordinance

The Balboa Reservoir shall comply with the City's TDM Ordinance by implementing TDM strategies that achieve 30 points in the City's TDM menu and will achieve a performance standard that does not exceed 70% of the driving trips estimated in environmental review. The project shall utilize any combination of the approved TDM strategies to achieve the 30 point target.

Walkable/bikable neighborhood

Bicycle parking

4.2.4 EV Charging Stations

To reduce local GHG's generated by personal transportation, the Balboa Reservoir will promote the use of electric vehicles (EV).

PROJECT GOALS

As EV adoption increases in the future, EV charging will be available at 100% of the off-street parking spaces. The base design will include sufficient electric infrastructure to meet this goal including provisions for installation of a load management system.

STANDARDS

S.4.2.4.1 EV Charging Stations

The project shall provide EV charging stations at not less than 20% of the total off-street parking spaces.

S.4.2.4.2 Future Capacity

The electrical capacity at each block shall be designed to allow for EV charging stations at 100% of the off-street parking spaces in conjunction with a future load management system..

Electric vehicle charging stations

4.2.3 Construction Practice

Construction activities are responsible for significant contributions to airborne particulate matter and other pollutants with impacts falling most heavily on those in close proximity to the construction site.

PROJECT GOALS

The project will minimize particulate matter emissions associated with diesel fuel engines during construction by implementing a Clean Construction Plan.

GUIDELINES

G.4.2.3.1 Construction Indoor Air Quality Plan

A Construction Indoor Air Quality Management Plan should be implemented to minimize pollutants during construction.

4.3 NON-TOXIC AND COMFORTABLE INTERIORS

Individuals and families spend the majority of their time in and around their homes, making housing environments a vital focus for promoting health. Balboa Reservoir strives to create indoor spaces that support the health and well-being of residents and building owners alike.

The project will create a healthy living environment by focusing on improving the quality of air, water, and light through design and construction best practices.

4.3.1 Material Selection

PROJECT GOALS

100% of interior materials will meet all low-emitting materials and emissions testing requirements of the current version of LEED.

GUIDELINES

G.4.3.1.1 Low Emitting Materials

Selection of interior materials should prioritize low emitting products.

4.3.2 Air Filtration

STANDARDS

S.4.3.2.1 Ventilation Requirements

All buildings shall be designed to meet ASHRAE 62.2 ventilation requirements.

GUIDELINES

G.4.3.2.1 Improved Ventilation

Project should include strategies for improved ventilation and well sealed living spaces and common areas to allow residents to shelter-in -place in the event of an emergency.

G.4.3.2.2 Non-Toxic Cleaning and Pest Control

Building management should prioritize the use of non-toxic and environmentally sustainable products for cleaning and pest management at common areas, including shared outdoor areas.

G.4.3.2.3 Natural Cross Ventilation

Refer to Section 4.4.1 (Envelope and Facade Treatments) for Project Goals related to natural cross ventilation at residential units.

Non-toxic flooring

Non-toxic interior paint

Renewable Energy

The Balboa Reservoir neighborhood will prioritize achieving an efficient and fossil fuel-free environment. Towards these goals the following sub-sections focus on project specific measures related to energy efficient building design, on-site renewable energy and smart system operations.

4.4 ENERGY EFFICIENT ENVIRONMENT

Energy efficient building design is the first step towards the goal of achieving net-zero greenhouse gas emissions. High performance envelope and building systems not only reduce energy cost, but also increase thermal comfort and improve the indoor environment resulting in less moisture, mold, particulates and allergens. High performance building envelopes can also mitigate thermal comfort and health and safety issues associated with heat waves and future warming of the region due to climate change.

4.4.1 Envelope and Facade Treatments

Reducing the solar heat gain in the spaces in summer will reduce the cooling load allowing the spaces to be passively conditioned through natural ventilation and passive cooling. Windows with higher insulation properties and lower leakage will reduce heating energy. The mild climate of the Balboa Reservoir neighborhood coupled with high performance envelope design allows for the use of natural ventilation to supplement or replace active cooling systems. Operable windows allow the residential units to maintain comfortable temperature levels for the majority of the year, without requiring any mechanical cooling. This strategy further lowers the building energy use.

PROJECT GOALS

- 50% of the units will be designed to have natural cross ventilation. Cross ventilation may be accomplished by providing windows on at least two building frontages, or by providing bays or other building features with operable windows arranged to draw outside air through the primary living spaces. Natural ventilation will be in addition to mechanical ventilation systems required by code.
- Building envelope will be designed to be at least 5% better than the current energy code standard (excluding any systems related efficiency measures). This will be achieved through limiting the amount of glazing on frontages with high solar loads, using external shading devices as necessary, using low-E glazing and thermally insulated framing (i.e., thermally broken framing or non-metal window system with low assembly U-values.).

STANDARDS

S.4.4.1.1 Glazing

Glazing shall meet or exceed a solar heat gain coefficient of less than .25.

Sunscreens to reduce solar gain

GUIDELINES

G.4.4.1.1 Natural Ventilation

Residential units shall maximize the potential for passive cooling. Windows shall be designed to provide opportunities for cross ventilation where feasible.

G.4.4.1.2 Reduced Solar Gain

Buildings should incorporate sunscreens, glazing with lower heat gain coefficient, or other means to reduce solar gain on building frontages with high solar gain potential.

G.4.4.1.3 Window Sizing

At each building, window sizing should be based on orientation so that solar gain, natural light and natural ventilation can be balanced for maximum benefit.

4.4.2 Mechanical Systems

To lower the building energy demand, energy efficient heating, cooling and ventilation systems will be prioritized. Electric heat pump heating can reduce the heating energy use intensity by 65%. Use of ventilation heat recovery saves energy by recovering the heat energy from exhausted air in residential units, which is then utilized to preheat the outdoor air during times of cold ambient temperatures, further reducing the space heating demand. Figure 4.4–1 illustrates estimated energy demand versus on-site energy sources.

PROJECT GOALS

- All buildings will utilize heat recovery ventilation at locations where the result is a significant increase in the efficiency and efficacy of the mechanical system.
- All units will have smart thermostat controls to shift the load on the electricity grid and reduce carbon emissions.

STANDARDS

S.4.4.2.1 Infiltration

Buildings shall minimize leakage and infiltration per the ENERGY STAR Multifamily Testing Protocols.

GUIDELINES

G.4.4.2.1 High Efficiency HVAC Systems

- Where heating and cooling are provided, buildings should utilize electric heat pumps as a higher efficiency alternative to electric resistance heating.
- Where feasible, buildings should utilize heat recovery ventilation systems.

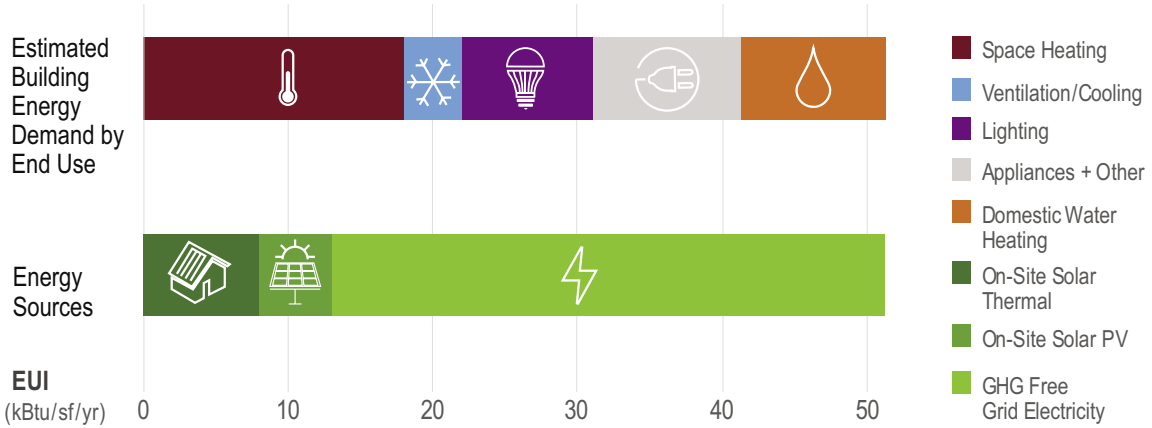

Figure 4.4–1: *Building Energy Balance*

4.5 CARBON FREE ENERGY

4.5.1 On-Site Renewable Power Generation

As part of the ELP commitment to be GHG neutral and to help the City achieve its net-zero carbon goal, buildings will be designed to maximize the potential for on-site renewable energy.

PROJECT GOALS

The Balboa Reservoir neighborhood will supply 25% of its building energy demand via on-site renewable energy generation systems. Based on the residential building energy benchmarking results, the overall building energy use is calculated as 2,234 MWh/year based on an energy use intensity (EUI) of 32 before solar for a typical building consisting of 6 floors and 165 residential units (and a total 38 EUI including all site-wide energy uses such as EV charging, site lighting, and on-site water treatment). To meet a 25% renewable energy target, approximately 80% of the available building roof surface will need to be dedicated to a combination of PV arrays and solar thermal panels. This estimate is based on solar arrays with a 22% efficiency.

STANDARDS

S.4.5.1.1 On-Site Renewable Energy

Roof areas shall be designed to maximize the area available for renewable energy generation while allowing for building maintenance and other required roof mounted equipment.

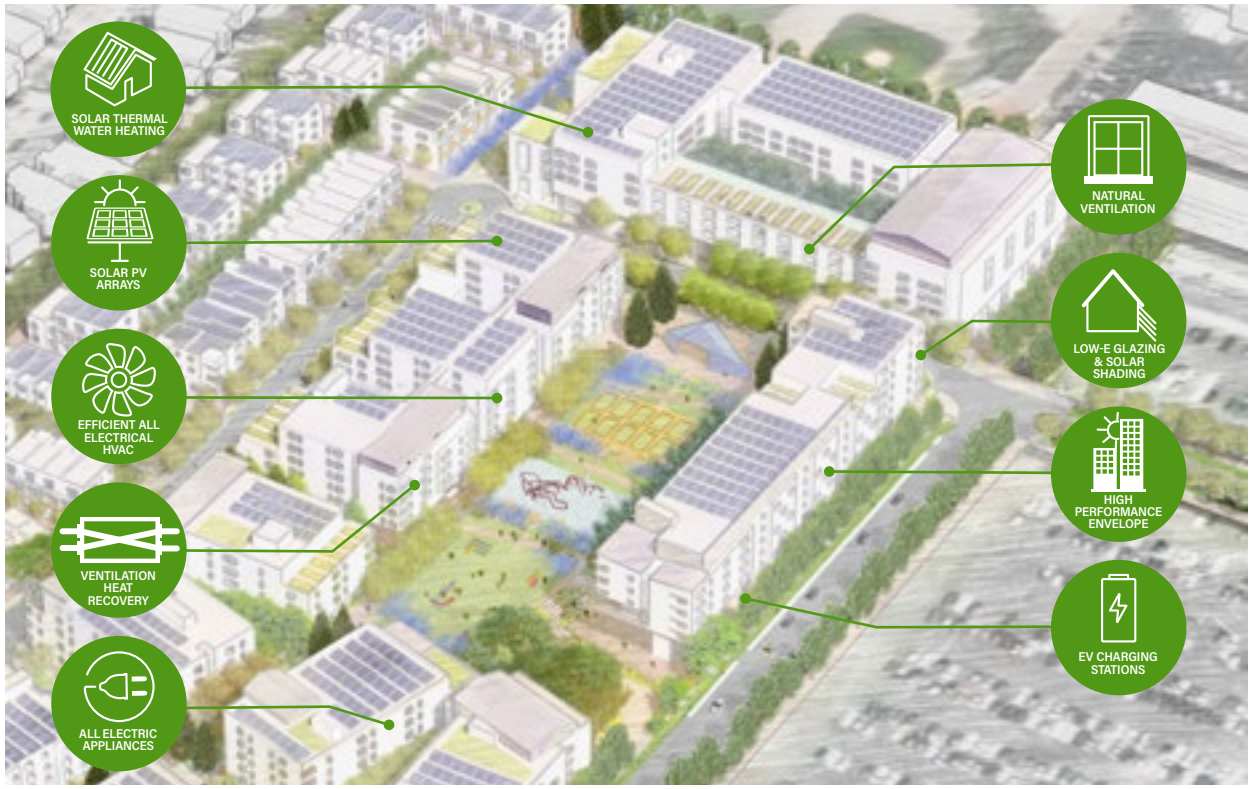

Figure 4.5–1: *Healthy Air and Renewable Energy Strategies*

4.5.2 Solar Thermal Hot Water

Solar thermal water heating systems provide on-site renewable energy in the form of heat utilized to preheat domestic hot water. Solar thermal systems are also a commonly utilized strategy to meet and exceed California Title-24 energy code performance, particularly in conjunction with centralized domestic water heating systems on multifamily residential buildings.

STANDARDS

S.4.5.2.1 Solar Thermal Arrays

Solar thermal arrays shall be evaluated as part of the overall on-site renewable energy strategy. Where provided as part of a central water heating system, solar thermal arrays shall be sized to provide 80% of the annual domestic hot water heating demand. Based on a typical proposed building consisting of six floors and 165 residential units, the solar thermal system shall cover 25% of the building roof area to deliver 80% solar heated hot water.

4.5.3 Battery Storage

On-site energy storage is an important element of resiliency, allowing residents to remain safely in their homes following a major power outage. Battery storage can also provide an important benefit for projects that choose to maximize on-site power generation.

PROJECT GOALS

The project will evaluate providing battery storage for PV systems on a building by building basis to provide power supply in the event of a power outage or emergency and to shift the building load on the grid and help reduce carbon emissions at the grid level.

4.5.4 Green Power Purchase

PROJECT GOALS

Consistent with the Environmental Leadership project commitments, electric power will be sourced from GHG free sources to the greatest degree feasible.

STANDARDS

S.4.5.4.1 SFPUC Power

Electric power shall be supplied by SFPUC from GNG free sources, subject to analysis of technical and financially feasibility and successful agreement with SFPUC.

4.6 SMART SYSTEMS AND OPERATIONS

4.6.1 Automation and Control

Smart building systems such as learning thermostats, individual metering, and an online utility dashboard for residents can support behavioral change resulting in reduced energy and water use.

STANDARDS

S.4.6.1.1 Individual Metering

Water and electricity will be metered individually at all units, consistent with San Francisco Building Code requirements. At multifamily buildings, water shall be invoiced to each unit based on metered use.

4.6.2 Reporting and Engagement

Residents are more likely to use energy and water wisely when they receive training in how to access accurate, real-time usage data.

PROJECT GOALS

Each building will participate in a whole building monitoring system consistent with LEED standards, reporting energy and water use to a third party utility tracking provider. The project will offer incentives for tenants to participate in a the program with the goal of achieving a 50% enrollment.

GUIDELINES

G.4.6.2.1 Resident Education

In order to maximize and sustain the energy performance of the project building, management should provide new residents training and information on the efficient operation of control systems and monitoring options.

Robust Eco-Systems

The Balboa Reservoir neighborhood will support biodiversity and connect residents and visitors to nature daily. Towards these goals the following sub-sections focus on project specific measures related to maximizing green space, enhancing biodiversity and supporting healthy food access and production.

4.7 GREEN SPACE

To create a strong foundation for a robust ecosystem, the project will maximize the total area of the site that is occupied by plantings.

PROJECT GOALS

50% of site area will be vegetated, including areas of tree canopy and green roofs or landscaping at courtyards.

GUIDELINES

G.4.7.1 Planting at On-Site Open Space

Landscape design at on-site private open space, including shared courtyards and roof terraces, should contribute to the project wide goals by maximizing areas of planting and tree cover while also providing residents with wind sheltered usable common space.

G.4.7.2 Living Roofs

Where roof space is not otherwise dedicated to generating renewable energy, living roofs should be evaluated as a means to enhance rooftop outdoor space while also contributing to reduced stormwater run-off and improved building performance. Refer to Planning Code Section 149 for additional standards related to green roofs.

4.8 BIODIVERSITY

The built landscape and green infrastructure has the capacity to protect and regenerate natural systems, thereby increasing the ecosystem services they provide.

There is a growing body of research that finds a significant connection between improved human health, well-being, and productivity with the incorporation of nature into the indoor environment as well as creating vibrant outdoor vegetation areas.

Balboa Reservoir neighborhood intends to use climate appropriate, habitat supportive, and interconnected greening throughout all open spaces. The project will prioritize native and bio-diverse plantings for non-turf areas, including native soil and will develop and implement an Integrated Pest Management Plan and Sustainable Landscape Maintenance Plan. Succession planning in landscape design will be evaluated. See Section 6.2 (Working Urban Ecosystem), for further discussion of biodiversity.

PROJECT GOALS

- 100% healthy landscaping practices will be implemented at all publicly accessible outdoor areas, consistent with the City's Integrated Pest Management Ordinance. This will include minimizing or eliminating pesticide, herbicide and non-organic fertilizers.

Bee Friendly Landscaping

Vibrant vegetated pedestrian paths

- All-electric/clean fuel landscape maintenance equipment will be used.

STANDARDS

S.4.8.1 Native Landscaping

70% of non-turf landscaping shall be native and all non-turf green areas shall be climate-appropriate plants, 75% of which shall be native.

GUIDELINES

G.4.8.1 Low Emissions Maintenance

Low-GHG emission landscape maintenance should be used.

G.4.8.2 Ecological Placemaking

- Design of open space, circulation and amenity spaces should ensure that 100% of residents experience nature daily and;
- 100% of residents and visitors should be educated on local ecological sense of place and/or project site water story.

G.4.8.3 Daily Maintenance

Daily operations should include custodial work such as keeping the landscape clean by sweeping pathways, removing dead wood and organic debris, trimming lawns, providing composted mulch and nutrients, and repairing and maintaining clean park furnishings. No trimming, pruning or fertilization should be included in this limited scope.

G.4.8.4 Quarterly Horticultural Services

Regular maintenance should include quarterly visits by licensed arborists, horticulturalists and professional gardeners for structural and ornamental pruning and seasonal reinvigoration of perennials and organic fertilization. Visits should consist of a qualified crew of approximately four people total, working under the supervision of an experienced professional, for three days in order to review all plantings in public use areas, make recommendations, and engage in plant augmentation and succession.

4.9 HEALTHY FOOD AND WILDLIFE SYSTEMS

The project seeks to improve nutrition of its residents through better access to healthy food including promoting the environmental and economic benefits of community-based food production. The objective is to ensure that all residents have access to organically grown, fresh, nutritious, and affordable food from locale farms and facilities. See Section 6.2 (Working Urban Ecosystem), for further discussion of food access.

PROJECT GOALS

The Balboa Reservoir neighborhood will collaborate with the City College of San Francisco's culinary program to assist residents, neighbors, as well as City College staff and students, in growing and preparing healthy foods by utilizing the community garden space provided in Reservoir Park and potentially other locations in the neighborhood.

Community gardens

GUIDELINES

G.4.9.1 Access to Community Gardens

- 100% of residents should have access to a community garden plot.
- Edible landscape should be incorporated throughout the site.

G.4.9.2 Healthy Food Education

100% of residents and neighbors should be educated and empowered about healthy food through using the community garden and community center for food programming and teaching kitchen.

G.4.9.3 Food Corridor

Open space plan should include a food corridor area for food trucks and potentially, a farmers market.

G.4.9.4 Sustainable Pest Control

The maintenance program for the publicly accessible orchard should be administered by the developers association and should use sustainable maintenance practices in controlling pests that may be attracted by food production.

Clean Water

The Balboa Reservoir seeks to maximize water conservation, flood protection and watershed health. Towards these goals the following sub-sections focus on project specific measures related to conservation, non-potable reuse and storm water management.

4.10 WATER CONSERVATION AND REUSE

The Balboa Reservoir neighborhood is located within a climate that is prone to drought and water shortages. Water conservation is becoming a top concern for the state and maximizing water savings is a goal for the project.

Water balance for the entire site was evaluated to determine the estimated water demand as well as the water available to collect. Figure 4.10–1 (Monthly Water Summary) illustrates this water balance for the entire site. The bars represent the water usage demand, blue represents potable water uses and purple, non-potable water uses. The shaded area represents the amount of water that can be collected on-site, which can then be treated and reused for non-potable use.

Figure 4.10–1 indicates that non-potable water demand peaks during the summer months when there is no rainwater available. It also shows that gray water treatment and reuse can meet the site's entire non-potable demand year-round. This data impacts which on-site treatment systems are viable and recommended for the project.

4.10.1 Smart Metering

STANDARDS

S.4.10.1.1 Metering

Smart metering shall be provided at all non-exempt residential units including townhouses as required by the San Francisco Building Code.

4.10.2 High Efficiency Plumbing Fixtures

Installing high efficiency plumbing fixtures and aerators saves water and money. It also reduces costs for water use, sewer costs, pumping, and water heating.

STANDARDS

S.4.10.2.1 Plumbing Fixtures

All plumbing fixtures installed for the project shall meet or exceed the performance requirements set forth in Title 24 and San Francisco amendments. All eligible fixtures shall be WaterSense or ENERGY STAR labeled.

4.10.3 Drought Tolerant Landscape

By installing plant types that are native and thrive in the area with minimal water usage, less water is required to keep them alive and healthy. Two primary irrigation options are overhead and subsurface sprinkler systems. Subsurface drip irrigation systems deliver water directly to the source. Less water is required and less is lost to evaporation, making subsurface more efficient than overhead spray sprinklers. For the project, non-potable water shall be provided for all irrigation through subsurface irrigation.

PROJECT GOALS

Use 100% climate appropriate trees and plantings including turf areas.

STANDARDS

S.4.10.3.1 Drip Irrigation

Drought tolerant landscape and drip irrigation shall be provided for all landscape areas within the project.

S.4.10.3.2 Gray Water Irrigation

pH testing shall be conducted to ensure the pH level is suitable for native plant irrigation. If pH is not neutral, a fertigation system shall be used to neutralize pH before irrigation.

S.4.10.3.3 Edible Planting Irrigation

Gray water irrigation at edible crops may only be used at plantings where edible crops are above ground.

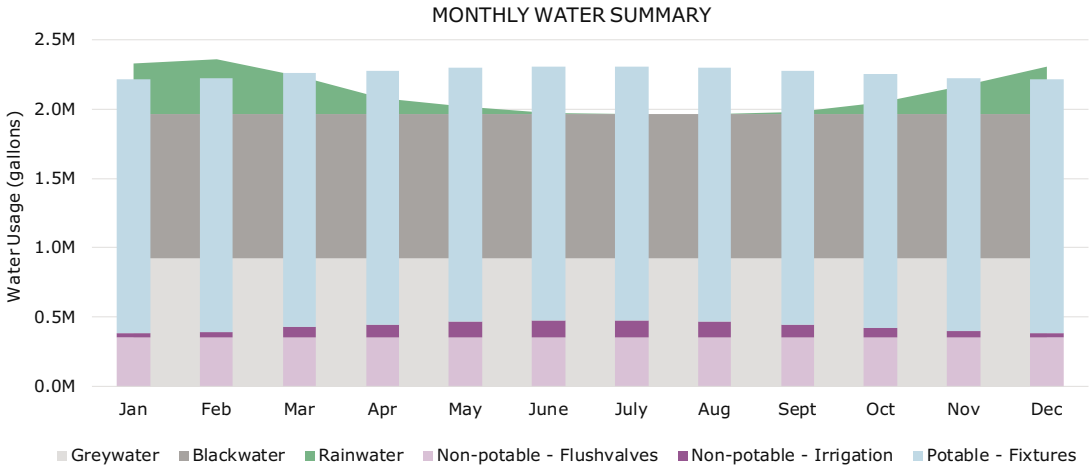

Figure 4.10–1: *Monthly Water Summary*

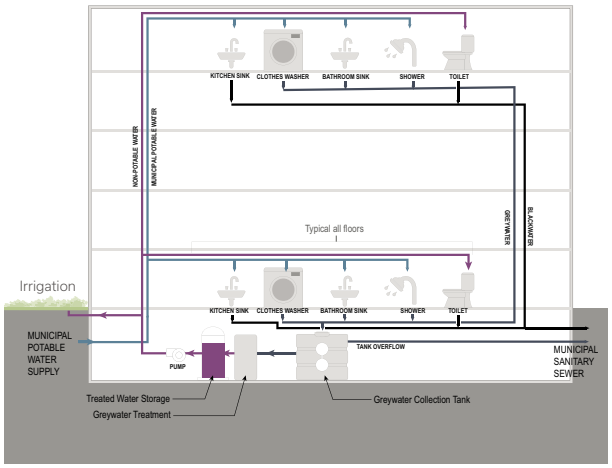

Figure 4.10–2: *Gray Water Treatment System*

4.10.4 On-Site Water Treatment and Reuse

Gray water is the wastewater from lavatories/bathroom sinks, showers, baths and washing machines. This wastewater can be diverted from the sewers by capturing, treating it on-site, and reusing it for non-potable water demands. Within each building the gray water is piped and collected separately from black water. The gray water is then routed, via gravity whenever possible, to one centrally located gray water treatment. The gray water will first spill into a collection tank. Then it is pumped from the collection tank through the treatment system, which consists of sequential processes to produce the desired effluent quality. It is then pumped into a treated water storage tank. From here the water is pumped to serve the non-potable water needs including irrigation and toilet flushing. Refer to Figure 4.10–2 for a diagram of a typical gray water treatment and reuse system.

Since there are multiple developers for the site, a shared district gray water treatment system is not a viable option for the site. Therefore, a dedicated gray water treatment system for each building is the preferred alternative. The approximate gray water treatment system size per building ranges between 1,000 to 3,000 gallons per day, depending on building size.

PROJECT GOALS

- The project will meet 100% of the site's non-potable demand through gray water treatment and reuse. For subsidized residential units this goal will be balanced with available funding and priorities related to affordability.
- All units will be provided with filtration at either the kitchen faucet or at the refrigerator to ensure high quality drinking water at all times. Building management will maintain a supply of replacement filters. New residents will be provided with instructions on how to use and maintain the filtering system at individual units.

STANDARDS

S.4.10.5 Non-Potable Reuse

Each individual building that is subject to the SFPUC's non-potable water ordinance shall meet 100% of the toilet/urinal flushing and irrigation demands, through collecting and treating on-site gray water, rainwater, and/or foundation drainage.

S.4.10.6 Gray Water Treatment

A dedicated gray water treatment system, complete with storage tanks and non-potable water booster pumps shall be provided for each building, where necessary to meet 100% of non-potable water demand.

4.11 STORMWATER

Conventional site development disrupts natural hydrological systems and watersheds through impervious surfaces, soil composition, loss of vegetation, and loss of natural drainage patterns. Balboa Reservoir resides in a combined sewer area and is subject to compliance with the Stormwater Management Requirements and Design Guidelines (SMR). As per the requirements of the SMR, the project must implement a stormwater management approach that reduces existing stormwater runoff flow rate and total volume by 25% for a two-year, 24-hour design storm.

Following guidelines from the SF Better Streets Plan and SFPUC Stormwater Management Requirements and Guidelines, the project will help reduce the burden on the City's combined stormwater and sewer system, while providing green space and habitat for birds and insects. The SFPUC Retained Fee Open Space is planned to independently comply with the SMR.

See Section 6.2 (Working Urban Ecosystem), for further discussion of the Stormwater Management and the Master Infrastructure Plan Chapter 13, Stormwater Management System, for technical stormwater analysis and concepts.

PROJECT GOALS

- Maximize localized stormwater management through green infrastructure throughout the site including at streets, open spaces and buildings to protect against flooding and to provide co-benefits.
- 70% of surfaces at the SFPUC Retained Fee Open Space to be pervious, subject to review and approval by SFPUC.

STANDARDS

S.4.11.1 Stormwater Management

Green infrastructure and low impact development (LID), consistent with SFPUC stormwater management requirements (SMRs), shall be used to provide 25% peak rate and total volume stormwater management reduction for the overall site.

S.4.11.2 SFPUC Retained Fee Open Space

The SFPUC Retained Fee Open Space shall meet SMRs independently through provision of at least 50% pervious surfaces, utilizing either planting or permeable pavings.

GUIDELINES

G.4.11.1 Infiltration

On-grade infiltrative best management practices, such as permeable pavings, should manage the peak rate and volume as a site-wide aggregate.

Green infrastructure

Bioswale retention

Zero Waste

In both the construction and operations the Balboa Reservoir neighborhood will prioritize resource conservation, responsibility and reuse. Towards these goals the following sub-sections focus on project specific measures related to selection and procurement of sustainable materials, waste management and recycling.

Forest Stewardship Council (FSC) certified wood

4.12 MATERIALS SELECTION

The project intent is to minimize the embodied energy/carbon and other impacts associated with the extraction, processing, transport, and maintenance of building materials. By taking a life-cycle approach to materials selection, the project will holistically improve performance and promote resource efficiency. This will be done through a vetting process that assesses both the environmental and health impacts of each material being considered. The project also strives to support the local economy and reduce impacts associated with transportation by selecting regional materials where possible.

PROJECT GOALS

Sustainable Materials

- A Sustainable Procurement Program will be established for each building targeting 100% of materials to meet at least one sustainable materials criteria;
- Carbon sequestration concrete will be evaluated and utilized on one building or portion of a building as a demonstration project; and
- Forest Stewardship Council (FSC) certified wood will be prioritized and FSC certified wood will be used for 50% of total structural framing materials.

STANDARDS

S.4.12.1 Sustainable Procurement Evaluation

To provide a framework for evaluating the lifecycle impact of materials, the project shall create a sustainable procurement plan with criteria such as required Environmental Product Declarations (EPDs), recycled content, and third-party emissions testing and product certification.

GUIDELINES

G.4.12.1 Prioritize Local Materials and Manufacturers

- Project should prioritize materials sourced from within 300 miles of the project, such as tile, concrete, and gypsum.
- Project should prioritize local product manufacturers/distributors.

G.4.12.2 Material Life Cycle

- Materials that can be recycled should be selected.
- Responsible manufacturers that offer life cycle management should be prioritized.

4.13 WASTE GENERATION AND RECOVERY

The City of San Francisco currently diverts 80% of all waste generated away from landfill disposal through source reduction, reuse, and recycling and composting programs. In 2018, the City set a new commitment towards its goal of Zero Waste, committing to reducing municipal solid waste generation (recycling, compost, and trash) by 15% by 2030, and reducing disposal to landfill and incineration (trash) by 50% by 2030. Balboa Reservoir intends to provide the infrastructure to enable tenants to pursue and achieve their zero waste goals, cutting their carbon footprint and supporting public health. In addition, the project will implement design and construction practices that will reduce and divert demolition and construction waste from landfills.

PROJECT GOALS

- Collaborate with building contractors and Recology to increase diversion of construction and demolition waste to 75% with a minimum of four separate waste streams.
- Through partnerships with residents, the City of San Francisco and local institutions the Balboa Reservoir will work towards becoming a zero waste community, sending no waste from the site to landfill or incineration.

STANDARDS

S.4.13.1 Recycling and Composting Ordinance

Space for collecting and loading recycling and compost shall be included per San Francisco Recycling and Composting Ordinance AB-093. See Section 7.24 (Utilities and Services) for further design measures.

S.4.13.2 Recycling of Construction Waste

Project shall divert 65% of construction and demolition waste consistent with City of San Francisco standards.

GUIDELINES

G.4.13.1 Recycling

- Adequate centrally located storage should be provided for the collection of recyclables and compost in common areas and in open space areas on-site.
- At least one drop-off point should be available to all project occupants for hazardous and electronic waste, and a plan for post collection disposal should be established.
- Signage and educational materials should include detailed information on where to place materials and how to reduce waste.
- Reusable grocery bags should be provided to residents.

Reusable grocery bags

Three bin system

G.4.13.2 Balanced Cut and Fill

When possible, the project should use disturbed soils on-site, to minimize off-haul and/or import of additional soil.

Resiliency

4.14 RESILIENCY

The current need for resilience is urgent. In order to sustain a safe and vibrant quality-of-life, we must respond holistically to the weather extremes, economic disruption, and resource depletion that are now becoming common place. By understanding the risks associated with a given place and systematically addressing those risks in the design and operations of buildings, communities will be strengthened in way that makes them more shock-resistant, healthy, adaptable, and regenerative.

PROJECT GOALS

- Referencing the City and County of San Francisco Hazards and Climate Resilience Plan, Balboa Reservoir will assess the potential hazards that will affect the Balboa Reservoir project, including their short and long-term impacts and address these in the design and engage tenants to become more prepared for emergencies and natural disasters. This assessment will include review of RELi, a rating system and leadership standard that takes a holistic approach to resilient design.
- The project will provide thermal and clean air safety zones for heat wave and compromised air quality relief at on-site location that is readily accessible to all residents, including either the community room or childcare. Safety zones will include centralized emergency power and communication zones where people can charge phones or refrigerate medications during extended power outages.

Addressing air quality issues

Emergency preparedness planning

GUIDELINES

G.4.14.1 Common Areas

Shared amenity spaces should be designed to support working and learning from home. Each building will provide a common area on-site that supports residents working and learning from home during shelter-in-place events. Measures to be considered include: enhanced air filtration at common areas, provision of free internet service, and flexible furnishings to allow social distancing and private working

G.4.14.2 Connect Residents with Local Resources

The project will provide all residents with information regarding the local programs available to support tenants and the community in education and preparation for potential stressors including:

- SF72 from the San Francisco Department of Emergency Management;
- American Red Cross Bay Area Chapter;
- The Neighborhood Empowerment Network;
- San Francisco Fire Department Neighborhood Emergency Response Team;
- Auxiliary Law Enforcement Response Teams (ALERT);
- San Francisco Interfaith Council provides spiritual comfort at times of crisis, builds understanding, celebrates diversity, and coordinates services in San Francisco; and
- San Francisco Department of Public Health preparedness trainings www.sfdem.org/sfdph-preparedness.

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CIRCULATION

5

OVERVIEW

STREET DESIGN STANDARDS AND GUIDELINES

STREET PALETTE

STREET DESIGN BY INDIVIDUAL CASE

Overview

5.1 STREET DESIGN OVERVIEW

Circulation Overview

If the heart of the new Balboa Reservoir neighborhood is the park and open space network, then the streets are the circulatory system that brings vitality to and from the surrounding neighborhoods. The Balboa Reservoir neighborhood is located in close proximity to local and regional transit lines, and therefore the Balboa Reservoir DSG prioritizes walking and biking over driving through the use of traffic calming measures, in coordination with the SFMTA and City College of San Francisco.

Design Context and Concept

The Balboa Reservoir neighborhood's streets conform to the geometry of adjacent streets such as Frida Kahlo Way, Lee Avenue, and Ocean Avenue. Except for Lee Avenue, all streets will have lower and slower moving traffic volumes than is typical. The neighborhood will also have a more pedestrian character, and will be an ideal destination for families, dog owners, residents, and neighbors walking to transit.

Design Principles and Objectives

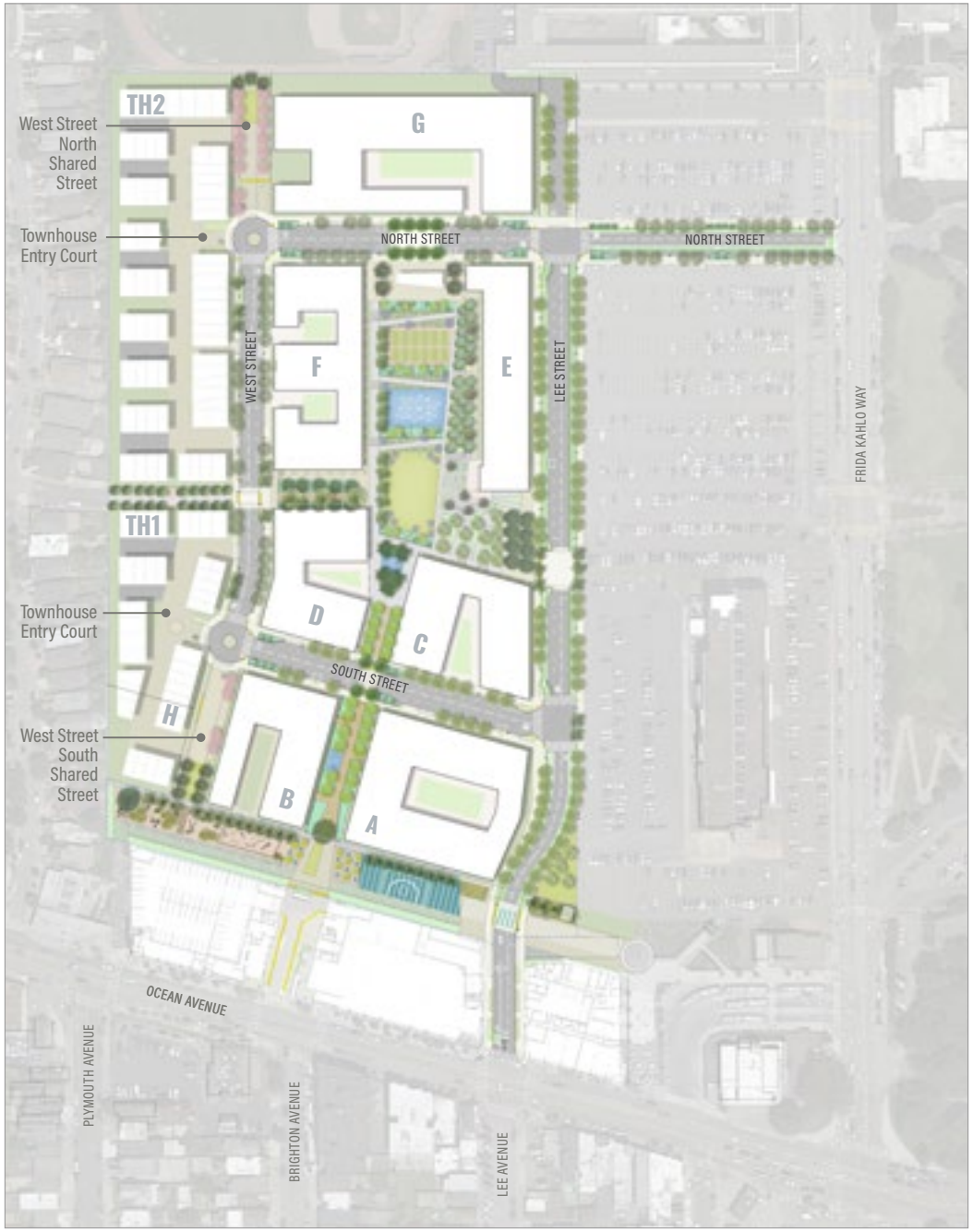
All streets should be designed according to the requirements of SF Public Works and the design principles of the San Francisco Better Streets Plan (BSP). The Balboa Reservoir neighborhood streets shall achieve the following objectives:

- Streets should accommodate a comprehensive set of mobility, infrastructure, and streetscape elements, with facilities for diverse users including pedestrians, bicyclists, disabled persons, and drivers (cars, service, and emergency vehicles).
- Streets provide an array of horizontal elements: utilities, stormwater management infrastructure, furnishings, planting, and traffic calming.
- Streets should be designed to create a cohesive visual and physical connection between the public realm and private spaces.
- The streetscape palette should include regularly planted street trees, for creating a canopy for shade and shelter from wind as well as contributing to a pleasant walking and cycling environment.

- Streets should be accessible to all modes of transportation via Lee Avenue, North Street, South Street, and West Street. Figure 5.1–1 (Site Illustrative Plan) shows the designation for each street within the site boundary.

Specific street designs and characteristics are described further in Section 06.18 (Dog Relief Area) through Section 5.17 (Townhouse Entry Courts and Private Drives).

The street names "North Street," "South Street,"and "West Street" are placeholders to be renamed at a later date.



Note: building footprints are for illustrative purposes only

Figure 5.1–1: *Site Illustrative Plan*

5.2 STREET TYPOLOGY

Street Typology

The street typology is designed to promote safer streets and ensure traffic flows freely throughout the circulation network. It is determined by the following characteristics:

- **Circulation Context:** the number of connection points to adjacent streets.
- **Traffic Volume:** frequency and total amount of traffic flowing through the street.
- **Size:** street width and total number of lanes.

Street Types

The street types represented in the Balboa Reservoir neighborhood are listed below:

- **Mixed-Use Street:** Lee Avenue is designed as a mixed-use street for its adjacency to City College campus. Mixed-use streets serve a variety of needs, Lee Avenue is the place where campus life interfaces with the new residential neighborhood, including a great diversity of users.
- **Neighborhood Residential Lane:** narrower and lower volume publicly owned streets that tend to only accommodate traffic internal to the Balboa Reservoir neighborhood. These include North Street, South Street, and West Street.
- **Shared Streets:** shared streets are small-scale, single-surface streets that prioritize pedestrian use, but permit vehicles and bicycles to share the open space. Shared streets should be designed to emphasize their pedestrian scale and calm traffic. They offer opportunities to complement the open space network by creating pockets of usable open space.
- **Townhouse Entry Court/Private Drives:** primarily serving townhouse residents.

More detail can be found in Street Design by Individual Case.

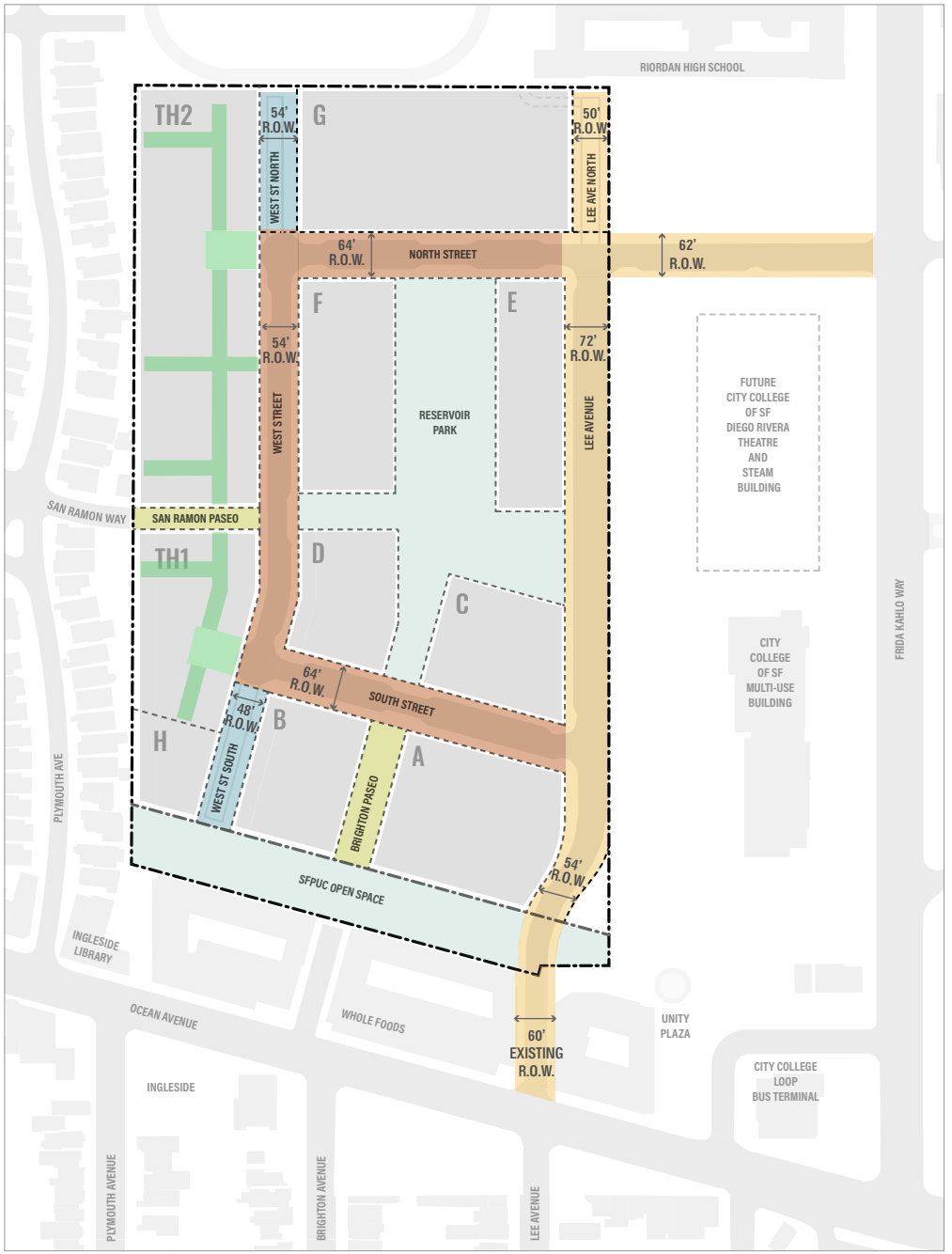


Figure 5.2–1: *Street Typology and Street Width*

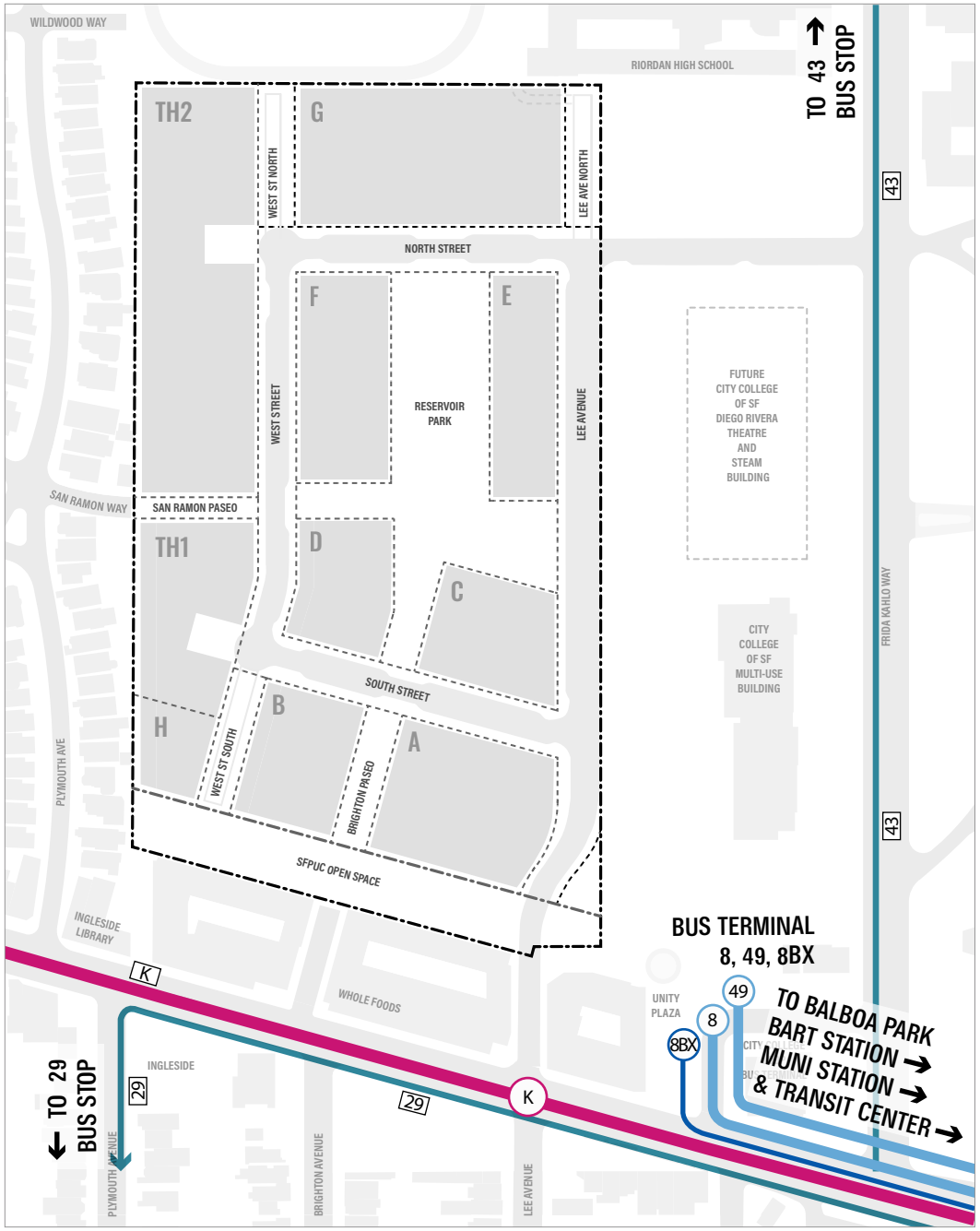
5.3 CIRCULATION NETWORKS

Four circulation-related networks are illustrated on the following pages:

- Transit Network
- Pedestrian Network
- Bicycle Network
- Vehicular Network

Transit Network

The Balboa Reservoir neighborhood is ideally situated with multiple transit services nearby, including the MUNI K Line on Ocean Avenue, bus connections at the City College Terminal and Frida Kahlo Way, and the Balboa Park BART Station. In order to further develop an area-wide transportation strategy, the Balboa Reservoir team will continue developing its partnership with SFMTA and City College. The Balboa Reservoir neighborhood will implement cost-effective residential strategies that also meet the City's TDM ordinance.



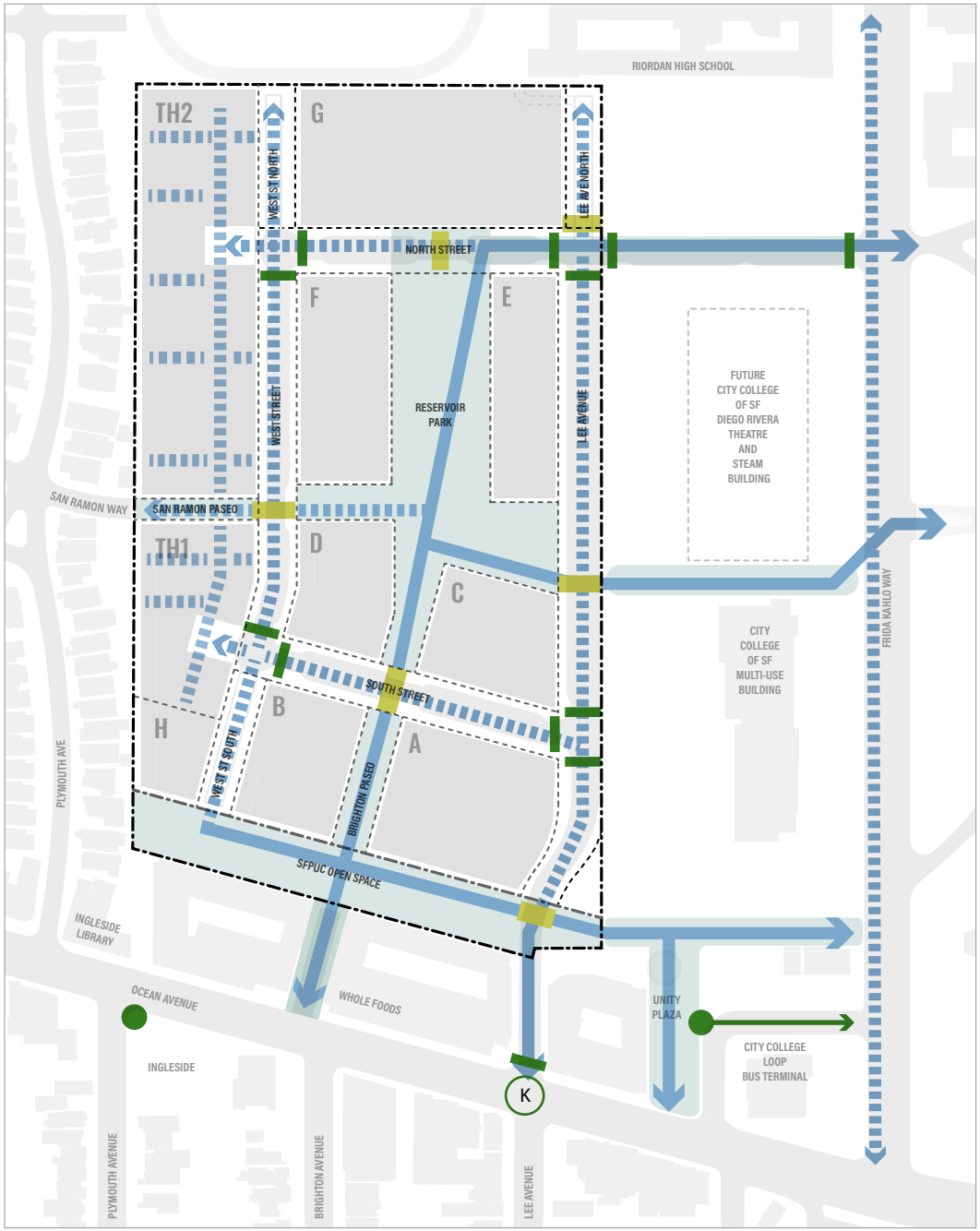
LEGEND

- *Muni Metro Rail*
- *Bus Route 8 & 49 (Every 10 min or less)*
- *Bus Route 29 & 43 (Every 10-20 mins)*
- *Bus Route 8BX (Peak Services, Limited Hour)*
- *Muni/Bus Stop*

Figure 5.3–1: *Transit Network Diagram*

Pedestrian Network

The Balboa Reservoir neighborhood prioritizes walking and biking. The surrounding street network creates direct access points, for residents and neighbors, to the central open space and connects to a family-friendly pedestrian and bike network. Raised crossings are located at key open space intersections, prioritizing pedestrians. Additionally, there are multiple pedestrian connections to public transportation and neighborhood services on Ocean Avenue.



LEGEND

- *Raised Pedestrian Crossings*
- *Standard Pedestrian Crossings*
- *Primary Pedestrian Flow*
- *Secondary Pedestrian Flow*
- *MUNI Bus Stop*
- *MUNI Bus Terminal*
- *MUNI Metro Stop*

Figure 5.3–2: *Pedestrian Network Diagram*

Bicycle Network

The Balboa Reservoir bicycle network provides dedicated bike lanes on Lee Avenue linking to the Holloway Avenue Bike Route to Park Merced, as well as to the bike lanes on Frida Kahlo Way to Sunnyside and Ocean Avenue. Internal bike circulation is provided on North, South, and West Streets.

Each building will house a Class I bike storage room and Class II bike parking near building entries. A bike share station will be proposed at the intersection of the SFPUC Retained Fee Open Space and Lee Avenue.

Also, refer to Chapter 3 (Land Use) and Section 7.23 (On-Site Bicycle Parking) for bike parking requirements for buildings.

LEGEND

- *Potential Bike Share Station*
- *Class II Bike Parking for Building*
- *Bike Lanes: Class II**
- *Internal Bike Circulation*
- *Bike Lanes: Class IV**
- *Class II Bike Parking for Open Space Users*
- *Bike Route: Class III "Sharrow"**
- *Existing Bike Route*
- *Bike Box Improvement*

**NACTO Bike Facilities Definition*

Class II: *a portion of road reserved for the preferential or exclusive use of biking, indicated by road markings*

Class III: *travel lanes shared by bicyclists and vehicles*

Class IV: *bike lanes separated from traffic by physical barriers*

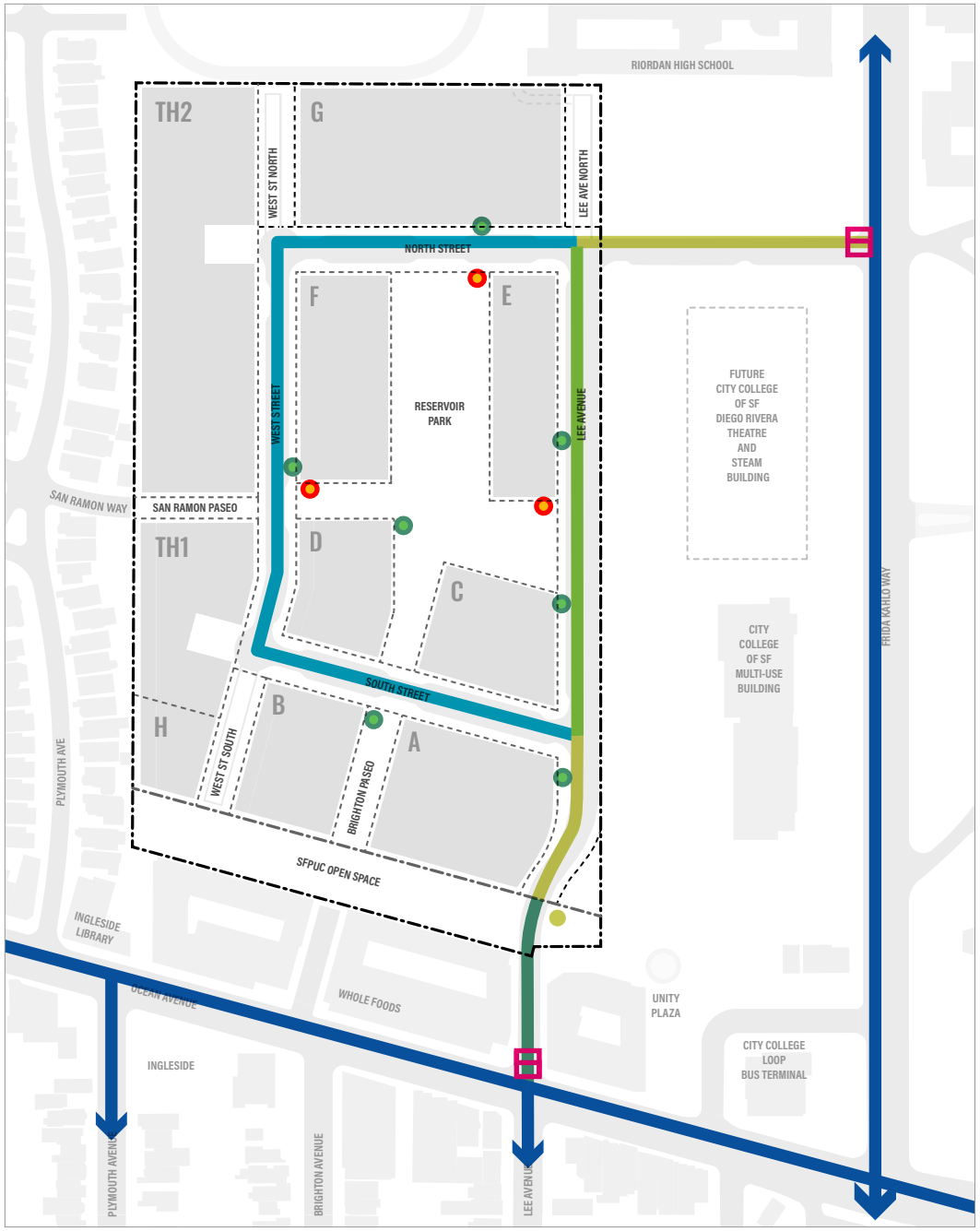


Figure 5.3–3: *Bicycle Network Diagram*

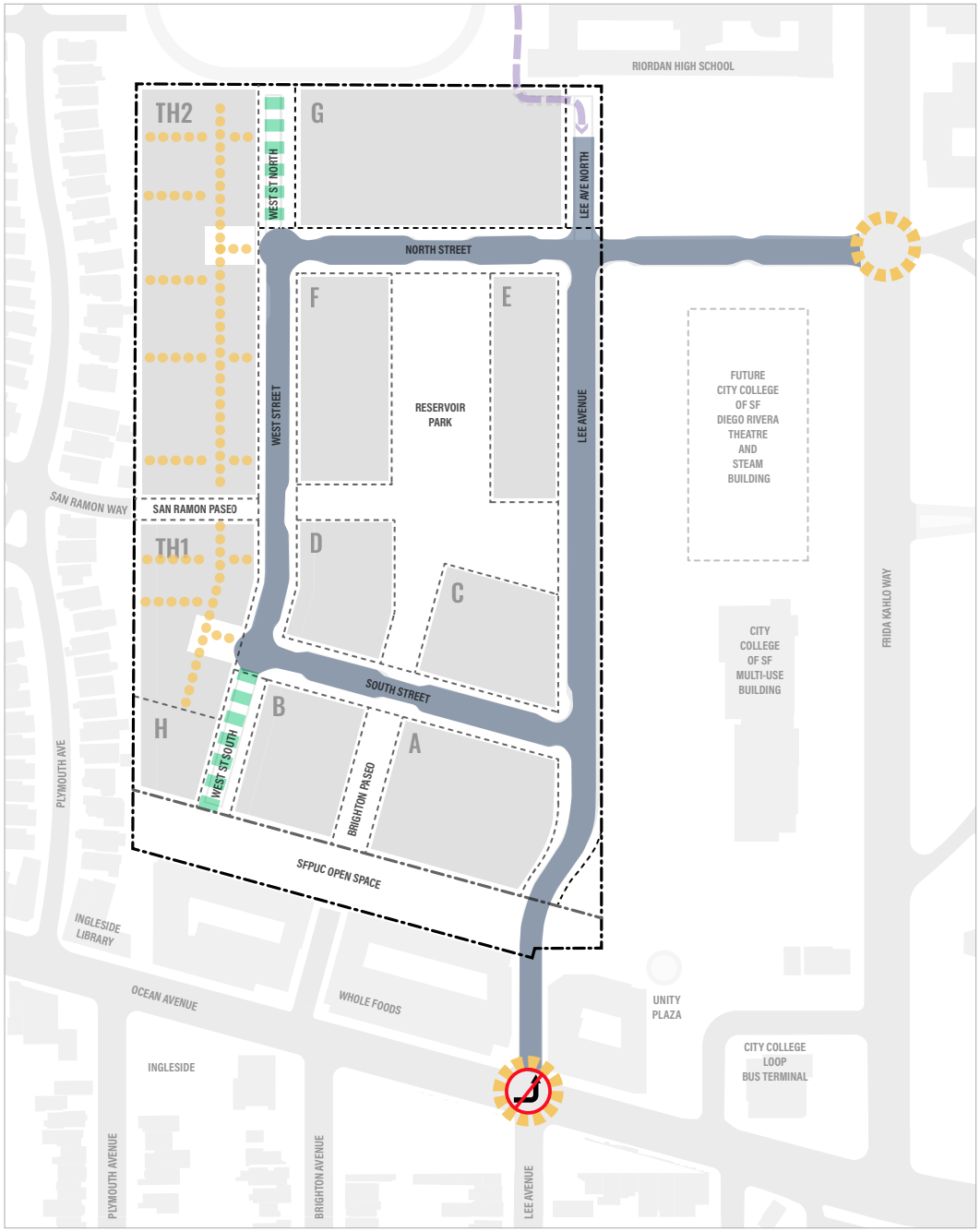
Vehicle Network

Vehicular connections to the site shall be located at two access points: Lee Avenue at Ocean Avenue and Frida Kahlo Way at North Street.

The loop formed by North, West and South Streets at the interior of the site provides vehicle access to each building entry, loading zone, and garage. Streets are designed to slow down vehicles and support safe pedestrian and bicycle movement. Shared streets will provide access to townhouse units.

An above-grade public parking garage may potentially be located at either the northern or southern block of the site. Refer to Section 7.20 (Private Parking Garages) and Section 7.21 (Public Parking Garages) for additional information.

For a detailed study of streets and intersections, see Section 5.13 (Lee Avenue) through Section 5.17 (Townhouse Entry Courts and Private Drives).



LEGEND

- *Streets and auto access*
- *Shared street*
- *Entry courts and private drives at townhouses*
- *One-way exit drive from Riordan High School*
- *Signalized intersection*
- *Signalized intersection with no left turn into Lee Ave.*

Figure 5.3–4: *Vehicle Network Diagram*

Street Design Standards and Guidelines

5.4 OVERVIEW

Streetscape is defined as the zone between the faces of buildings, including the publicly accessible right-of-way and the building setbacks. There are six streetscape zones referenced throughout the following Street Standards and Guidelines. Except for the drive lane zone, the categories are derived from the San Francisco Better Streets Plan.

Setback Zone

The setback zone is the area between the property line and the face of the building where transitions between public use at the sidewalk and private use inside the building occur. The adjacent users may occupy this zone for outdoor display, seating, and planting with appropriate permits.

Architectural elements that protrude into the street such as awnings, canopies, and marquees may also occupy this zone.

Pedestrian Throughway Zone

The pedestrian throughway zone is intended for accessible pedestrian travel only and should be clear of obstacles, including driveway aprons or other changes to cross slope. The walking surface should be stable, firm and slip-resistant.

Furnishing Zone

The furnishing zone provides a buffer between pedestrian and vehicular traffic. It also contains street trees, lighting, planting and site furnishings such as benches, trash receptacles, and bike racks.

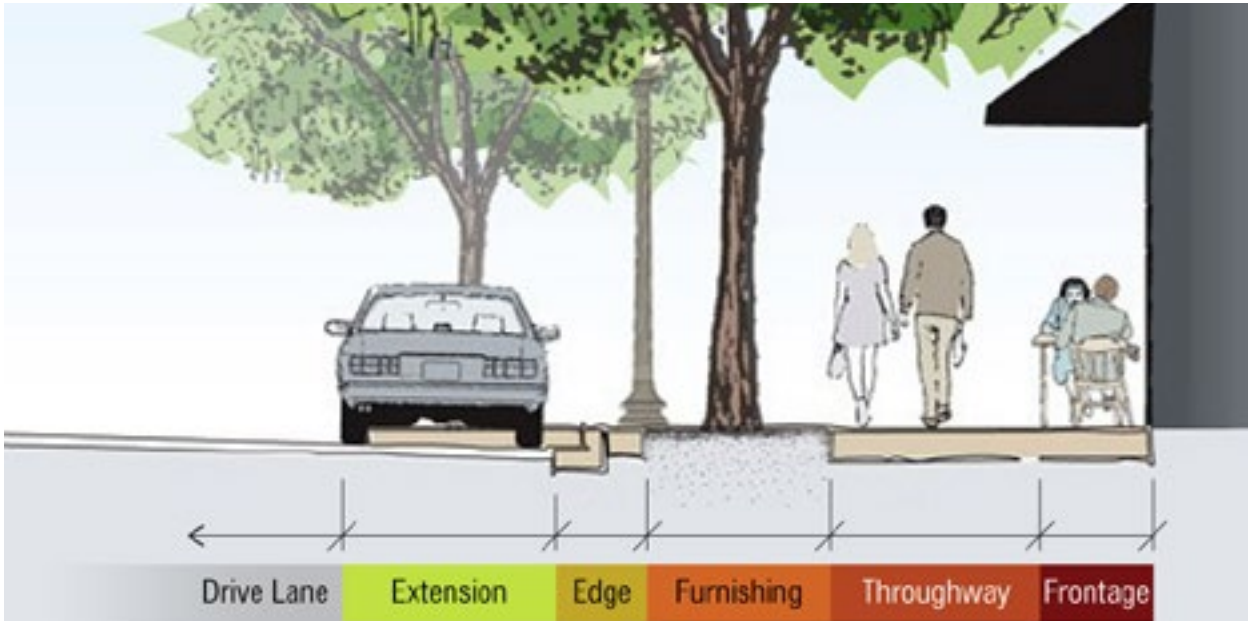


Figure 5.4–1: *Source: SF Better Streets Plan*

Edge Zone

The edge zone is the area intended to provide access to parallel parking from the sidewalk. The surface of the edge zone should be stable, firm and slip-resistant.

Extension Zone

The extension zone refers to specific conditions where the sidewalk extends into the parking lanes. Applications include curb extension, flexible use of parking lanes and bicycle parking, tree planting, and stormwater features in the parking lane.

Drive Lane Zone

The drive lane zone is allocated to vehicular travel. In this pedestrian and bicycle-prioritized neighborhood, the width of the vehicular drive lane should be minimized but should still provide fire access.

STANDARDS

S.5.4.1 Pedestrian Throughway Zone

- All streets shall provide at minimum a 6-foot-wide pedestrian throughway.
- At sidewalks where there is a continuous planting zone, a minimum of 3-foot by 5-foot passing zone at a maximum of 200-feet on center shall be provided.
- SF Public Works standard concrete paving shall be used at throughway zones.

S.5.4.2 Furnishing Zone

- Furnishing zones shall be surfaced with cast-in-place concrete or accessible permeable paving to allow rainfall to supplement street tree irrigation. For furnishing zones located adjacent to parking, a minimum of a 4-foot-wide accessible pathway should be provided centered to the parking space.
- See Section 5.9 (Street Planting Palette) for street planting requirements at furnishing zones.
- See Section 5.12 (Street Lighting) for street lighting requirements at furnishing zones.
- See Section 5.11 (Street Furniture) for site furnishing requirements at furnishing zones.

S.5.4.3 Extension Zone

- See Section 5.6 (Traffic Calming Strategies) for bulb-out and chicane design requirements.
- Accessible loadings zones and associated curb ramps shall be designed according to the Balboa Reservoir Infrastructure Plan (Figure 6.9 Proposed Service & Loading Plan). Post-entitlement, the ADA coordinator and SFMTA curb management staff shall provide final approval of loading zones.

S.5.4.4 Drive Lane

- All streets shall comply with SF Fire Department fire access requirements. For more information see the Balboa Reservoir Infrastructure Plan (Section 6.2.4 Fire Department Access).

S.5.4.5 Curb Cut

- See Section 7.20 (Private Parking Garages), Section 7.21 (Public Parking Garages), and Section 7.22 (Facilities for Residential Moving) for garage/loading access curb cuts.

Typical Streetscape Accessibility Requirements and Layout

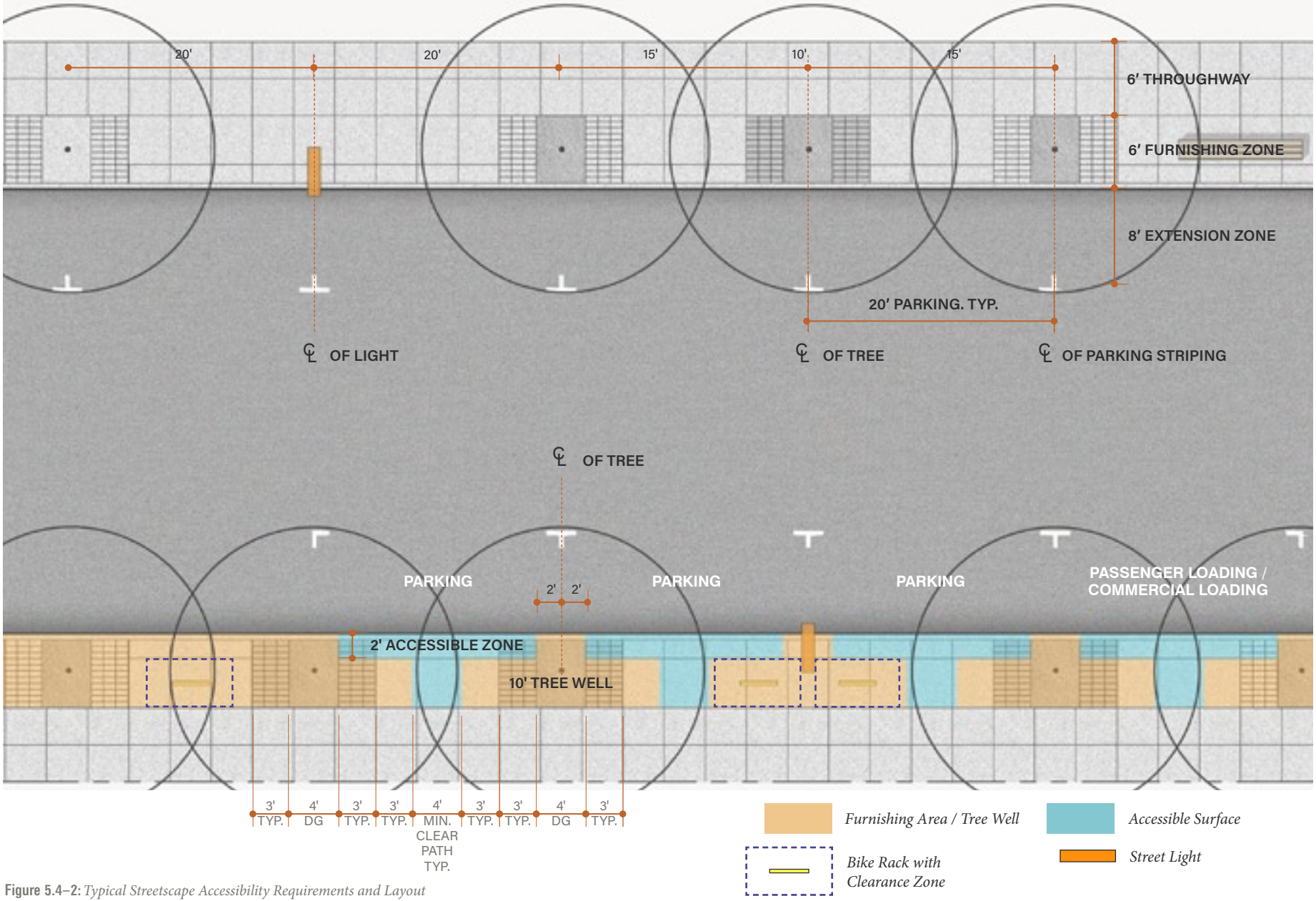


Figure 5.4–2: *Typical Streetscape Accessibility Requirements and Layout*

5.5 STREET TREES

City Policies

As the Better Streets Plan describes, street trees offer benefits such as traffic calming, shade, stormwater runoff reduction, support for ecological habitats, air quality improvements, and the potential to enhance property values and retail activity by creating a comfortable pedestrian environment. They are also a reminder of natural cycles and changing seasons.

City codes require new development projects to plant a 24-inch box tree for every 20 feet along the property's street frontage. The following City Codes apply to the Balboa Reservoir site:

- SF Planning Code – Section 138.1: Streetscape and Pedestrian Improvements
- SF Public Works Code – Article 16: Urban Forestry Ordinance
- SF Administrative Code – Chapter 98: The Better Streets Policy
- SF Environment Code – Chapter 12: Urban Forestry Council

For a complete a street tree species list, see Section 5.9 (Street Planting Palette).

STANDARDS

S.5.5.1 Street Trees

Street trees shall be in a minimum 24-inch box at installation and spaced at max 20 feet on center along the property street frontage. See Figure 5.5–2 for additional tree planting requirements.

S.5.5.2 Tree Spacing and Utility Coordination

Although regular tree spacing is not always possible due to curb cuts, sub-grade utilities, or other sidewalk elements, regular spacing shall be maintained to the extent possible. Utility planning and street tree layouts shall be carefully coordinated to minimize tree gaps. See Figure 5.5–2 for typical street layout. See also the Balboa Reservoir Master Infrastructure Plan (Section 8: Utility Layout and Separation) for more details.

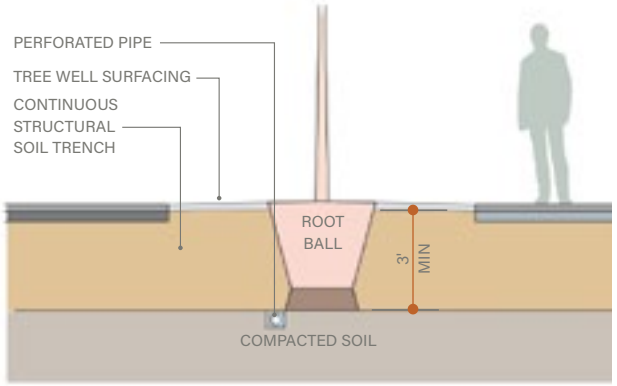


Figure 5.5–1: *Typical Section of Sand-Based Structural Soil*

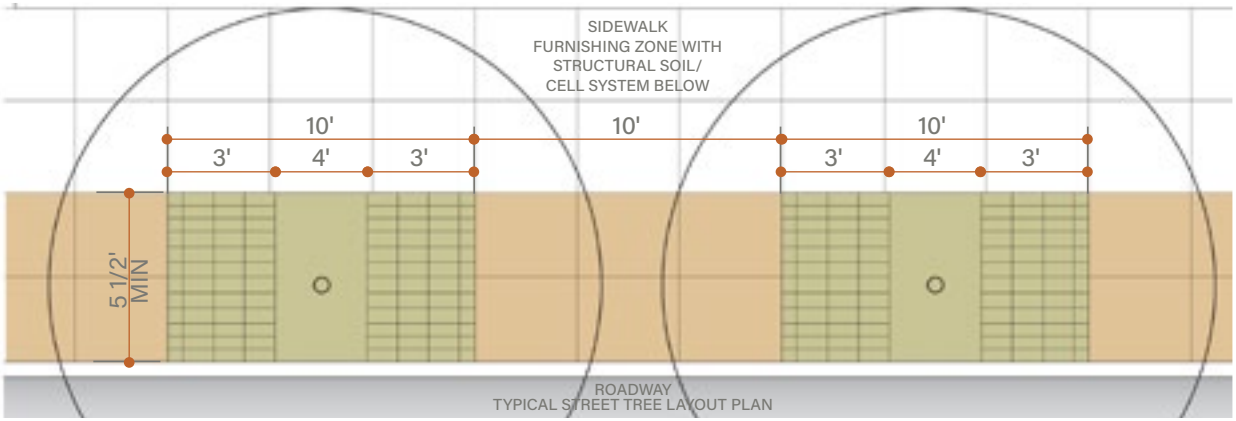


Figure 5.5–2: *Tree Well Diagram*

S.5.5.3 Soil Preparation for Street Trees

In order to maintain healthy growing conditions, each tree shall have at least 500 cubic feet of growing medium 3 feet deep. This can be achieved in several ways including structural cells placed under the sidewalk or continuous trenches of sand-based structural soils in the furnishing zone. See Figure 5.5–1.

S.5.5.4 Tree Wells and Sand-Based Structural Soil

Where trees are spaced 20 feet on-center, successive tree wells should be connected with a structural soil trench in the furnishing zone. Sand-based structural soil involves a blend of soil and sand, which is not "trademarked" and is uniformly graded. This blend provides structural strength and high levels of compaction, while allowing for aeration, fertility, and percolation.

S.5.5.5 Streetscape Planting

Landscape material shall be planted up to the crosswalk edge on sidewalks, provided it does not exceed 3 feet in height as measured from the street.

S.5.5.6 Street Trees, Intersection Design, and Visibility

Sight line clearance requirements for the placement of trees and plantings shall comply

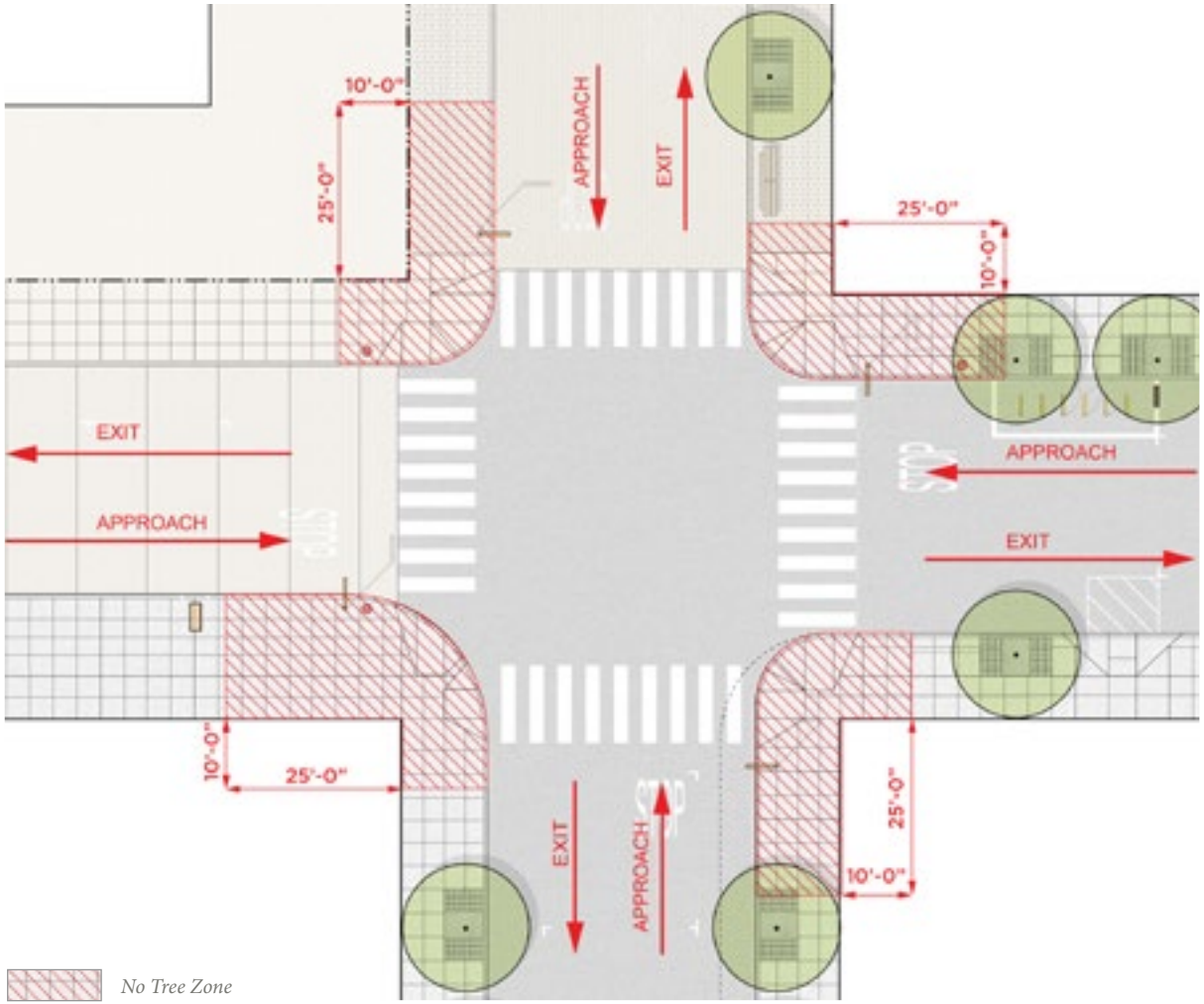


Figure 5.5–3: *Typical Intersection Sight Line Clearance*

with the 'Street Tree Planting' guidelines by SF Public Works.

On the approach to any intersection, trees shall be planted no closer than 25 feet from the corner of the property line. On the far side of any intersection, trees shall be planted no closer than 10 feet from the corner of the property line.

S.5.5.7 Tree Vertical Clearance

Trees shall have a vertical clearance of 84 inches over the sidewalk measured from the lowest branch, and 14 feet of vertical clearance for any portion of the tree that hangs over the roadway.

5.6 TRAFFIC CALMING STRATEGIES

To promote a pedestrian-friendly environment, the following strategies have been incorporated into the DSG. For more information see Balboa Reservoir Infrastructure Plan (Section 6.6: Traffic Calming).

STANDARDS

S.5.6.1 Chicane

Chicanes shall be installed along West Street. A chicane is a form of bulb-out added to the roadway to shift the alignment and slow down vehicles. It provides additional sidewalk space, and thus opportunities for additional landscaping at the street, while visually reducing the width of drive lane. A chicane is one of the potential traffic calming measures that can be used for the treatment of West Street. SFMTA shall have final authority on the location and design of the chicane.

S.5.6.2 Raised Crossings

Raised pedestrian crosswalks prioritize pedestrians in the vehicular traffic zone by slowing down vehicles. A raised crosswalk shall be provided at the locations shown in Figure 5.3–2 (Pedestrian Network Diagram) .

Chicane

Mountable traffic circle

S.5.6.3 Bulb-Outs

Bulb-outs (also known as curb extensions) shall be provided at intersections and mid-block crossings to shorten pedestrian crossings, and to provide opportunities for stormwater management and streetscape planting. The width of each bulb-out shall be maximized based on vehicle turning radius and adjacent bike lane requirements. SFMTA shall have final authority on the location and design of bulb-outs.

GUIDELINES

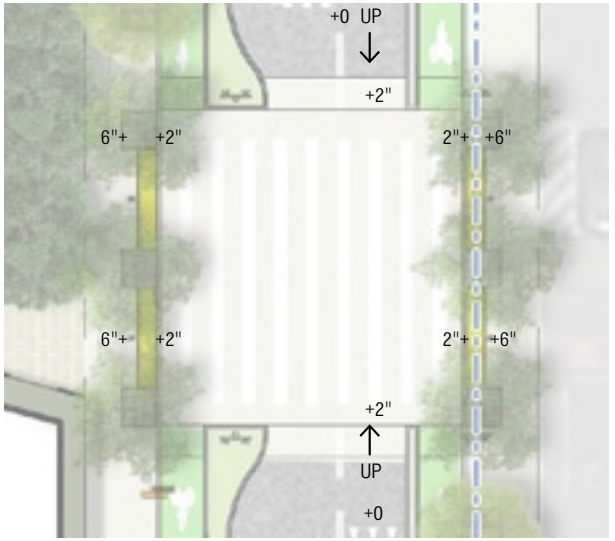
G.5.6.1 Mountable Traffic Circle

A mountable traffic circle should be provided at the intersection of West Street and North Street and the intersection of West Street and South Street. Mountable traffic circles provide an opportunity to create neighborhood identity while facilitating the childcare drop-off at South Street.

Each mountable traffic circle shall accommodate the turning radius of a typical passenger vehicle while allowing large vehicles such as firetrucks to drive over the raised traffic circle. Highly textured traffic-rated paving material shall be used in the traffic circle. The final layout and design shall be subject to SF Public Works and SFMTA approval.

Raised street crosswalk

Bulb-out



Raised crosswalk at Lee Avenue and Reservoir Park

5.7 STREET UTILITIES AND PARKING METERS

The layout of street utilities and parking meters will be carefully coordinated with street tree placement to minimize potential conflict between trees and street furniture.

STANDARDS

S.5.7.1 Above-Grade Utilities Location

All above-grade utilities within the right-of-way shall be located within the furnishing zone and shall not interfere with the clear throughway zone. All laterals and appurtenances must be outside of any driveway curb cuts.

S.5.7.2 Parking Meters and Other Street Elements

All parking meters and other street elements, including pay and display machines and multi-space meters, shall be placed in the furnishing zone. Street elements shall be organized and consolidated where possible.

S.5.7.3 Parking Meters

SFMTA standard parking meters shall be provided per SFMTA standards. Legislation will be required from SFMTA to install parking meters and establish time limits.

GUIDELINES

G.5.7.1 Location and Access

All utilities should be placed below grade wherever feasible or be clustered around driveway curb cuts. When possible, utilities should be grouped and should allow clear access to the throughway zone adjacent to street furnishing elements.

Street Palette

5.8 OVERVIEW

Streets serve as the primary realm for daily pedestrian life and vehicular circulation throughout the Balboa Reservoir neighborhood. The following sections outline the materials and planting palettes that help define the Balboa Reservoir neighborhood's public realm identity.

Most of the streets will be publicly owned except for the dead end sections of West Street and Lee Avenue and the driveways and entry courts within the townhouse blocks. These private streets are primarily used as loading, garage access, and driveway access for buildings. Privately owned streets allow for more flexibility on material selection and streetscape amenities to create a pedestrian-prioritized streetscape. Privately owned streets will be maintained by the HOA and will remain accessible to the public. Publicly owned streets are subject to City standards and material requirements.

The following diagram identifies the streets where City standard materials and lighting palettes will be used. The street planting palette is applicable for all streets within the Balboa Reservoir neighborhood.

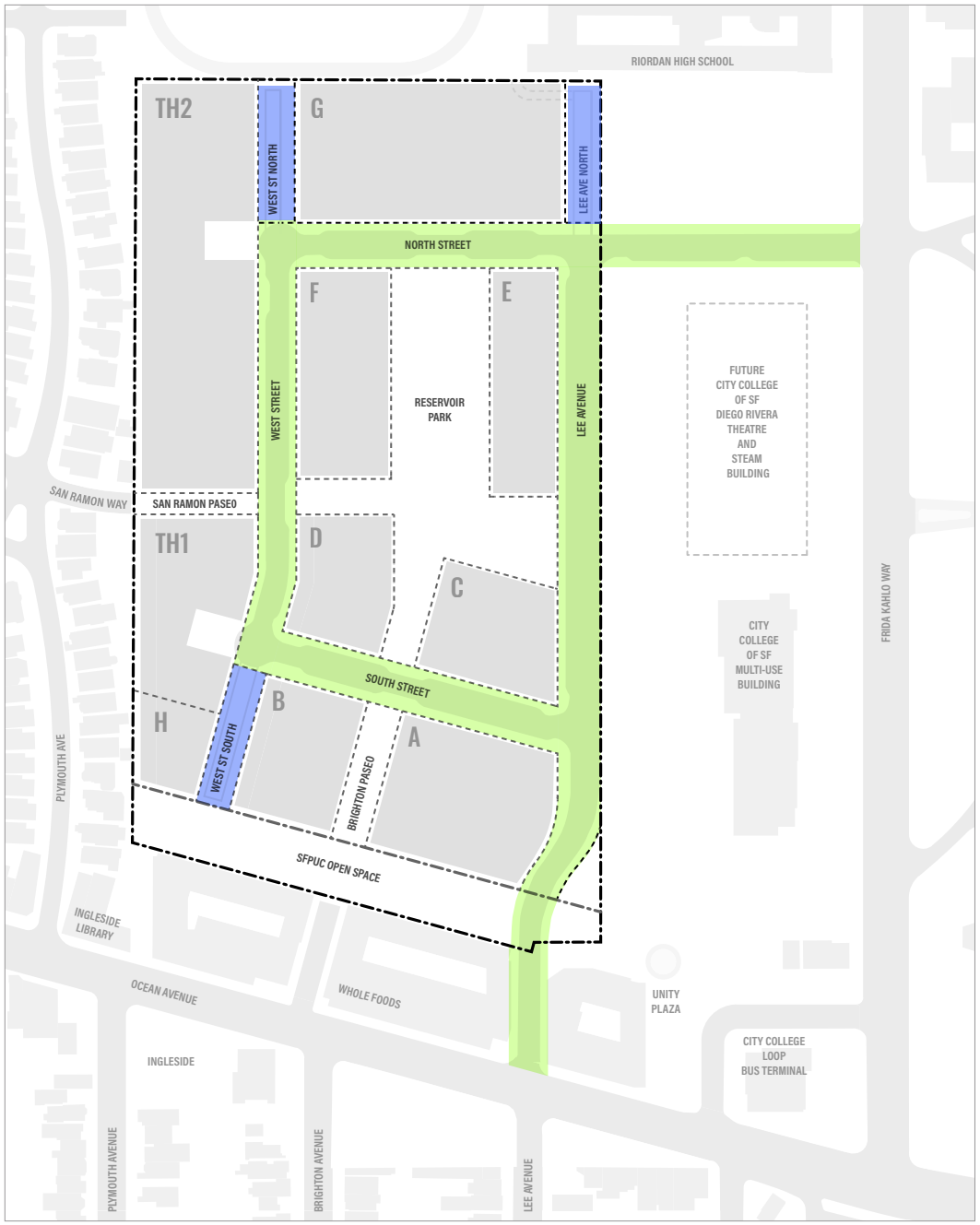


Figure 5.7–1: *Street Ownership & Material Application Diagram*

5.9 STREET PLANTING PALETTE

Sustainable plant choices are those that are climate-adapted and that favor relatively large tree canopies that can capture carbon, hold rainwater, provide shade, mitigate wind, and encourage pedestrian activity. Plants shall be selected according to standards approved by the City of San Francisco (sfplantfinder.org) for adaptability to urban soil conditions.

There are three types of plantings in the right-of-way:

- Street trees
- Low shrubs and groundcovers
- Low shrubs and groundcovers for stormwater treatment.

The following symbols, adapted from sfplantfinder.org, are used throughout the planting palette to denote place of origin:

SF San Francisco native species

CA California native species

EX Exotic species, not native to the region or state

Street Trees

Street trees are chosen for their ability to withstand San Francisco's strong wind and fog, compaction, limited soil volumes, and the harsh alkaline soil conditions found in urban settings. All trees, except the Southern California native Catalina ironwood, are from Australia where growing conditions most closely resemble urban conditions in San Francisco.

LEGEND

- *Street Tree Type 1 – Evergreen Large Size Tree with Rounded Shape*
- *Street Tree Type 2 – Evergreen Medium Size Tree with Oval Shape*
- *Street Tree Type 3 – Evergreen Large Tree with Oval Shape*
- *Street Tree Type 4 – Evergreen Flowering Medium Accent Tree*
- *Street Tree Type 5 – Evergreen Small Flowering Tree*
- *Street Tree Type 6 – Evergreen Large Focal Point Tree*

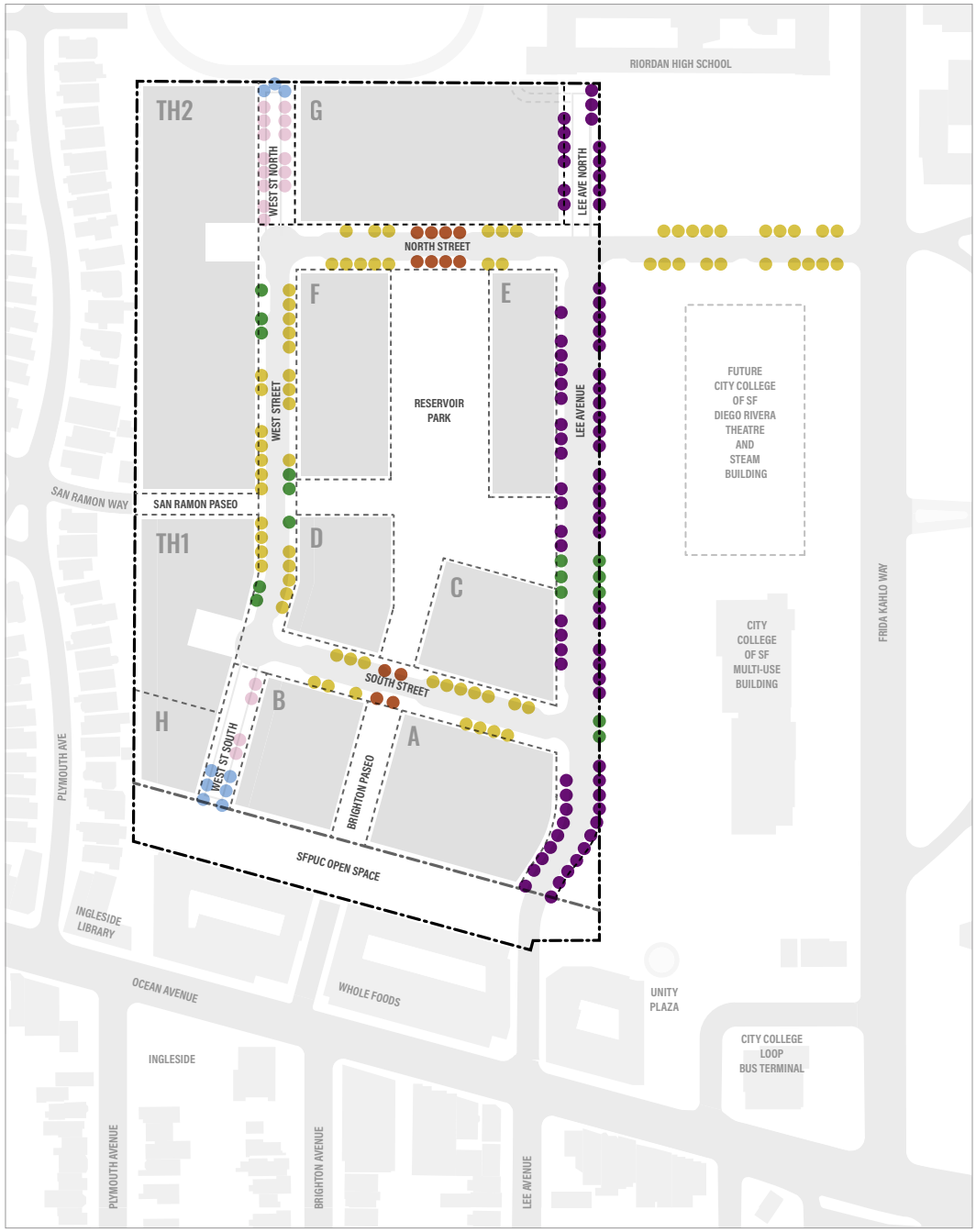
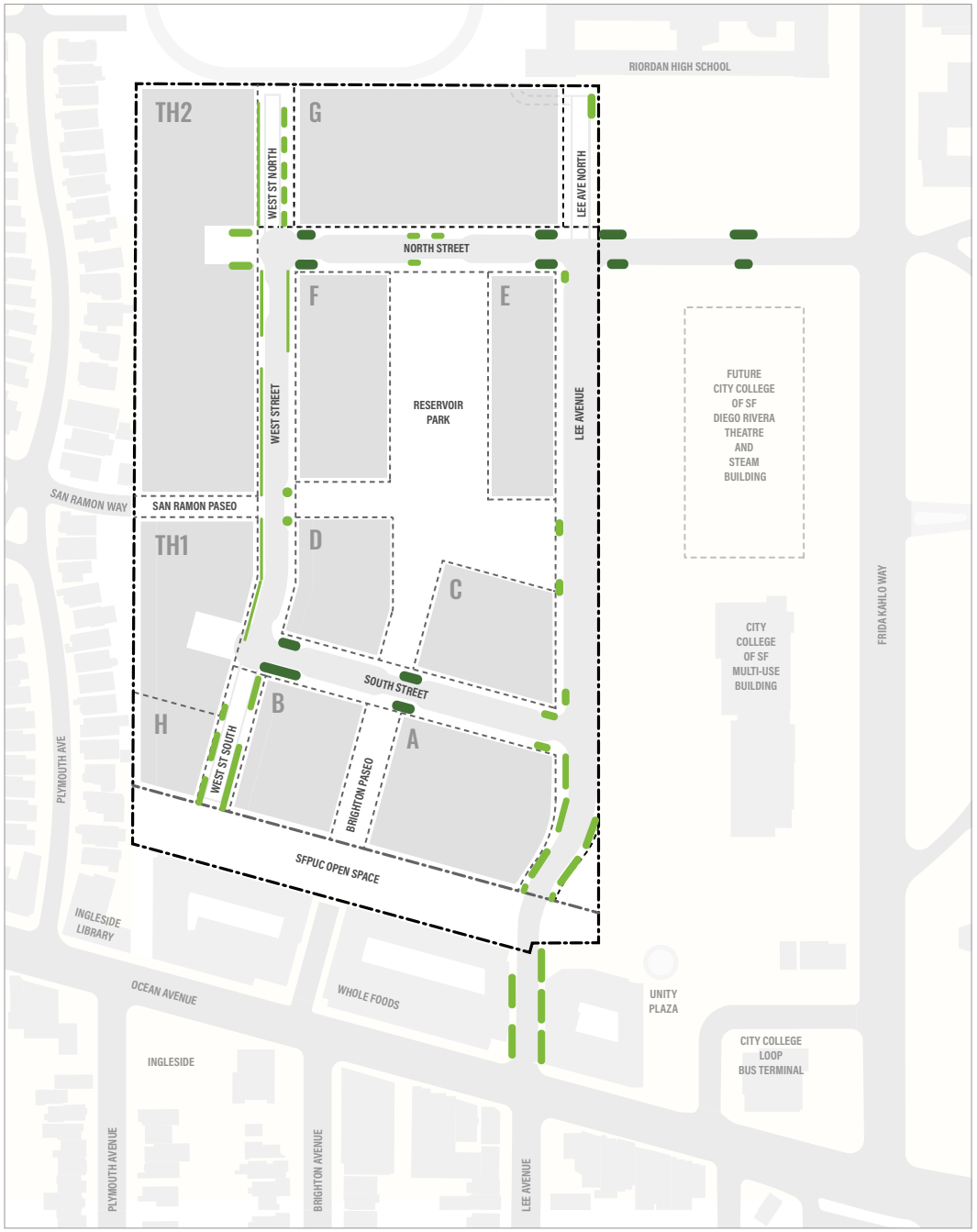


Figure 5.9–1: *Street Trees Type Diagram*

Low Shrubs and Groundcovers

Plantings in the right-of-way and the associated irrigation systems are encouraged when regular maintenance and replacement can be guaranteed by the adjacent property owner. Low plantings need to be sturdy and low-maintenance and should be resistant to trampling and other environmental conditions. Woody shrubs and large-leaved succulents are discouraged. Plants that have proven to do well are a very few selected monocots that withstand a wide range of soil, drainage, and compaction conditions, and are crush resistant and drought-tolerant, such as Dietes and Lomandra. Additional species are Muhlenbergia lindheimeri and Muhlenbergia emerslyii. Those plantings can be supplemented with climate-adapted desert and subtropical species, such as Yucca, Beschorneria, Agave, and Aloe arborescens. These right-of-way shrubs and groundcovers will have some overlap with those used in the open space to establish continuity.



LEGEND

- *Low Shrubs and Groundcovers*
- *Low Shrubs and Groundcovers for Stormwater Treatment*

Figure 5.9–2: *Low Shrubs and Groundcover Planting Diagram*

Low Shrubs and Groundcover Planting for Stormwater Treatment

Stormwater plantings within the right-of-way are selected to withstand all the above conditions in addition to seasonal flooding. Some limited use of natives is possible.
A preliminary list of stormwater plantings are:

- Elymus glaucus (Blue Wild Rye)
- Cornus sericea (Redtwig Dogwood)
- Fragaria chiloensis (Beach Strawberry)
- Lomandra longifolia (Spiny Head Mat Rush)
- Carex tumulicola (Berkeley Sedge)
- Chondrapetalum elephantinum (Giant Cape Rush)
- Muhlenbergia emersleyi (Emersly's Muhley Grass)

STANDARDS

S.5.9.1 Native Plant Ratio

100% of non-turf green areas must be climate appropriate plants, within which 75% must be native species.

Figure 5.9–3: *Drought Tolerant and Low Maintenance Low Planting at Street*

STREET TREES, preferred species

Catalina Ironwood
Lyonothamnus

Type 1

Climate Appropriateness
CA

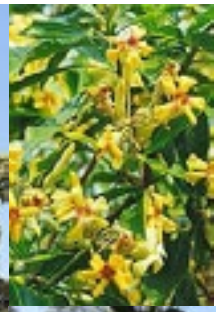
Bloom Time
Summer

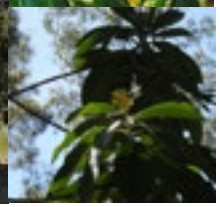
Water Needs
None

Associated Wildlife
Birds

Habitat Value
Fruit

Size Determined by SF Urban Forestry Council
Large Street Tree





Native Frangipani
Hymenosporum flavum

Type 2

Climate Appropriateness
EX

Bloom Time
Spring to Summer

Water Needs
Moderate

Associated Wildlife
Birds, Bees

Habitat Value
Fruit

Size Determined by SF Urban Forestry Council
Large Street Tree

Primrose Tree
Lagunaria patersonii

Type 1

Climate Appropriateness
EX

Bloom Time
June to September

Water Needs
Moderate

Associated Wildlife
Bees, Butterflies, Birds

Habitat Value
Fruit, Seeds

Size Determined by SF Urban Forestry Council
Large Street Tree

Brisbane Box
Lophostemon confertus

Type 2

Climate Appropriateness
EX

Bloom Time
Spring

Water Needs
None

Associated Wildlife
Birds, Butterflies

Habitat Value
Fruit

Size Determined by SF Urban Forestry Council
Large Street Tree

STREET TREES, preferred species

Paperbark Tea Tree
Melaleuca quinquenervia

Type 3

Climate Appropriateness
EX

Bloom Time
Summer-Fall

Water Needs
None

Associated Wildlife
Birds, Bees

Habitat Value
Fruit, Shelter

Size Determined by SF Urban Forestry Council
Medium Street Tree

New Zealand Christmas Tree
Metrosideros excelsa

Type 4

Climate Appropriateness
EX

Bloom Time
Spring , Summer

Water Needs
None

Associated Wildlife
Birds

Habitat Value
Fruit, Cover

Size Determined by SF Urban Forestry Council
Medium Street Tree

Water Gum
Tristaniopsis laurina

Type 4

Climate Appropriateness
EX

Bloom Time
Spring - Summer

Water Needs
Moderate

Associated Wildlife
Butterflies

Habitat Value
Fruit, Shelter

Size Determined by SF Urban Forestry Council
Medium Street Tree

Red Flowering Gum
Corymbia ficifolia

Type 4

Climate Appropriateness
EX

Bloom Time
Fall , Winter, Spring, Summer

Water Needs
Low

Associated Wildlife
Birds, Bees

Habitat Value
Pollinators, Fruit

Size Determined by SF Urban Forestry Council
Large Street Tree

Toyon
Heteromeles arbutifolia

Type 5

Climate Appropriateness
CA

Bloom Time
Summer

Water Needs
Low

Associated Wildlife
Birds, Bees

Habitat Value
Pollinators, Fruit

Size Determined by SF Urban Forestry Council
Small Street Tree

Mountain Lilac
Ceanothus 'Ray Hartman'

Type 5

Climate Appropriateness:
CA

Bloom Time
Winter

Water Needs
Low

Associated Wildlife
Birds, Bees

Habitat Value
Fruit, Pollinators

Size Determined by SF Urban Forestry Council
Small Street Tree

Monterey Cypress
Hesperocyparis macrocarpa

Type 6

Climate Appropriateness
CA

Bloom Time
Fall

Water Needs
Low

Associated Wildlife
Birds

Habitat Value
Fruit

Note
Used at Private Shared Street

Silk Oak
Grevillea robusta

Type 6

Climate Appropriateness
EX

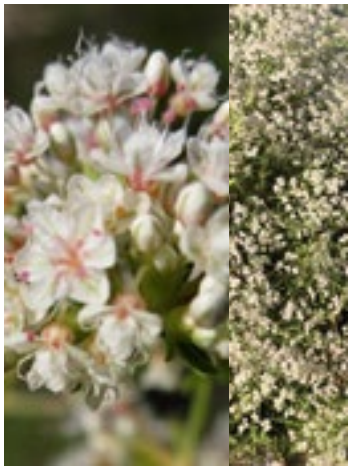
Bloom Time
Spring

Water Needs
None

Associated Wildlife
Birds, Bees

Habitat Value
Polinators

LOW SHRUBS AND GROUNDCOVERS, preferred species



Climate Appropriateness
CA

Bloom Time
Summer, Spring, Fall

Water Needs
Low

Associated Wildlife
Bees, Butterflies

Habitat Value
Pollinators, Buds/Greens

California Buckwheat
Eriogonum fasciculatum

Climate Appropriateness
EX

Bloom Time
July-Nov

Water Needs
Low

Associated Wildlife
Birds

Habitat Value
Buds/Greens, Cover

Gooding's Muhly
Muhlenbergia emersleyi

Climate Appropriateness
SF CA

Bloom Time
Spring, Summer

Water Needs
Low

Associated Wildlife
Bees, Birds, Butterflies

Habitat Value
Pollinator, Cover

California Poppy
Eschscholzia californica

Climate Appropriateness
SF CA

Bloom Time
Spring, Summer, Fall

Water Needs
Low

Associated Wildlife
Birds, Butterflies

Habitat Value
Buds/Greens, Cover, Pollinators

California Sagebrush
Artemisia californica

Climate Appropriateness
SF CA

Bloom Time
Summer, Fall

Water Needs
Low

Associated Wildlife
Butterflies, Bees, Hummingbirds

Habitat Value
Buds/Greens, Pollinators

Sage and Variety
Salvia "Bee Bliss" and Variety

Climate Appropriateness
EX

Bloom Time
Spring, Fall

Water Needs
Low

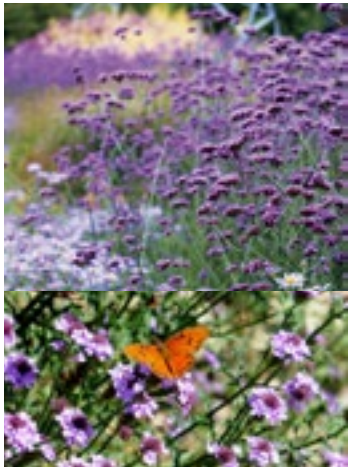
Associated Wildlife
Butterflies, Bees, Hummingbirds

Habitat Value
Buds/Greens, Pollinators

Striped Fortnight Lily
Dietes grandiflora 'variegata'

Figure 5.9–4: *Regular Planting Palette for Bulb-Outs and Sidewalks*

LOW SHRUBS AND GROUNDCOVER, preferred species



Climate Appropriateness
CA

Bloom Time
Spring/Summer

Water Needs
Moderate

Associated Wildlife
Butterflies

Habitat Value
Buds/Greens

Cedros Island Verbena
Verbena lilacina "De La Mina"

Climate Appropriateness
CA

Bloom Time
Summer

Water Needs
Low

Associated Wildlife
Butterflies, Insects

Habitat Value
Buds/Greens

Idaho Fescue
Festuca idahoensis

Climate Appropriateness
EX

Bloom Time
Summer

Water Needs
Low

Associated Wildlife
Butterflies, Insects

Habitat Value:
Pollinator

Yellow/Red Yucca
Hesperaloe parviflora

Climate Appropriateness
EX

Bloom Time
February to September

Water Needs
Low

Associated Wildlife
Bees, Birds

Habitat Value
Pollinators, Buds/Greens

Torch Aloe and Aloe Variety
Aloe arborescens

Climate Appropriateness:
EX

Bloom Time
Rarely Flowers

Water Needs
Moderate

Associated Wildlife
Bees, Birds

Habitat Value
Pollinators, Buds/Greens

Smooth Agave and Agave Variety
Agave desmettiana

LOW SHRUBS AND GROUNDCOVERS FOR STORMWATER TREATMENT, preferred species

Climate Appropriateness
CA

Bloom Time
Summer

Water Needs
Low

Associated Wildlife
Butterflies, Bees, Insects

Habitat Value
Buds/Greens, Cover

Blue Wild-Rye
Elymus glaucus

Climate Appropriateness
EX

Bloom Time
Spring to Fall

Water Needs
Low

Associated Wildlife
Butterflies, Birds

Habitat Value
Fruit, Cover

American Dogwood
Cornus sericea

Climate Appropriateness
CA

Bloom Time
Winter, Spring

Water Needs
Low

Associated Wildlife
Birds

Habitat Value
Buds/Greens, Cover

Berkeley Sedge
Carex tumulicola

Climate Appropriateness
SF CA

Bloom Time
Spring, Winter

Water Needs
Low

Associated Wildlife
Bees, Birds, Butterflies

Habitat Value
Cover, Fruit

Fragaria chiloensis
Coast Strawberry

Climate Appropriateness
EX

Bloom Time
Summer/Fall

Water Needs
Low

Associated Wildlife
None

Habitat Value
Cover

Large Cape Rush
Chondropetalum elephantinum

Climate Appropriateness
SF CA

Bloom Time
WinSpring

Water Needs
Low

Associated Wildlife
Bees, Birds, Butterflies

Habitat Value
Buds/Greens, Nesting

Douglas Iris
Iris douglasiana

5.10 STREET PAVING MATERIALS

Paving materials are selected to withstand extensive wear and to signify the circulation hierarchy. The street network in the Balboa Reservoir neighborhood consists of publicly owned and privately owned streets which will be maintained by SF Public Works and private developers respectively and will have different standards and guidelines.

Publicly Owned/Maintained Streets

STANDARDS

S.5.10.1 Public Works Specification

The design of the public right-of-way sidewalk and roadway shall be compliant with SF Public Works standard specifications and shall deploy the latest approved list of paving materials.

S.5.10.2 Roadway

Standard roadway asphalt shall be used on roadways. Vehicular concrete paving shall be used at key raised crosswalks to prioritize pedestrians and enhance open space network connections.

S.5.10.3 Sidewalk

Concrete paving shall be used and designed to meet load-bearing requirements. The materials shall be able to provide level surfaces onto which furnishings, stages and elements can be secured. At the intersections of mid-block crossings, unit paving shall be used at 18 inches in length (in the direction of travel). Where a sidewalk abuts a plaza, sidewalk paving materials shall be coordinated with the plaza paving to create a continuous public space.

S.5.10.4 Warning Paving

City standard detectable warning paving shall be used at raised crosswalks and curb ramps.

GUIDELINES

G.5.10.1 Raised Crosswalk

Custom crossing design using materials in compliance with SF Public Works approved material palette should be encouraged in all key street intersections and park entrances to signify pedestrian priority, add neighborhood character, and enhance place-making.

G.5.10.2 Unit Paving at Parallel Parking

Unit paving should be used at parallel parking. Where possible, permeable unit paving should be considered for stormwater management subject to City approval.

Crosswalks

Thermoplastic crossing

Thermoplastic crossing with custom pattern inlay

Traffic Lane

City standard asphalt

Warning Pavers

Warning pavers, cast intact

Parallel Parking

4"x 8" dark grey paver

Pedestrian Throughway/ Protected Bike Lane Median

Cast-in-place concrete; medium gray w/ silica carbide and water jet finish

Tree Well Surfacing

Cobble stone with split sides and flamed top or split top and sides

Tree Well Mulch

3/4" minimum crushed black basalt

Figure 5.10–1: *City-Approved Materials for Publicly Owned Streets*

Privately Owned/Maintained Streets

In privately owned and maintained streets, paving materials are not limited to the SF Public Works standard paving palette.

Privately owned streets provide an opportunity to feature unique materials and details to introduce variation within the design of the public realm.

STANDARDS

S.5.10.5 Sidewalk and Roadway

The materials used for sidewalk and roadway in shared streets shall be durable enough to withstand extensive use, wear-and-tear, and load-bearing requirements for all types of vehicles. Materials, colors and finishes used for both pedestrian and vehicular zones create a unified pedestrian priority auto space.

S.5.10.6 Warning Paving

Detectable warning paving shall be used at shared streets to signify pedestrian priority. Cast iron or white precast detectable warning pavers are recommended for durability and aesthetic quality and variation.

S.5.10.7 Vehicular Unit Paving

When unit pavers are used for roadway applications, smaller unit pavers and a bituminous setting bed shall be used to withstand heavy loads and extend longevity of the paving system.

GUIDELINES

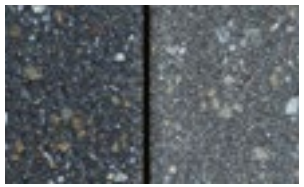
G.5.10.3 Permeable Paving

Permeable paving should be used to reduce impervious surface for stormwater management and should meet SFPUC stormwater management requirements.

G.5.10.4 Paving Patterns

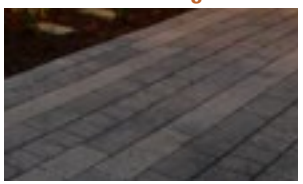
Special paving pattern designs and material variations are recommended to define spatial identity.

Concrete Unit Paving



6x12 concrete unit paver, ground and blasted finish

Permeable Paving

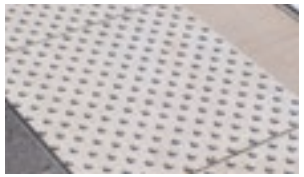


Pedestrian permeable paving

Vehicular permeable paving

Warning Paving

Warning pavers cast iron



Warning pavers alt 1 Precast concrete

Tree Well Surfacing

4x4 cobble stone with flamed finish

Tree Well Mulch

Gravel mulch

Figure 5.10–2: *Street Material Examples for Privately Owned Street*

5.11 STREET FURNITURE

Seating, Receptacles, Bike Racks, and Other Amenities

Street furniture is intended to be an amenity that supports a wide variety of activities. The primary materials for furnishings are steel and wood, for durability and comfort. Pictured to the right is suggested street furniture that shows the recommended character of naturally-weathered materials and finishes which should be coordinated across the site to ensure a consistent palette. The standards and guidelines outlined in this chapter are for both private and public streets.

STANDARDS

S.5.11.1 Location

Site furnishings shall be located within the furnishing zones parallel to the curb per the Better Streets Plan. Site furnishings shall be located in areas where they are likely to be used, such as low traffic shared streets or at the Reservoir Park entrance. Their locations are also determined by ADA access and loading zones. Use of non-DPW standard furniture on public right-of-ways requires a special permit

S.5.11.2 Bike Racks

- Selected bike racks shall have a rectangular section, be securely mounted, and employ durable materials that do not require maintenance. They shall also meet all additional requirements as noted in the SFMTA Bicycle Rack Specifications.
- The Balboa Reservoir neighborhood shall provide Class II bike parking for each building and open space at the right-of-way or in the publicly accessible open space.
- The placement of bike racks shall comply with SFMTA Bicycle Parking Standards, Guidelines, and Recommendations. The total Class II bike parking requirement shall be defined according to the final TDM plan. See additional bike parking requirements see Section 7.23 (On-Site Bicycle Parking) and Section 7.39 (On-Site Bicycle Parking) at townhouses.

S.5.11.3 Bollards

Fixed bollards shall be provided at mid-block crossings and removable bollards shall be provided at the SFPUC Open Space access drive curb cut.

GUIDELINES

G.5.11.1 Litter and Recycling Receptacles

Litter and recycling receptacles should be provided when regular maintenance and cleaning is available. They should be attractive site furnishings which contribute to the character of the street and provide options for landfill, recycling, and compost. Waste receptacles shall be located in areas of high pedestrian traffic, such as near pedestrian crossings. SF Public Works shall have final authority on trash receptacle selection and locations.

Benches

Manufactured bench with back, metal and wood finish

Manufactured backless bench, metal and wood finish

Manufactured bench with reclaimed wood or similar

Bollards

Bollard, metal finish or similar

Litter + Recycling Receptacles

Trash and recycling receptacles, for metal finish

Bike Racks

Square stainless or galvanized steel tube section

Figure 5.11–1: *Street Furnishing Examples*

5.12 STREET LIGHTING

Street lighting at the Balboa Reservoir neighborhood is an important component of the streetscape design. It helps to establish a sense of continuity and cohesiveness in the neighborhood and a hierarchy of primary and secondary streets. The quality and intensity of the light provides neighborhood character, as well as a sense of safety and security. Lighting design intent shall follow IES-RP8, Illuminating Engineering Society standards appropriate to the subject street type.

STANDARDS

S.5.12.1 Location

All street lights shall be located within the furnishing zone and should not obstruct pedestrian throughways or the loading and unloading of people and goods.

S.5.12.2 Public Street Pole Lights

Street lighting design for public right-of-ways shall be in compliance with SFPUC guidelines and the light fixtures shall be selected from the SFPUC Street Light Catalogue. See MIP (Section 6.5.5: Lighting) for more information.

S.5.12.3 Privately Owned Shared Street Pole Lights

Street pole lights at privately owned shared public ways shall be pedestrian in scale to emphasize pedestrian priority. Colors and finishes shall be coordinated with other site furnishings and building color palettes. The same pedestrian poles shall be used at both the shared public way and the public open space. Street light fixtures in privately owned streets are not required to be selected from the SFPUC Street Light Catalogue.

GUIDELINES

G.5.12.1 Suspended Lights

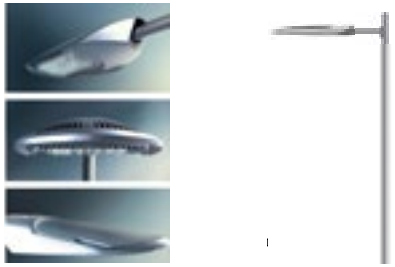
Suspended lights are recommended for the privately owned shared streets.

Privately Owned Shared Street Pole Lights

Manufactured pedestrian light, metal finish

Louis Poulsen Abertslund Maxi Post or similar

Public Street Pole Light

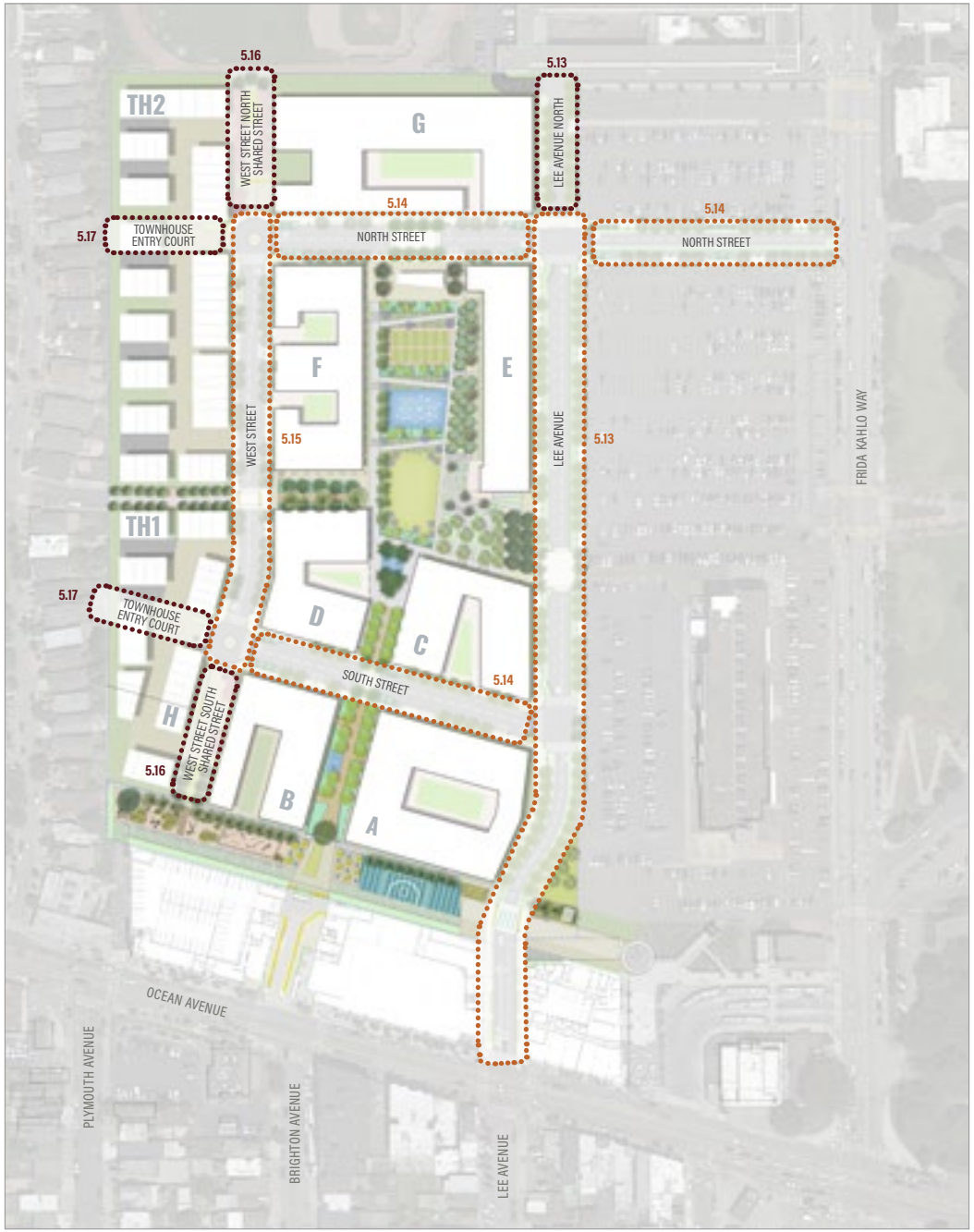


Manufactured pole light from SFPUC catalogue of acceptable fixtures, metal finish

Figure 5.12–1: *Street Lighting Palette*

Street Design by Individual Case

Given the number of unique conditions at Balboa Reservoir, maintaining a simple and coherent street design is essential to providing a unifying framework for development over time. In order to support implementation of the Streetscape Design Guidelines, the following sections will provide detailed standards and guidelines for individual streets. The streets are listed per Section 5.2 (Street Typology).



LEGEND

- *Publicly Owned Streets*
- *Privately Owned Streets with Public Access*
- 5.XX *Section Number in Chapter 5*
- 5.XX *Section Number in Chapter 5*

Note: building footprints are for illustrative purposes only

Figure 5.12–2: *Street Ownership & Key Plan*

5.13 LEE AVENUE

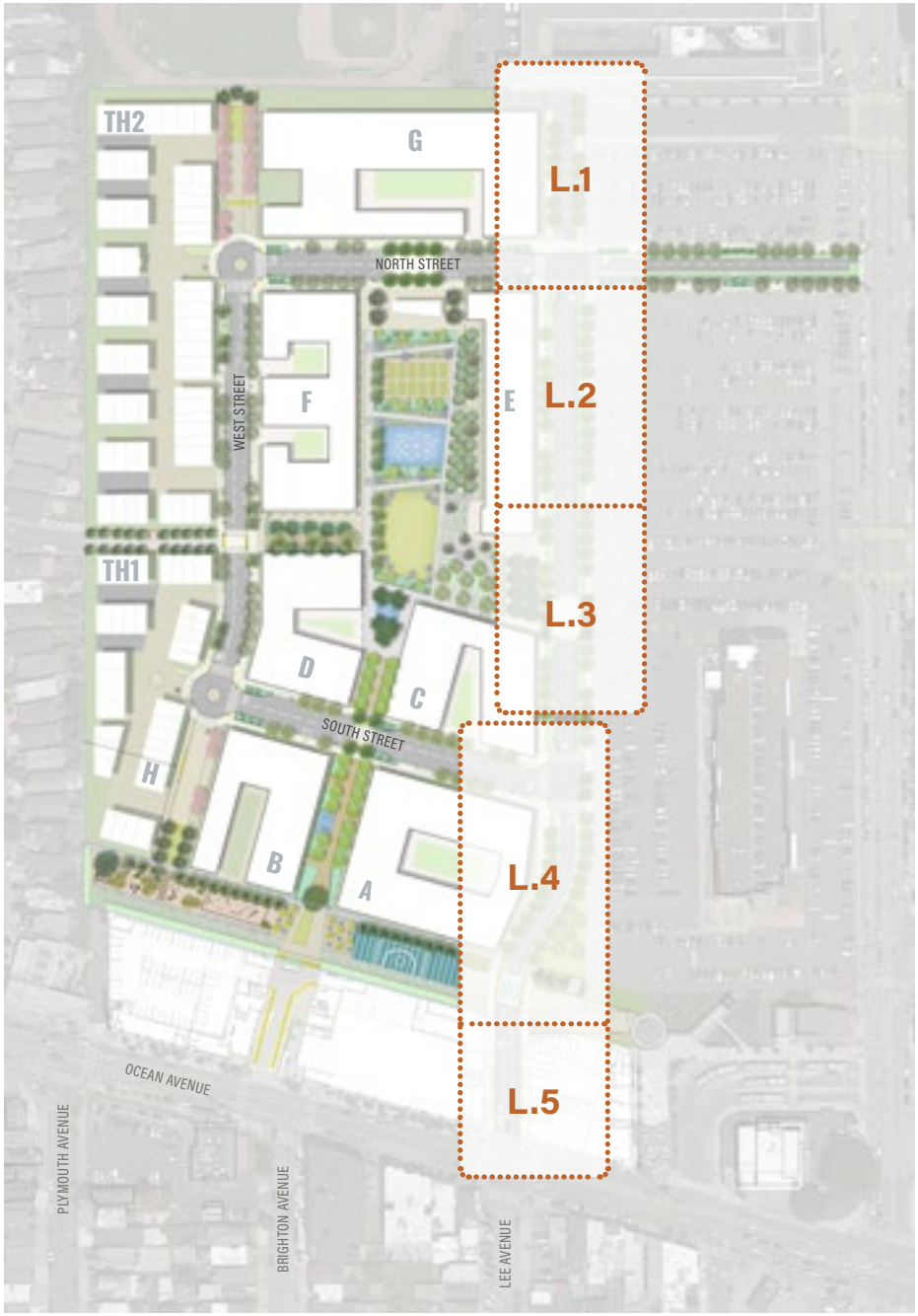
Lee Avenue is a primary mixed-use street connecting the project site to the adjacent neighborhood. Lee Avenue will serve nonresidential and residential uses including potential future housing on City College property. The extension of Lee Avenue is a tree-lined bicycle boulevard that provides a gateway to Reservoir Park and a complementary edge to the City College Master Plan. It will be the primary bicycle connection south to the Class III bike route to Holloway Avenue and to Frida Kahlo Way. The treatment of Lee Avenue is divided into three main zones, with five total segments. See Figure 5.13–1 (Lee Avenue, Key Map).

Lee Avenue North of North Street (L.1)

The section of Lee Avenue north of North Street provides a one-way exit route for Riordan High School, a possible garage exit for Block G, and a potential parking garage exit from the City College property. This segment will be a conventional two-way street with a minimum 12-foot sidewalk on both sides. The right-of-way for this segment is 50-feet wide. This segment of Lee Avenue will be privately owned with public access. See Figure 5.13–2 (Lee Avenue, Site Plan L.1).

Lee Avenue at Central Block (L.2 & L.3)

The section of Lee Avenue between North Street and South Street will have an asymmetric profile within a 72-foot-wide-right-of-way. It will have one travel lane in each direction and a protected Class IV bike lane and a minimum of 12-foot-wide sidewalks on both sides. Parallel parking and loading areas are provided only on the west side of the street. See Figure 5.13–4 (Lee Avenue, Site Plan L.2) and Figure 5.13–5 (Lee Avenue, Site Plan L.3).



Note: building footprints are for illustrative purposes only

Figure 5.13–1: *Lee Avenue, Key Map*

Lee Avenue South of South Street (L.4 & L.5)

Lee Avenue south of South Street will taper from a 72-foot-wide right-of-way to a 56-foot-wide right-of-way to match the existing width between 1110 and 1150 Ocean Avenue. At this segment, there will be no parking on either side of the street and one travel lane and bike lane in each direction. Class II bike lanes run from South Street to the SFPUC Retained Fee Open Space and transition into Class III bike lanes through Ocean to Holloway Avenue Class III bike route. There will be bulb-outs at intersections and midblock crossings at the Reservoir Park and SFPUC Retained Fee Open Space to emphasize pedestrian priority and traffic calming. A vehicular left turn lane on the southern most end of Lee Avenue will assist with traffic control at the intersection of Lee Avenue and Ocean Avenue. See Figure 5.13–7 (Lee Avenue, Site Plan L.4) and Figure 5.13–9 (Lee Avenue, Site Plan L.5).

STANDARDS

S.5.13.1 Street Zone Dimensions

Right-of-way cross-section dimensions shall be as shown in Figure 5.13–2 through Figure 5.13–10.

S.5.13.2 Element and Material Specification

Landscape elements shall be provided per Figure 5.13–2 through Figure 5.13–9. Dimensions vary.

S.5.13.3 Raised Crosswalk

The crosswalk at the intersection of Lee Avenue and the Reservoir Park entry and the intersection of Lee Avenue and the SFPUC Retained Fee Open Space shall be raised and a minimum of 50 feet long. High quality paving materials such as unit paving are encouraged. See Balboa Reservoir Infrastructure Plan (Section 6.6: Traffic Calming) and Section 5.6 (Traffic Calming Strategies) for more details.

S.5.13.4 Loading

Loading per Balboa Reservoir Infrastructure Plan, (Figure 6.9: Proposed Service and Loading Plan)..

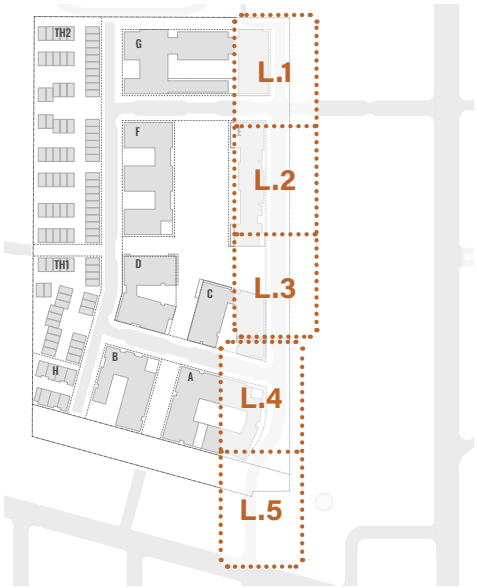
S.5.13.5 SFPUC Asset Protection Standards

Street trees are not allowed where the roadway and sidewalk cross the SFPUC Retained Fee parcel. Refer to SFPUC Asset Protection Standards for tree restrictions over transmission distribution assets at this parcel.

GUIDELINES

G.5.13.1 Stormwater Management

Some of the Lee Avenue stormwater requirements will be offset in the open space stormwater management areas. See Chapter 6 (Open Space Network) for more information. This enables flexibility in the design of Lee Avenue including managing challenging grading, potential inclusion of protected bike ways, and other pedestrian amenities. The open space stormwater management area will be sized over the 25% requirement to offset the Lee Avenue stormwater requirement.



Key Map

LEGEND

1. *Tree Well*
2. *Concrete Sidewalk*
3. *Street Light*
4. *Litter + Recycling Receptacle*
5. *Bioretention Planting*
6. *Regular Planting*
7. *Warning Paver*
8. *Curb Cut for Accessible Loading/Parking*
9. *Raised Crosswalk*
10. *Traffic Island*
11. *Curb Cut for Garage*
12. *Bike Rack*
13. *Bench*
14. *Bollard*
15. *Concrete Unit Pavers*
16. *Roadway - Asphalt*
17. *Curb Cut for Driveway*
18. *Bike Share*

BL *bike lane*
P *parking*
SW *sidewalk*
TL *travel lane*
M *median*
BO *bulb-out*

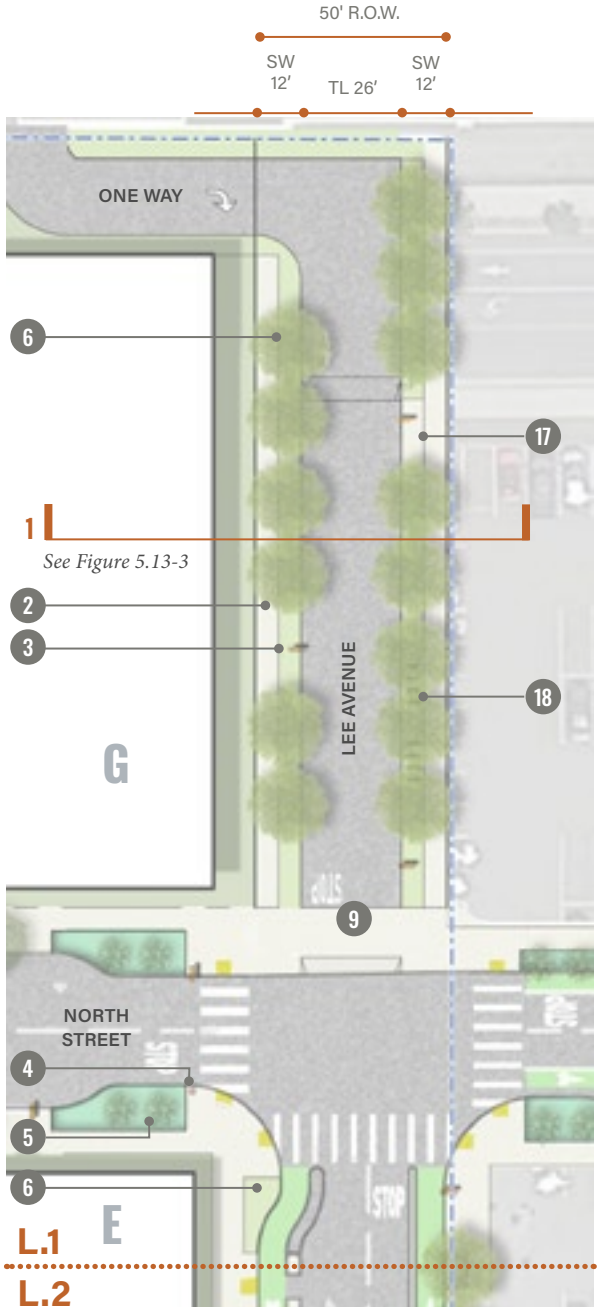


Figure 5.13–2: *Lee Avenue, Site Plan L.1*

Key Map

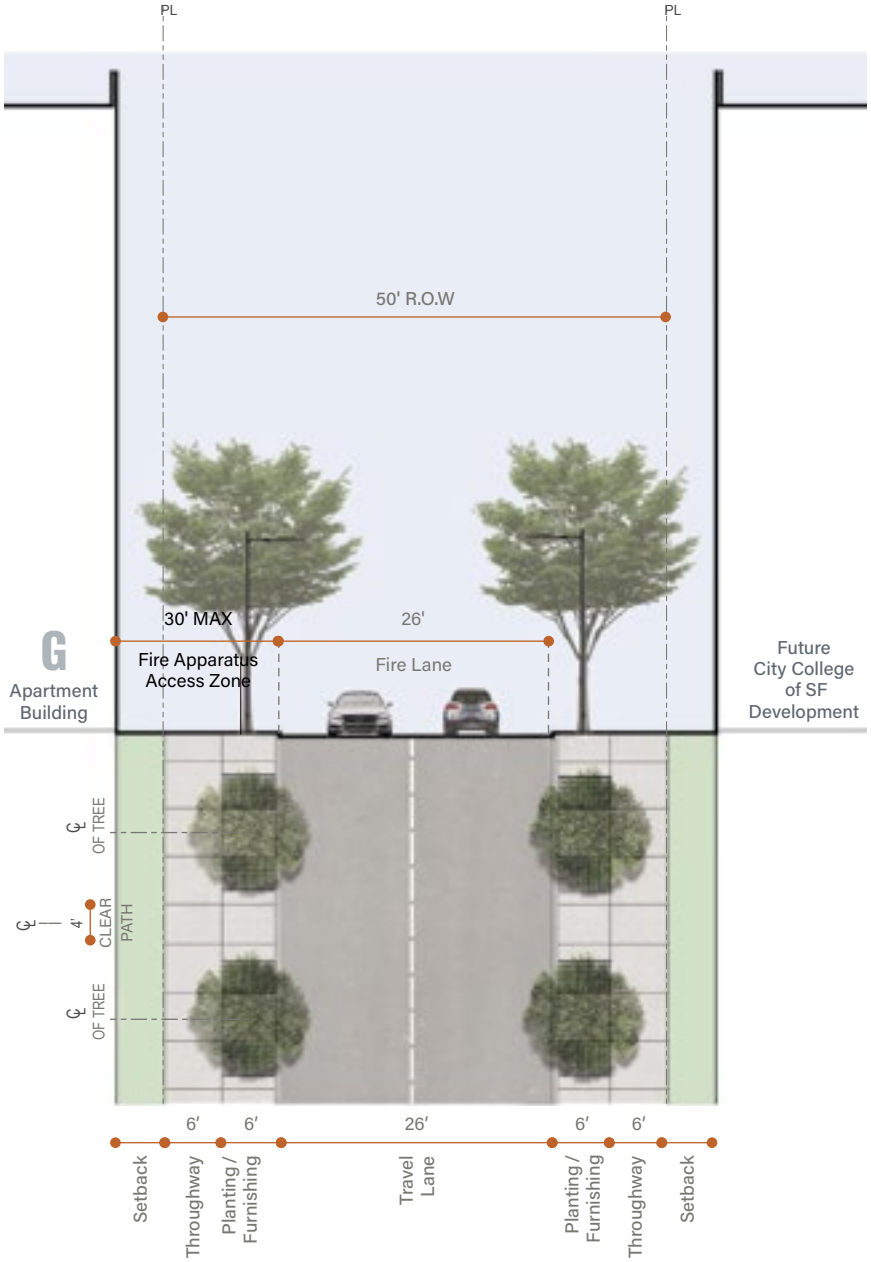
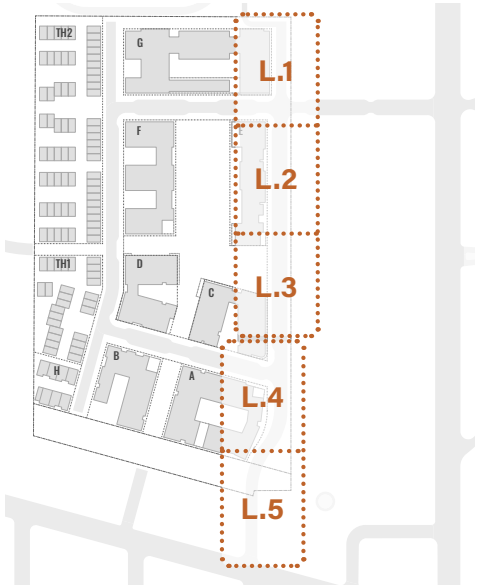


Figure 5.13–3: *Lee Avenue, Section 1* *see "Figure 5.13–2: Lee Avenue, Plan Enlargements L.1



Key Map

LEGEND

1. *Tree Well*
2. *Concrete Sidewalk*
3. *Street Light*
4. *Litter + Recycling Receptacle*
5. *Bioretention Planting*
6. *Regular Planting*
7. *Warning Paver*
8. *Curb Cut for Accessible Loading/Parking*
9. *Raised Crosswalk with Special Treatment*
10. *Traffic Island*
11. *Curb Cut for Garage*
12. *Bike Rack*
13. *Bench*
14. *Bollard*
15. *Concrete Unit Pavers*
16. *Roadway - Asphalt*
17. *Curb Cut for Driveway*
18. *Bike Share*

BL *bike lane*
P *parking*
SW *sidewalk*
TL *travel lane*
M *median*
BO *bulb-out*

0 25 50 ft

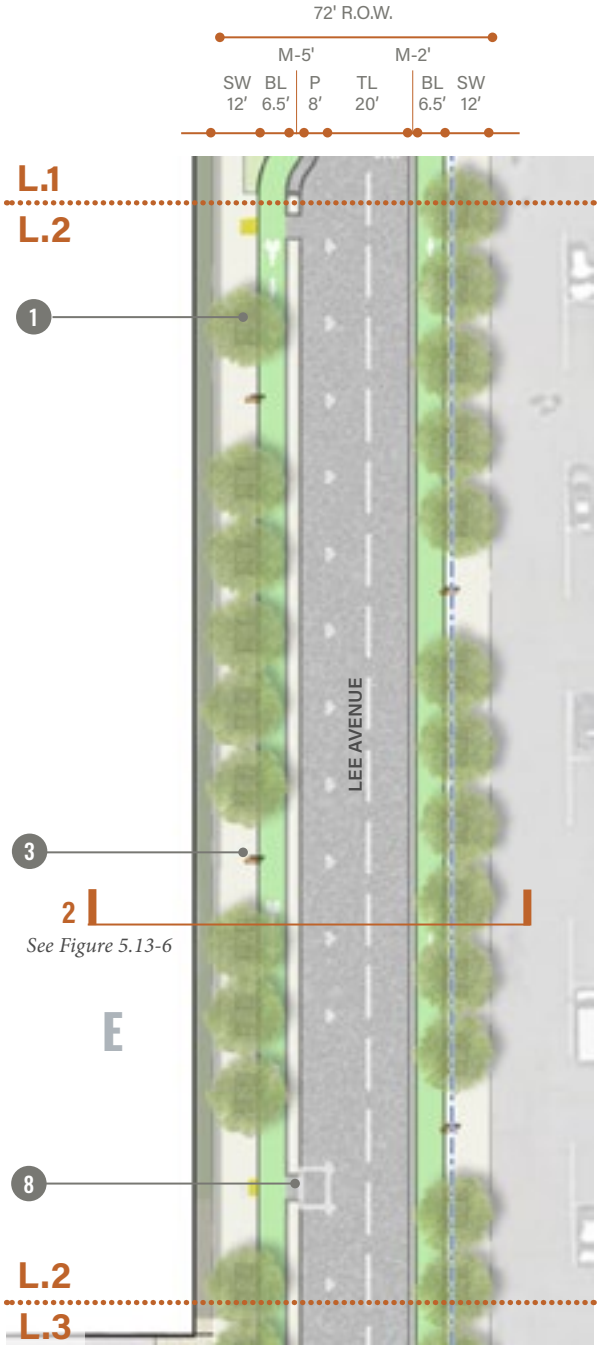


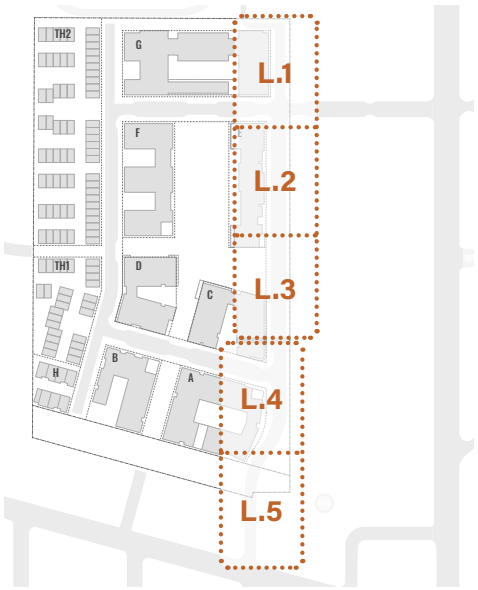
Figure 5.13–4: *Lee Avenue, Site Plan L.2*

Figure 5.13–5: *Lee Avenue, Site Plan L.3*

Key Map

Figure 5.13–6: *Lee Avenue, Section 2*

**see "Figure 5.13– 4 & 5: Lee Avenue, Plan Enlargements L.2 & L.3*



Key Map

LEGEND

1. *Tree Well*
2. *Concrete Sidewalk*
3. *Street Light*
4. *Litter + Recycling Receptacle*
5. *Bioretention Planting*
6. *Regular Planting*
7. *Warning Paver*
8. *Curb Cut for Accessible Loading/Parking*
9. *Raised Crosswalk*
10. *Traffic Island*
11. *Curb Cut for Garage*
12. *Bike Rack*
13. *Bench*
14. *Bollard*
15. *Concrete Unit Pavers*
16. *Roadway - Asphalt*
17. *Curb Cut for Driveway*
18. *Bike Share*

BL *bike lane*
P *parking*
SW *sidewalk*
TL *travel lane*
M *median*
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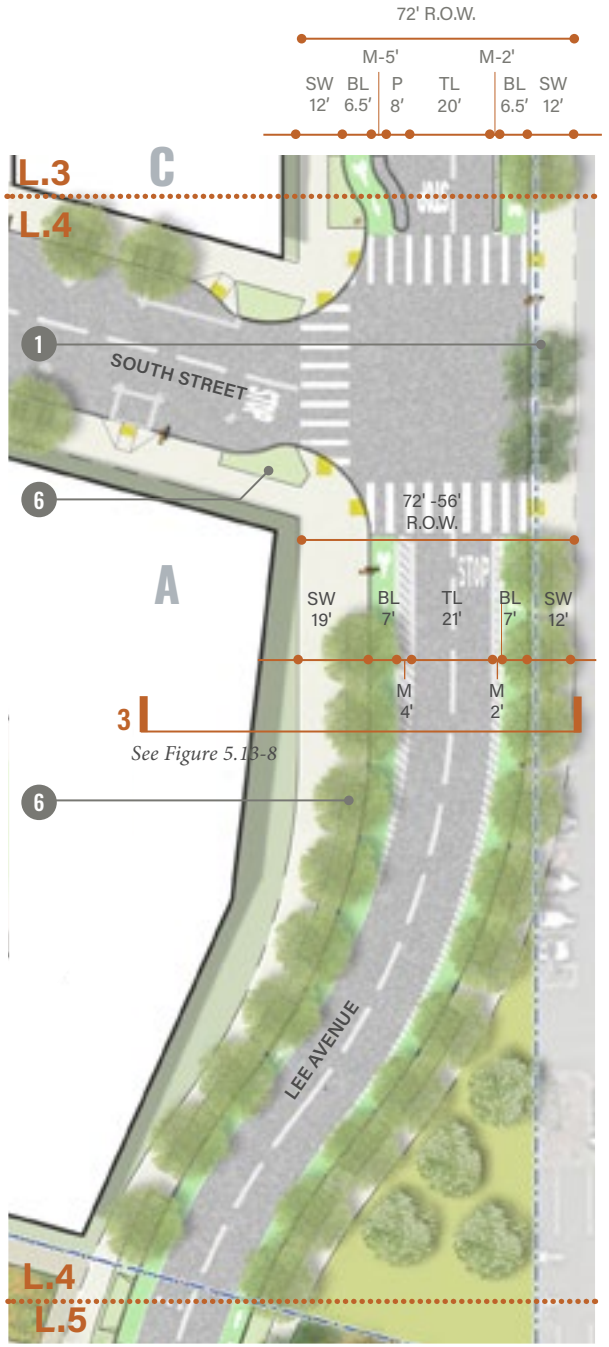


0 25 50 ft

Figure 5.13–7: *Lee Avenue, Site Plan L.4*

Key Map

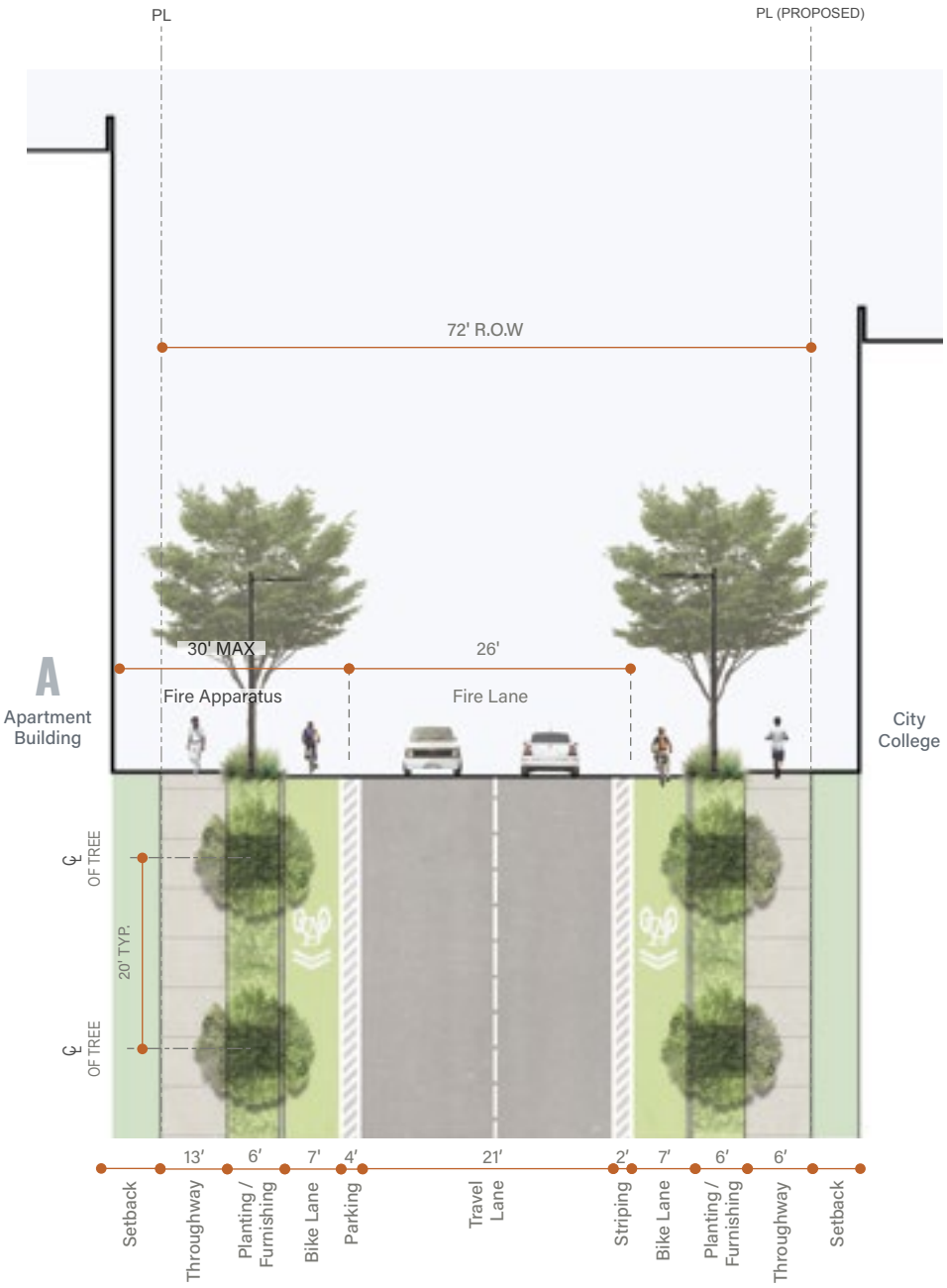
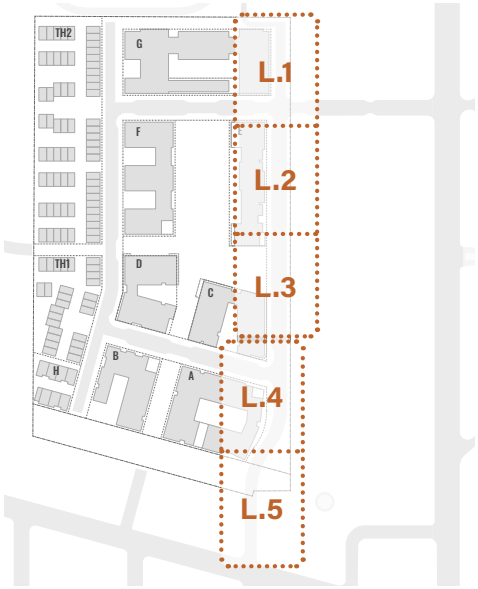


Figure 5.13–8: *Lee Avenue, Section 3*

**see "Figure 5.13–2: Lee Avenue, Site Plan L.1".4*



Key Map

LEGEND

1. *Tree Well*
2. *Concrete Sidewalk*
3. *Street Light*
4. *Litter + Recycling Receptacle*
5. *Bioretention Planting*
6. *Regular Planting*
7. *Warning Paver*
8. *Curb Cut for Accessible Loading/Parking*
9. *Raised Crosswalk with Special Treatment*
10. *Traffic Island*
11. *Curb Cut for Garage*
12. *Bike Rack*
13. *Bench*
14. *Bollard*
15. *Concrete Unit Pavers*
16. *Roadway - Asphalt*
17. *Curb Cut for Driveway*
18. *Bike Share*

BL *bike lane*
P *parking*
SW *sidewalk*
TL *travel lane*
M *median*
BO *bulb-out*

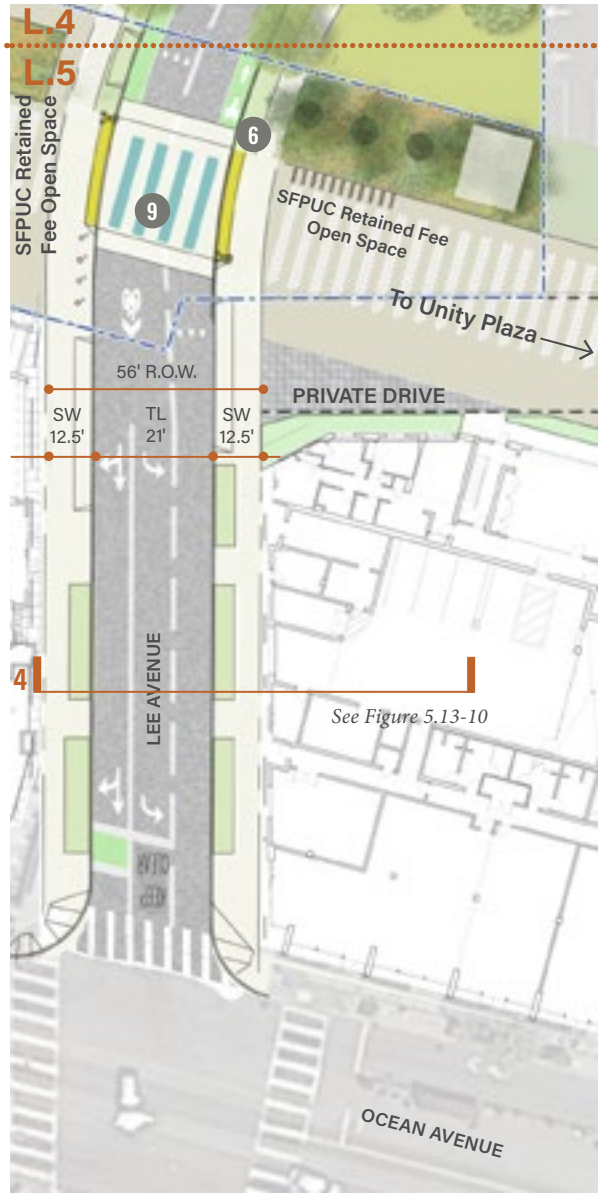
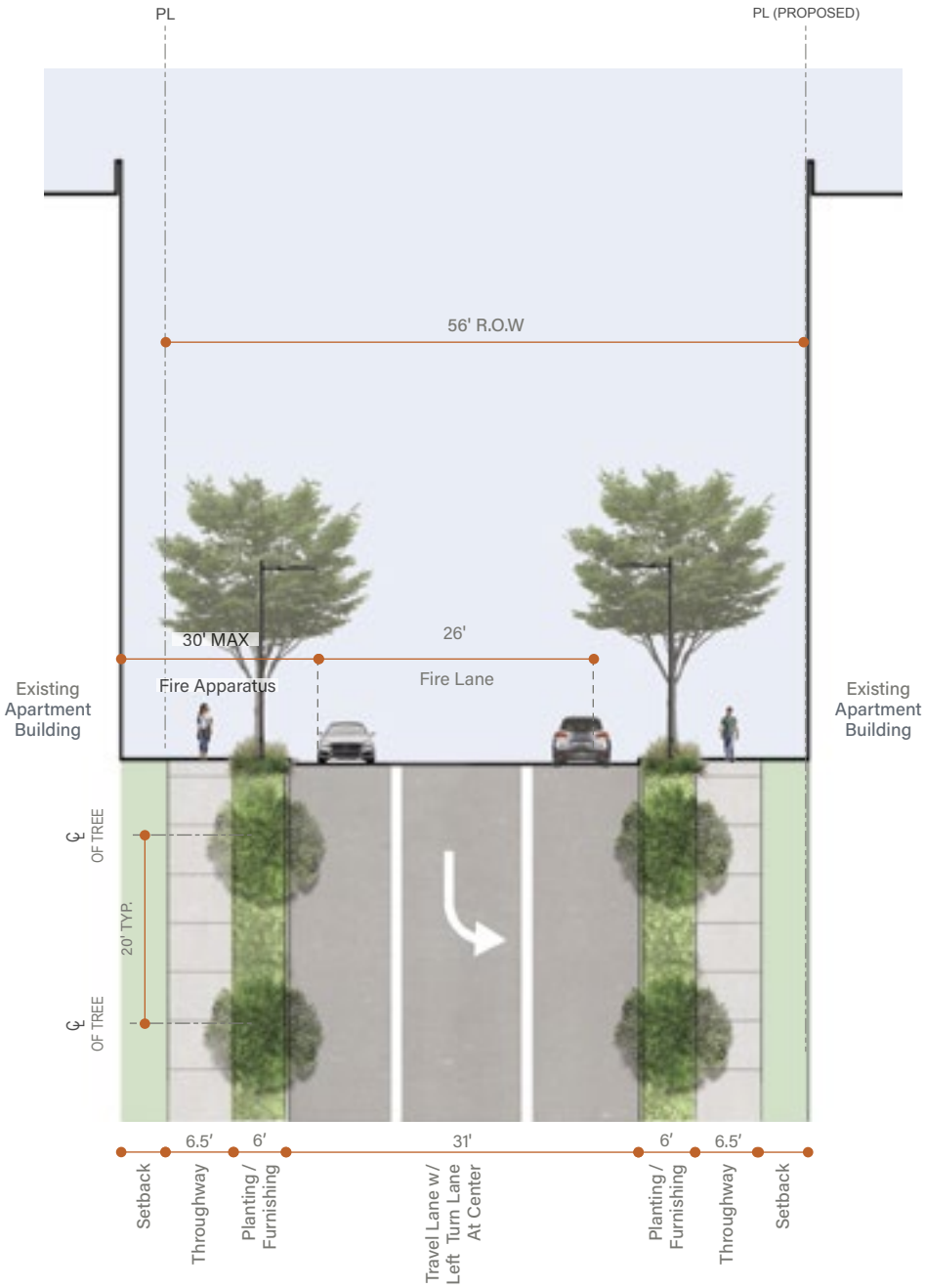


Figure 5.13–9: *Lee Avenue, Site Plan L.5*

Key Map



*see "Figure 5.13–2: Lee Avenue, Site Plan L.1"5

Figure 5.13–10: *Lee Avenue, Section 4*

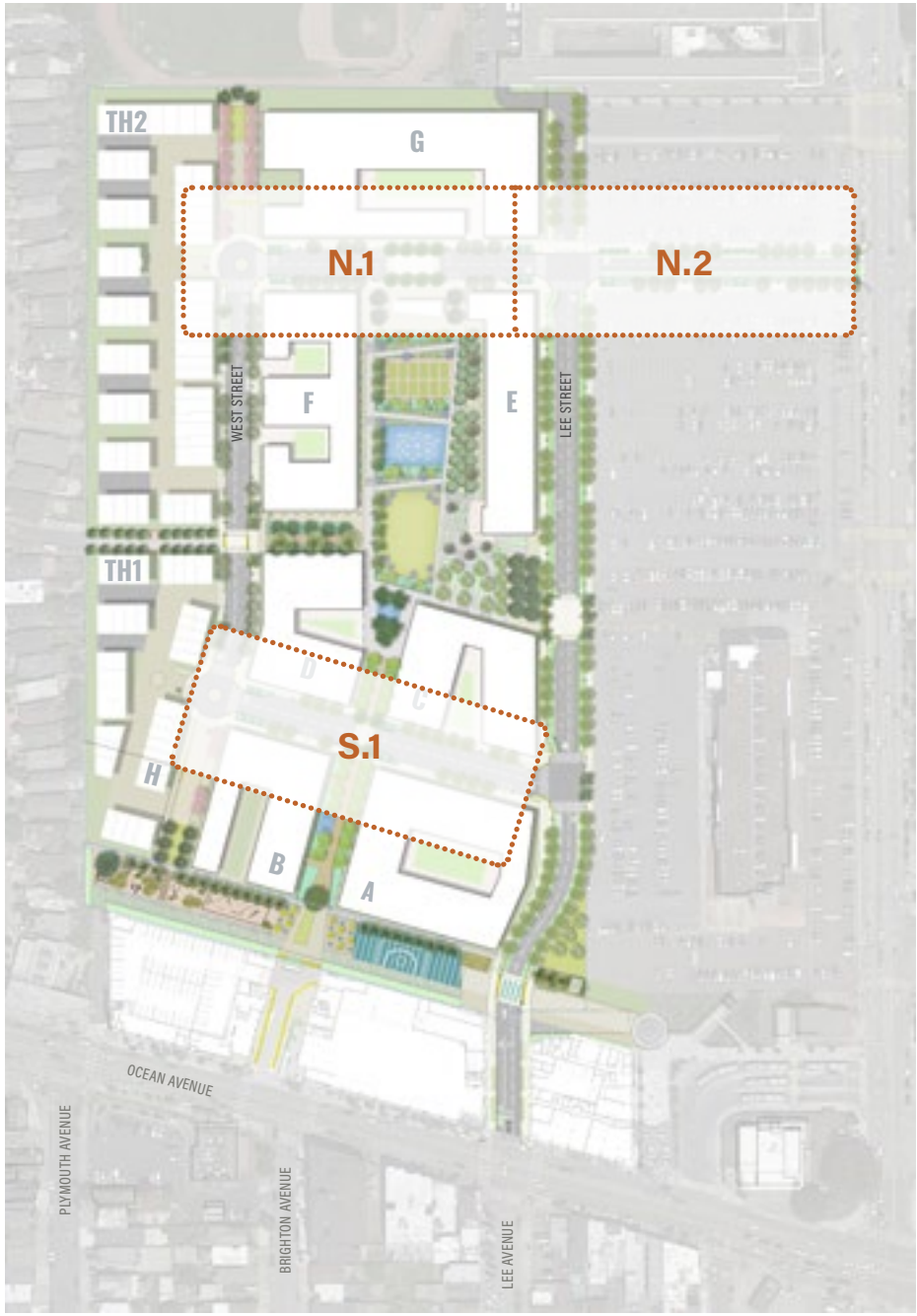
5.14 NORTH STREET AND SOUTH STREET

North Street (N.1 and N.2)

North Street will be an east-west neighborhood residential street with a 64-foot-wide right-of-way providing vehicular, bike, pedestrian and service access to buildings and to Reservoir Park. Parallel parking and 12-foot-wide sidewalks are provided on both sides of the street. North Street will also extend eastward connecting Lee Avenue to the existing Frida Kahlo Way and provide access to the future Performing Arts Education Center at City College. The portion of North Street between Lee Avenue and Frida Kahlo Way will be narrowed to a 62-foot-wide right-of-way to accommodate designated bike lanes on both sides of the street and parallel parking on the south side. There will be bulb-outs at intersections and a raised midblock crossing at Reservoir Park to strengthen pedestrian connections to the central public space. Street stormwater will be treated with rain gardens in bulb-outs or pervious paving in vehicular areas.

South Street (S.1)

South Street will be an east-west neighborhood residential lane with a 64-foot-wide right-of-way. It will provide vehicular, pedestrian and bike access to individual buildings, childcare, Brighton Paseo, and Reservoir Park. Loading zones and 12-foot-wide sidewalks are provided on both sides of the street. South Street will have slower traffic and will accommodate bicycles on the street. There will be bulb-outs at intersections and, as in the case of North Street, a midblock raised crossing to create safe connections to Reservoir Park and Brighton Paseo. Stormwater will be treated through bioswales located in the bulb-out areas and through pervious paving in vehicular areas.



Note: building footprints are for illustrative purposes only

Figure 5.14–1: *North & South Street, Key Map*

STANDARDS

S.5.14.1 Street Zone Dimensions

Right-of-way cross-section dimensions shall be as shown in Figure 5.14–2 to Figure 5.14–6.

S.5.14.2 Element and Material Specification

Elements shall be included per Figure 5.14–2 to Figure 5.14–5. All elements shown shall be included.

S.5.14.3 Raised Crosswalk

Crosswalks at the intersection of North Street and the Reservoir Park entrance, and South Street and the Reservoir Park entrance shall be raised and at minimum 60 feet long at North Street and 15 feet long at South Street. High quality paving materials such as unit paving are recommended. See Balboa Reservoir Infrastructure Plan (Section 6.6: Traffic Calming) and Section 5.6 (Traffic Calming Strategies) for more details.

GUIDELINES

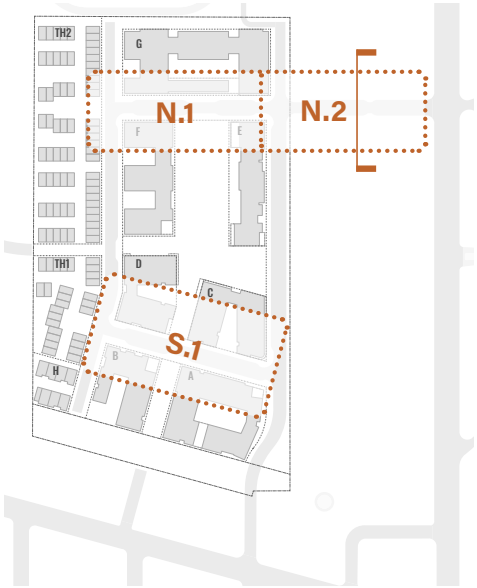
G.5.14.1 Stormwater Management

To the extent possible, stormwater generated within the North Street and South Street right-of-ways shall be treated within the right-of-way in centralized linear bioretention treatment areas adjacent to the sidewalk. The bioretention planters adjacent to the sidewalk shall have a 6-inch curb for fall protection. An alternate treatment option is to route North Street and South Street stormwater to Reservoir Park. A Brighton Paseo stormwater area is also under consideration.

G.5.14.2 Mountable Traffic Circle

High quality paving such as unit paving is encouraged around the mountable traffic circles at the intersection of North Street and West Street and the intersection of South Street and West Street. See Balboa Reservoir Infrastructure Plan (Section 6.6: Traffic Calming) and Section 5.6 (Traffic Calming Strategies) for more details.

Figure 5.14–2: *North Street Site Plan N.2*

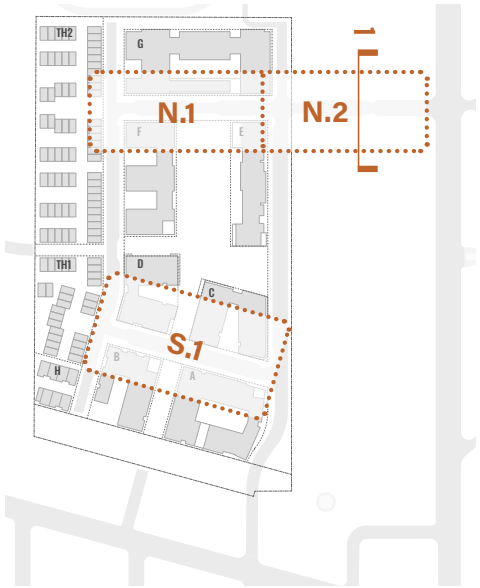


Key Map

LEGEND

1. *Tree Well*
2. *Concrete Sidewalk*
3. *Street Light*
4. *Litter + Recycling Receptacle*
5. *Bioretention Planting*
6. *Regular Planting*
7. *Warning Paver*
8. *Curb Cut for Accessible Loading/Parking*
9. *Raised Crosswalk*
10. *Traffic Island*
11. *Curb Cut for Garage*
12. *Bike Rack*
13. *Bench*
14. *Bollard*
15. *Concrete Unit Pavers*
16. *Roadway - Asphalt*
17. *Curb Cut for Driveway*
18. *Bike Share*

BL *bike lane*
P *parking*
SW *sidewalk*
TL *travel lane*
M *median*
BO *bulb-out*



Key Map

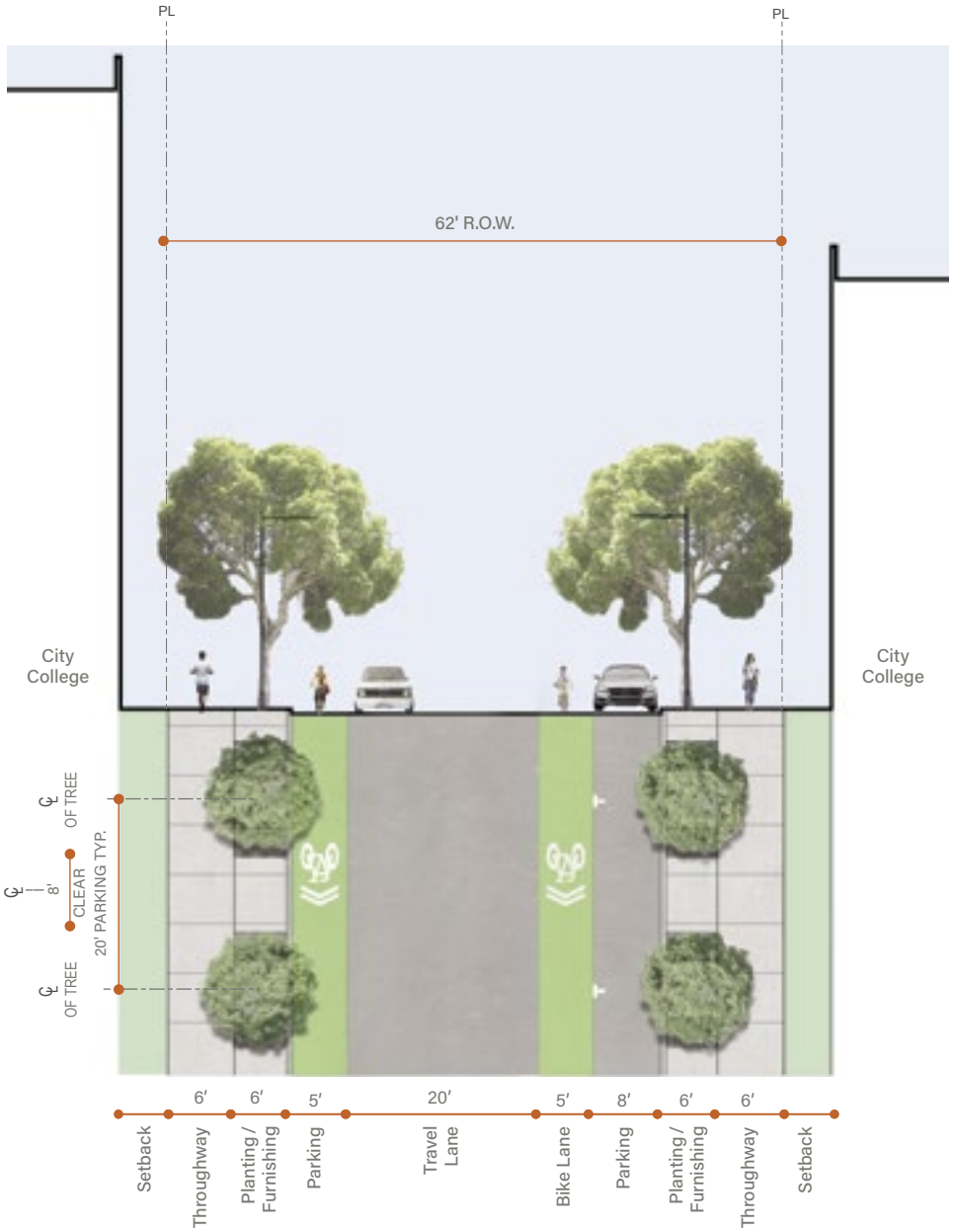


Figure 5.14–3: *North Street N.2 Section*

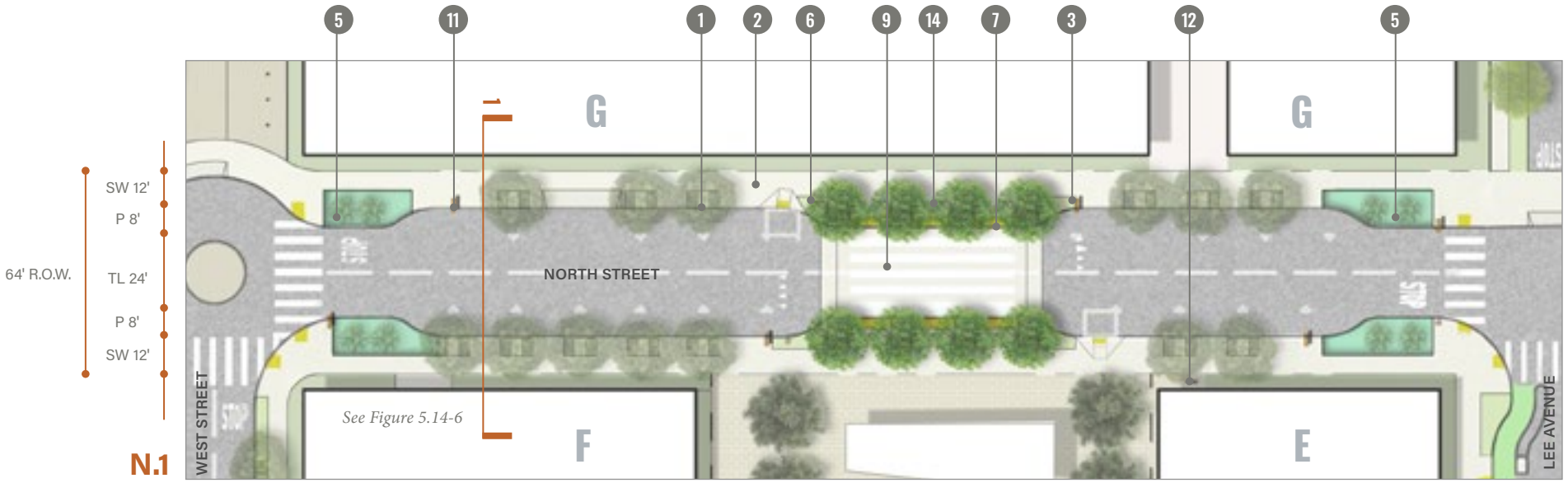
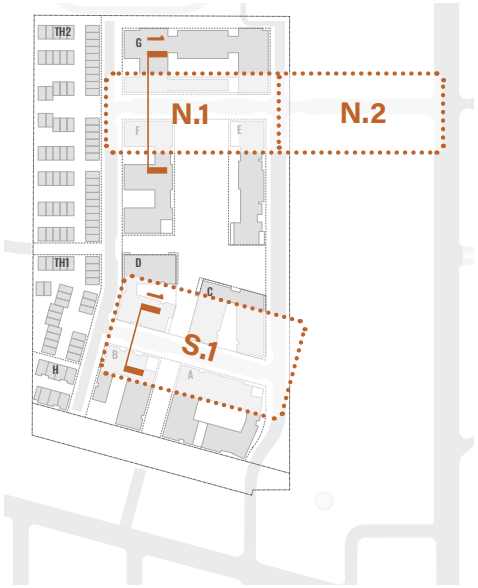


Figure 5.14–4: *North Street Site Plan N.1*



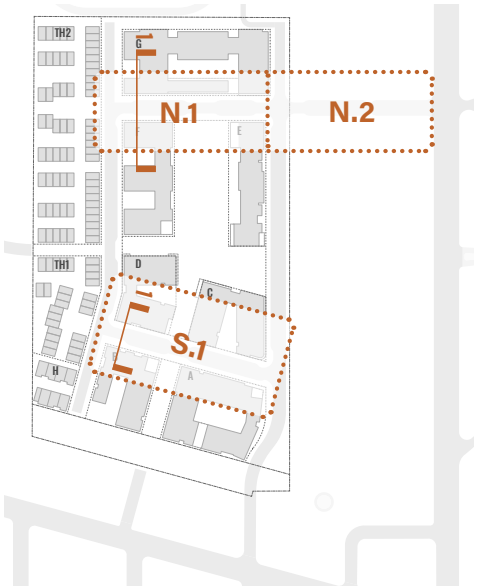
Key Map

LEGEND

1. *Tree Well*
2. *Concrete Sidewalk*
3. *Street Light*
4. *Litter + Recycling Receptacle*
5. *Bioretention Planting*
6. *Regular Planting*
7. *Warning Paver*
8. *Curb Cut for Accessible Loading/Parking*
9. *Raised Crosswalk with Special Treatment*
10. *Traffic Island*
11. *Curb Cut for Garage*
12. *Bike Rack*
13. *Bench*
14. *Bollard*
15. *Concrete Unit Pavers*
16. *Roadway - Asphalt*
17. *Curb Cut for Driveway*
18. *Bike Share*

BL *bike lane*
P *parking*
SW *sidewalk*
TL *travel lane*
M *median*
BO *bulb-out*

Figure 5.14–5: *South Street Site Plan S.1*

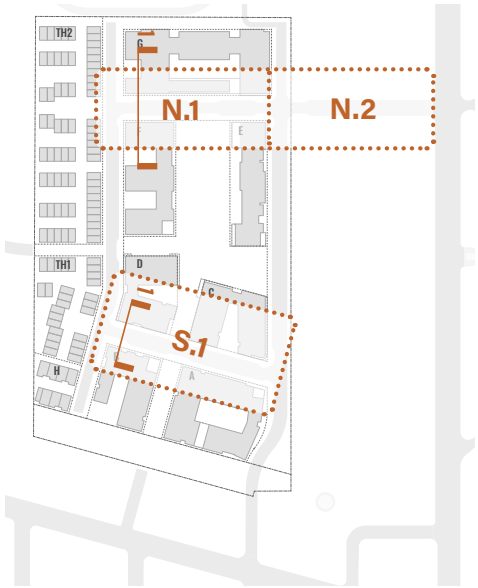


Key Map

LEGEND

1. *Tree Well*
2. *Concrete Sidewalk*
3. *Street Light*
4. *Litter + Recycling Receptacle*
5. *Bioretention Planting*
6. *Regular Planting*
7. *Warning Paver*
8. *Curb Cut for Accessible Loading/Parking*
9. *Raised Crosswalk with Special Treatment*
10. *Traffic Island*
11. *Curb Cut for Garage*
12. *Bike Rack*
13. *Bench*
14. *Bollard*
15. *Concrete Unit Pavers*
16. *Roadway - Asphalt*
17. *Curb Cut for Driveway*
18. *Bike Share*

BL *bike lane*
P *parking*
SW *sidewalk*
TL *travel lane*
M *median*
BO *bulb-out*



Key Map

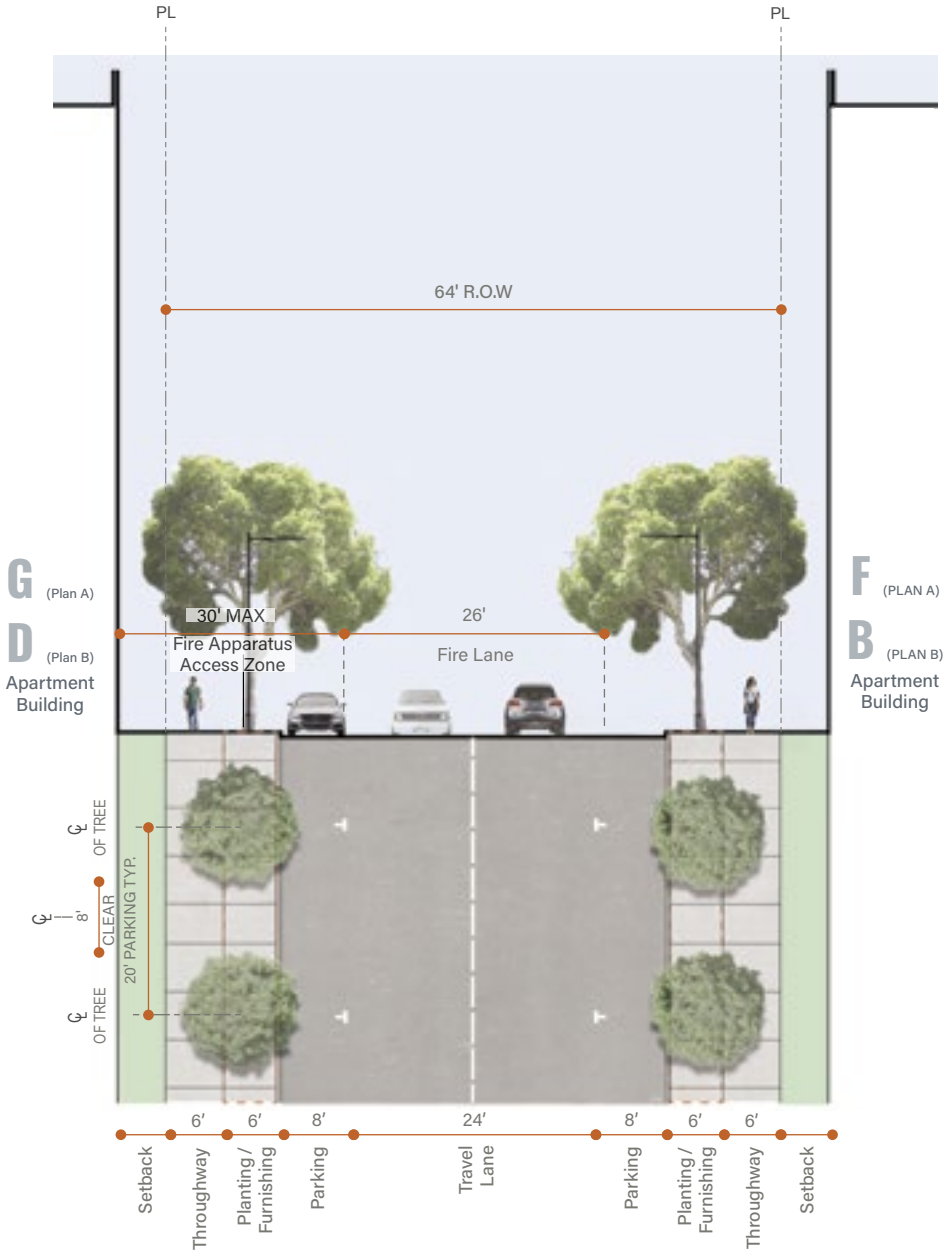
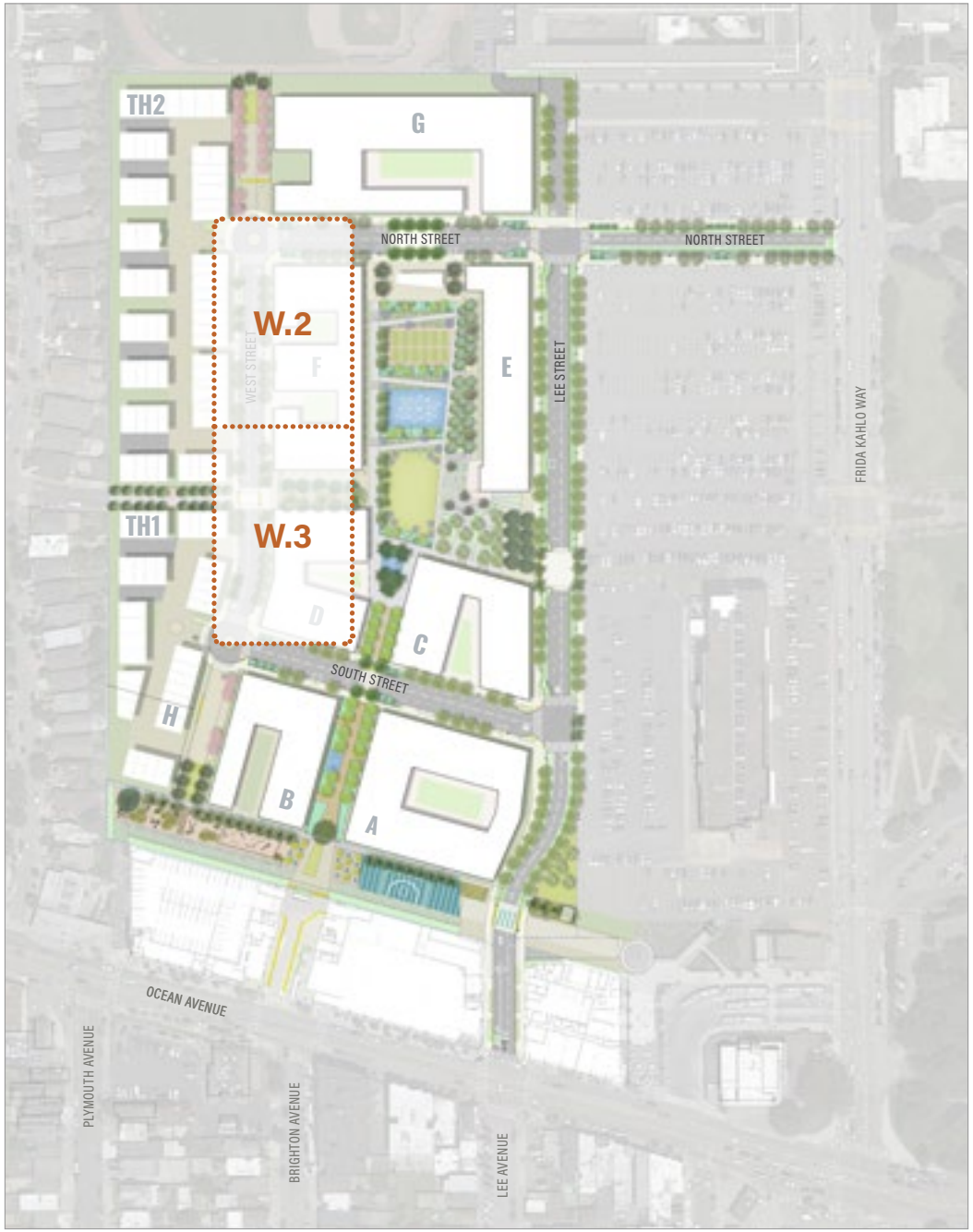


Figure 5.14–6: *North & South Street N.1 & S.2 Section*

5.15 WEST STREET

West Street will be a north-south neighborhood residential street with a 54-foot-wide right-of-way providing vehicular, pedestrian, and bike access to individual buildings, townhouses, San Ramon Paseo, and Reservoir Park. This street will have an asymmetrical profile with parallel parking on the east side. There will be one travel lane in each direction with a 10.5-foot-wide sidewalk on both sides of the street. Since there will be no parallel parking at the townhouse side of the street, a continuous 4-foot-wide tree and planting buffer with 8-foot-wide breaks every 60 feet will be provided along this frontage. The streetscape design will feature traffic calming elements such as chicanes, raised crosswalks, and mountable traffic circles.



Note: building footprints are for illustrative purposes only

Figure 5.15–1: *West Street, Key Map*

STANDARDS

S.5.15.1 Street Zone Dimensions

Right-of-way cross-section dimensions shall be as shown in Figure 5.15–2 through Figure 5.15–3.

S.5.15.2 Element and Material Specification

Elements per Figure 5.15–2. All elements shown shall be included. Dimensions vary to meet site-specific conditions.

S.5.15.3 Raised Crosswalk

The crosswalk at the intersection of West Street and the Reservoir Park entry shall be raised and 30 feet long at minimum. High quality paving materials such as unit paving is recommended. See MIP (Section 6.6: Traffic Calming) and Section 5.6 (Traffic Calming Strategies) for more details.

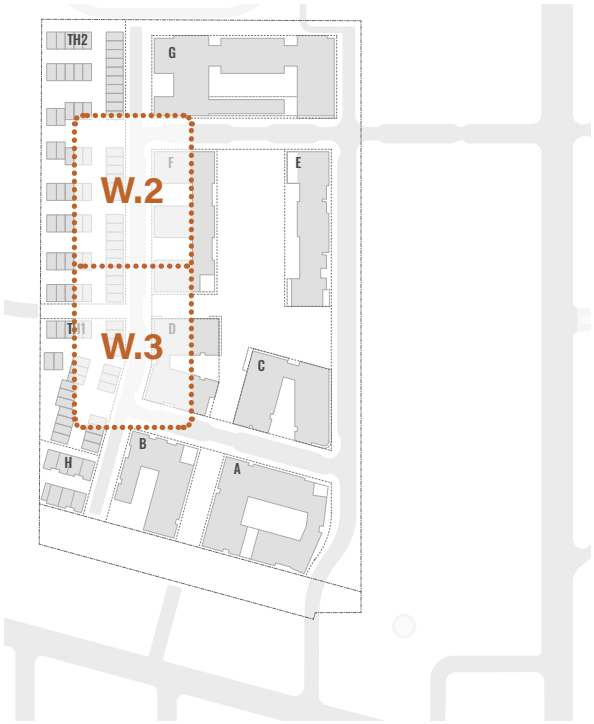
GUIDELINES

G.5.15.1 Stormwater Management

Due to grading challenges and spatial constraints, West Street will not be able to meet the 25% reduction in stormwater rate and volume. The open space stormwater management area will be oversized beyond the 25% requirement to offset the West Street stormwater requirement. See Chapter 6 (Open Space Network) for more information.

G.5.15.2 Mountable Traffic Circle

High-quality paving such as unit paving is recommended at the mountable traffic circle at the intersection of North Street and West Street and the intersection of South Street and West Street.

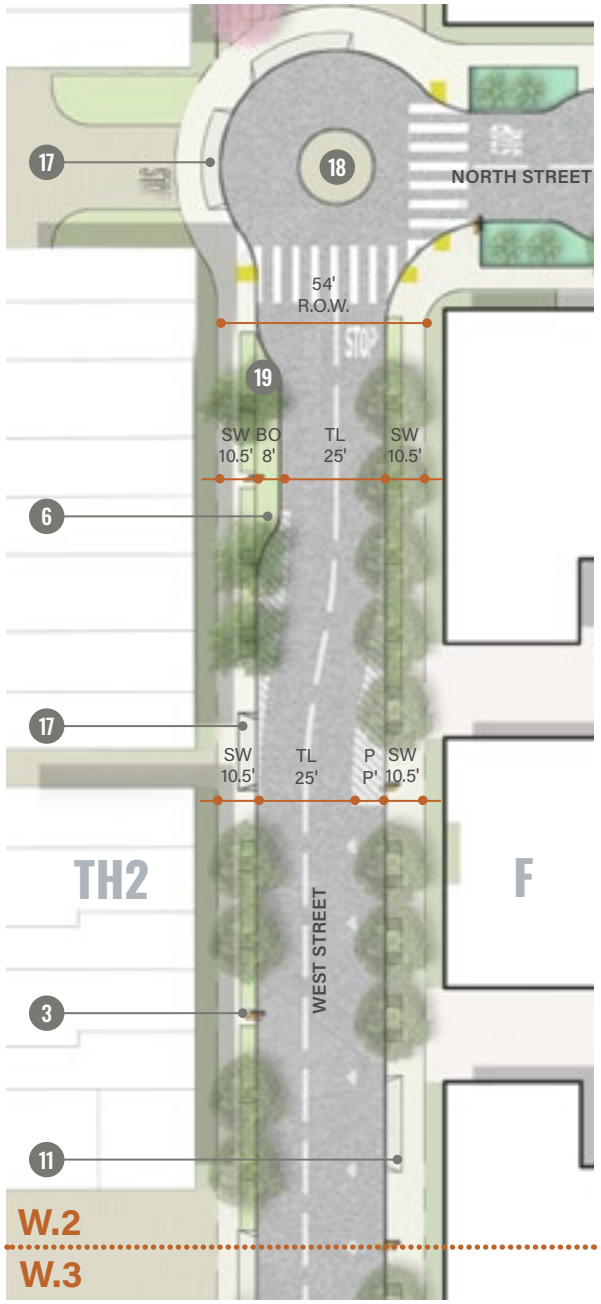


Key Map

LEGEND

1. *Tree Well*
2. *Concrete Sidewalk*
3. *Street Light*
4. *Litter + Recycling Receptacle*
5. *Bioretention Planting*
6. *Regular Planting*
7. *Warning Paver*
8. *Curb Cut for Accessible Loading/Parking*
9. *Raised Crosswalk*
10. *Traffic Island*
11. *Curb Cut for Garage*
12. *Bike Rack*
13. *Bench*
14. *Bollard*
15. *Concrete Unit Pavers*
16. *Roadway – Asphalt*
17. *Curb Cut for Driveway*
18. *Mountable Traffic Circle*

BL *bike lane*
P *parking*
SW *sidewalk*
TL *travel lane*
M *median*
BO *bulb-out*



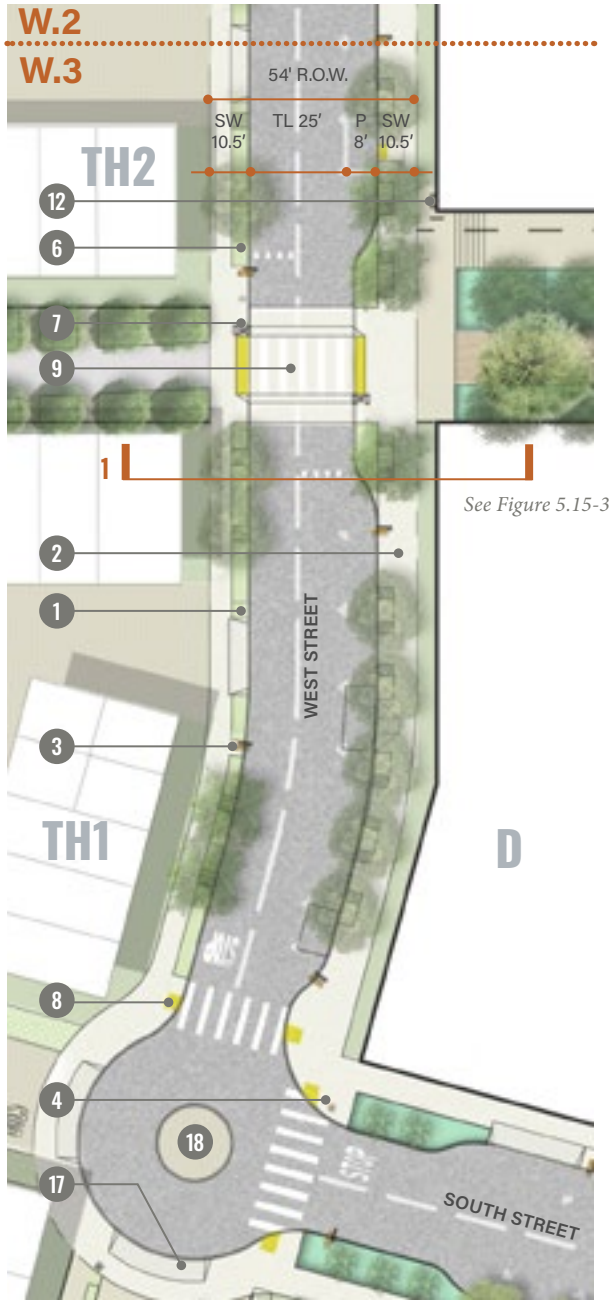


Figure 5.15–2: *West Street, Site Plan W.2 & W.3*

Key Map

**Planting zone to contain 500 cubic feet of verified growing media at a 3-foot depth per street tree*

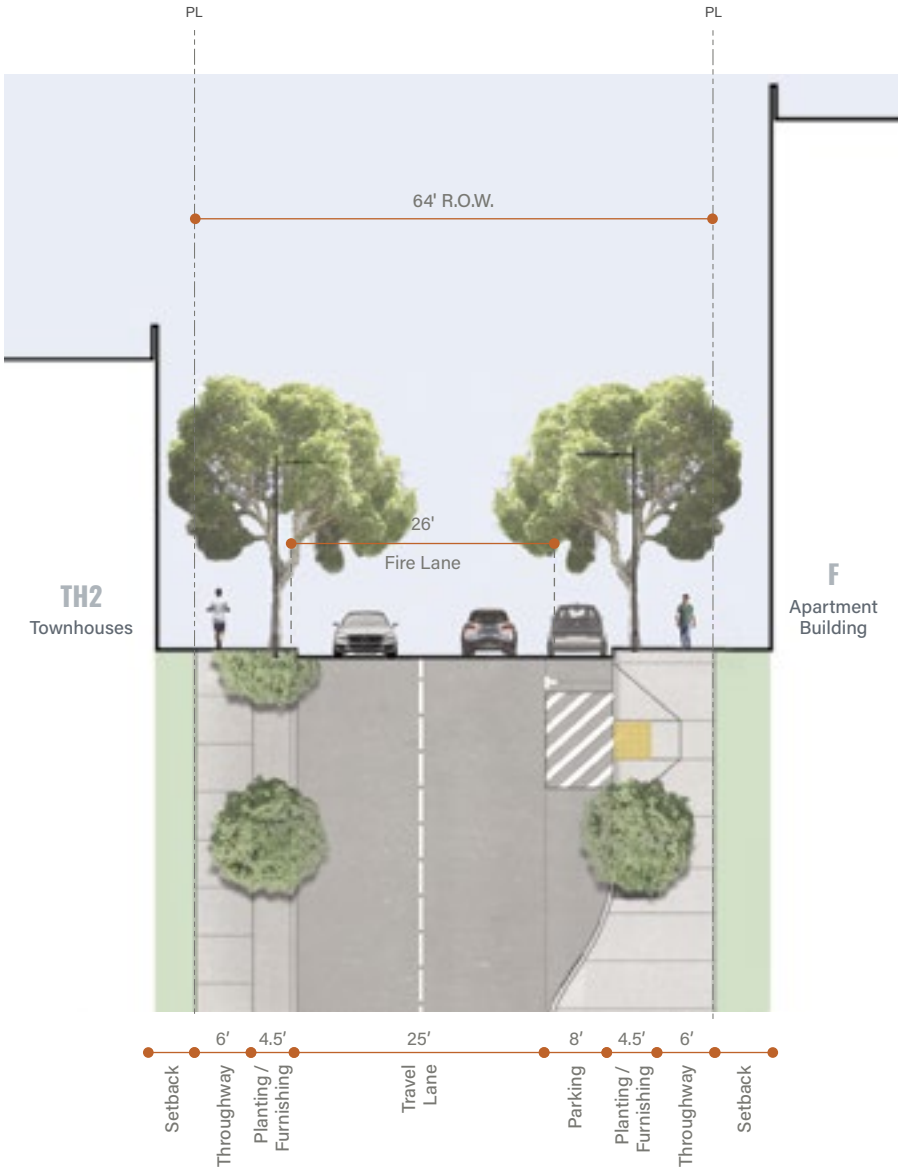


Figure 5.15–3: *West Street, Section 1* **see "Figure 5.15–2: West Street, Site Plan W.2 & W.3".*

5.16 WEST STREETS NORTH AND SOUTH, SHARED STREETS

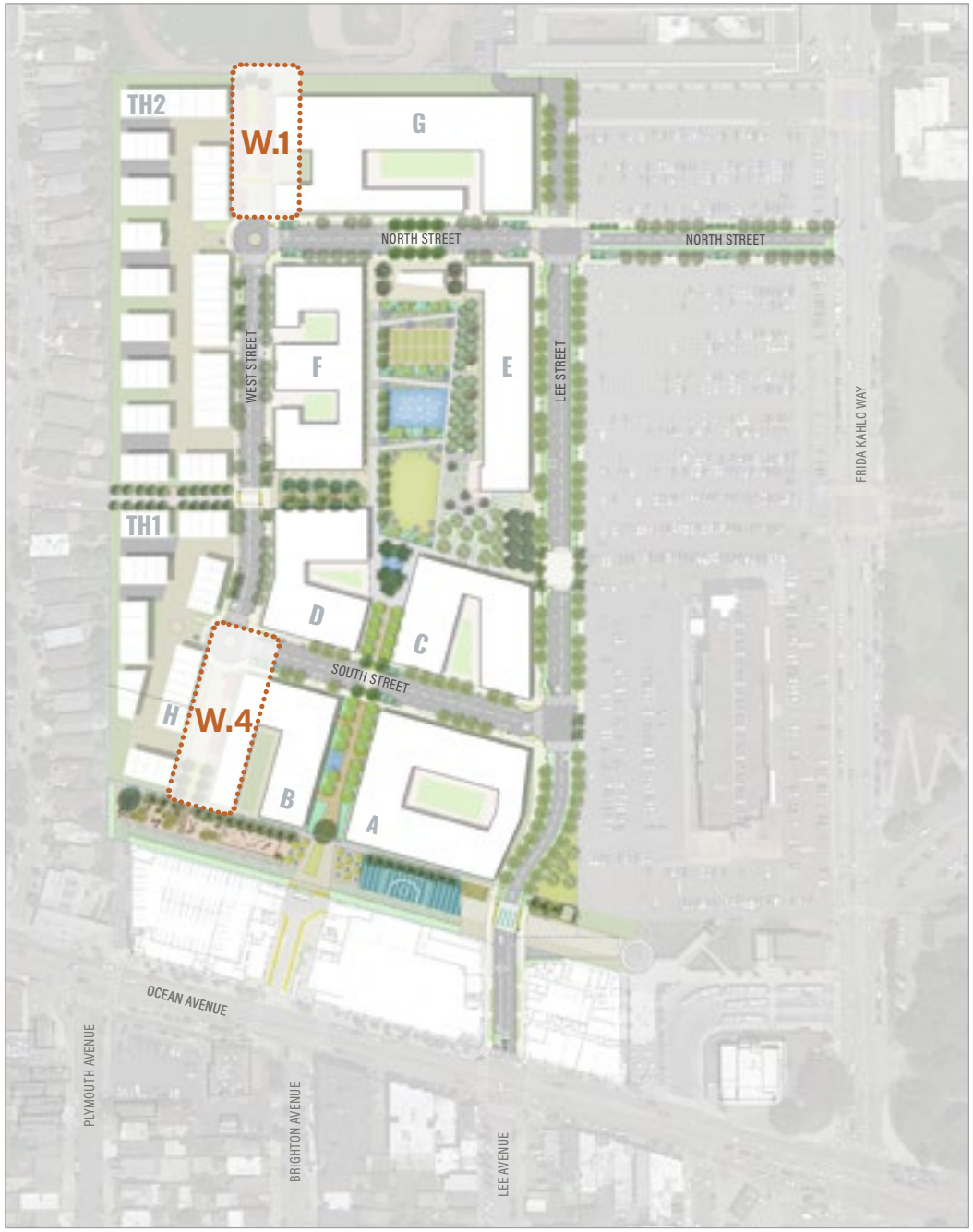
West Street North Shared Street (W.1)

The privately managed, pedestrianized raised street at the north end of West Street has a 54-foot-wide right-of-way. 28-feet outside the fire lane will serve as a usable open space with attractive paving that provides supplemental fire access and signifies pedestrian priority, and at the seating area with large trees at the end of the street to terminate the view. The streets will be flanked by townhouse entries on the west side and stoops on the east side. Off-street loading for Block G will be accommodated on the West Street North Shared Street.

West Street South Shared Street (W.4)

The West Street South shared street will also be a privately operated street. The south end of West Street will provide fire access, vehicular access, and off-street loading for Block B and the townhouse area. This curbless street will be flanked by plantings and stoops on both sides and will be curbless with permeable paving and warning pavers to emphasize its pedestrian nature of the street.

The pocket park at the West Street North is one of the possible dog relief area locations currently under consideration. See Section 06.18 (Dog Relief Area) for additional information.



Note: building footprints are for illustrative purposes only

Figure 5.16–1: *West Street, Shared Street Key Map*

STANDARDS

S.5.16.1 Street Zone Dimensions

Right-of-way cross-section dimensions shall be as shown in Figure 5.16–2 (West Street North, Site Plan W.1).

S.5.16.2 Element and Material Specification

Elements are per Figure 5.16–2 and Figure 5.16–5. All elements shown shall be included. Dimensions vary.

S.5.16.3 Street Profile

The street shall be curbless and paved with ADA accessible, H-20 load-bearing special paving to emphasize pedestrian priority.

S.5.16.4 Fire Access

26-foot-clear fire access zones shall be provided. See Balboa Reservoir Infrastructure Plan (Section 6.2.4: Fire Department Access) for more details.

S.5.16.5 Loading

Shared public ways at the north and south end of West Street shall accommodate auto access and loading to adjacent townhouses. See Balboa Reservoir Infrastructure Plan (Figure 6.9: Proposed Service & Loading Plan) for more details.

S.5.16.6 Street Furnishing and Lighting

Since West Street has limited auto access at the north and the south ends, the termini can double-up as usable outdoor space. They should be developed to have a plaza-like character with furnishings and street lighting which serves pedestrians as well as autos.

GUIDELINES

G.5.16.1 Vehicular Access

At West Street South, vehicular access shall be limited to 2/3 of the street so a mini park can be accommodated at the end of the street to serve as a gateway to the SFPUC Open Space and to provide a visual terminus at the end of street at West Street North. Special paving shall be used for the entire roadway to distinguish the shared zone from vehicular driveway in public streets.

G.5.16.2 Planting

Planting should maximize habitat creation and stormwater management. See Section 5.9 (Street Planting Palette).

G.5.16.3 Stormwater Management

Stormwater generated within West Street South should be treated within the right-of-way. Permeable paving is recommended.

High quality paving creates a plaza-like environment to serve slow vehicles, bike and pedestrian circulation

Fire access lane serves as pedestrian pathway

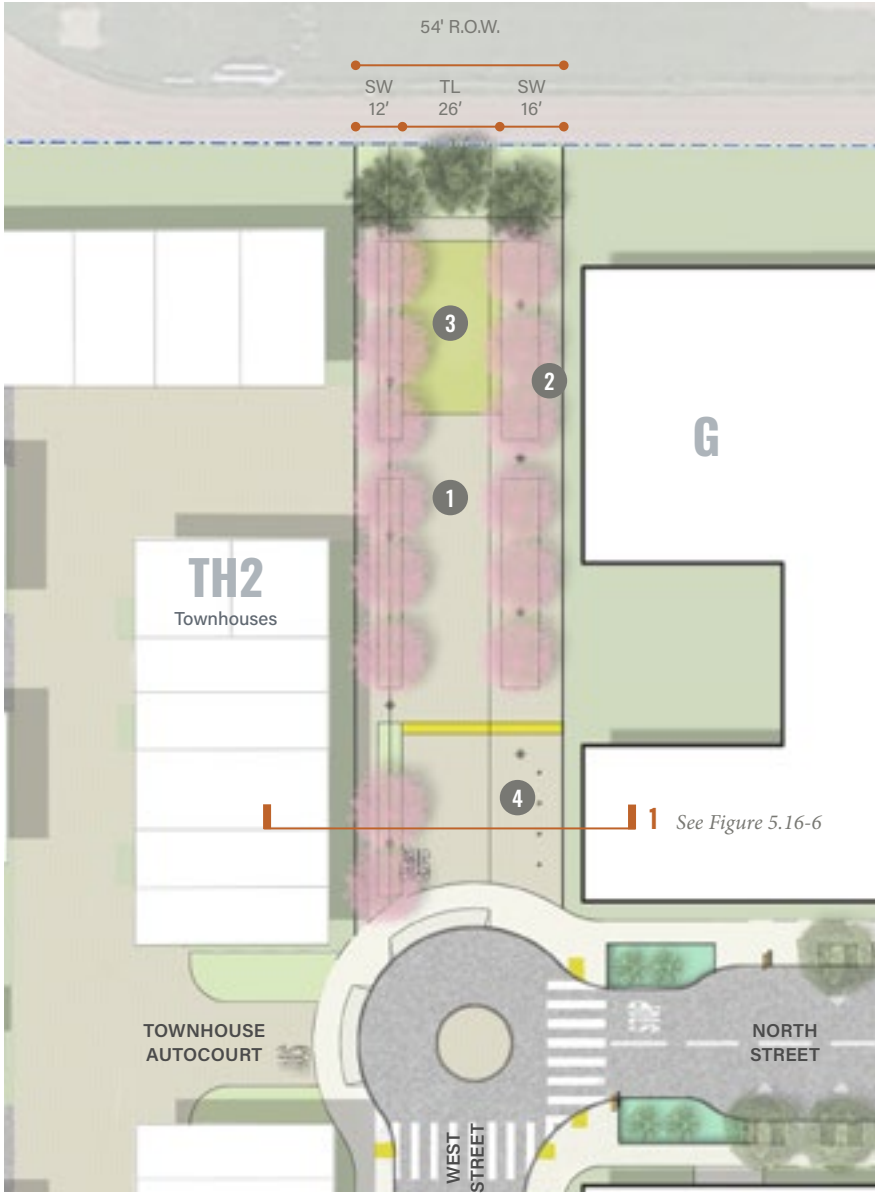
WEST STREET NORTH, SHARED STREET

Key Map

LEGEND

1. *Firelane*
2. *Stoop Entrances*
3. *Mini Park /Dog Relief Area*
4. *Off-Street Loading Zone*

P *parking*
SW *sidewalk*
TL *travel lane*
BL *bike lane*
M *median*
BO *bulb-out*
FL *fire lane*



W.1

Figure 5.16–2: *West Street North, Site Plan W.1*

Key Map

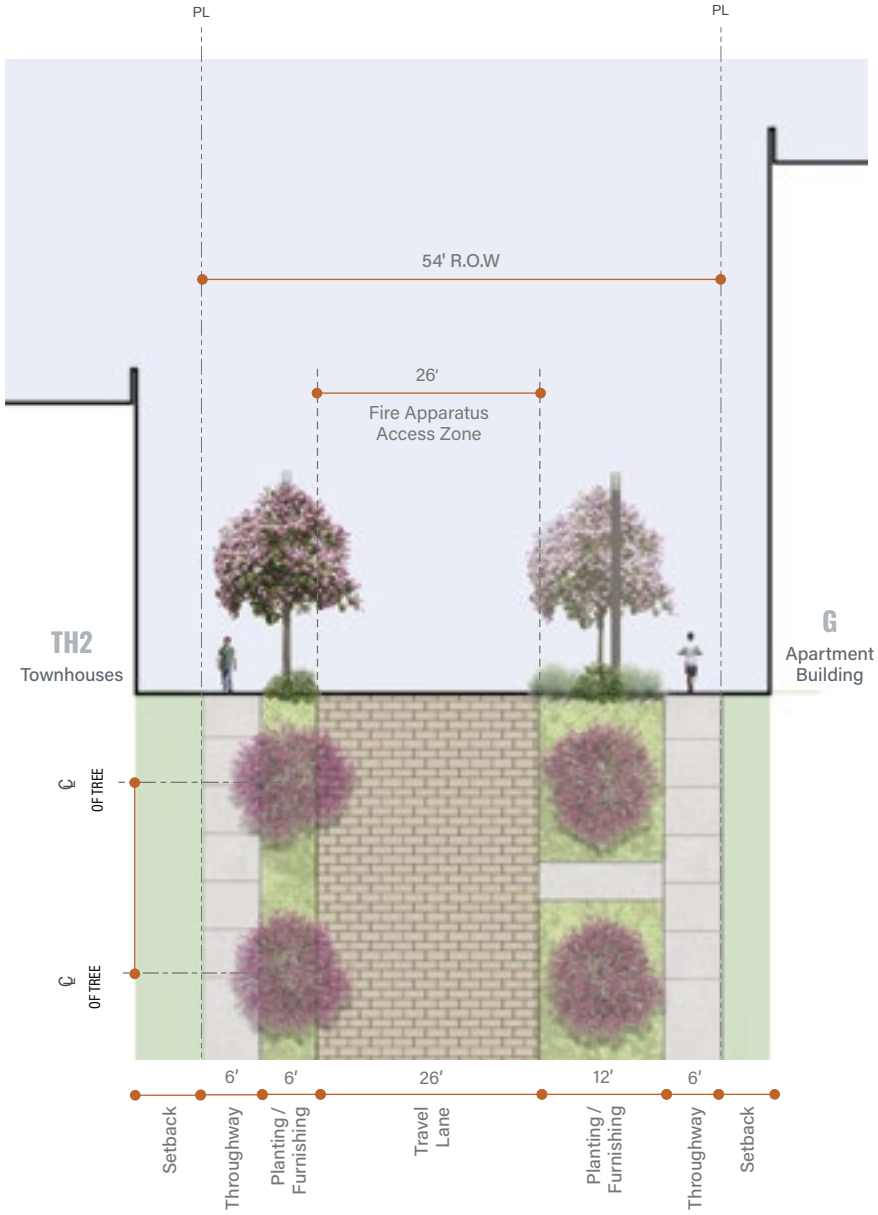
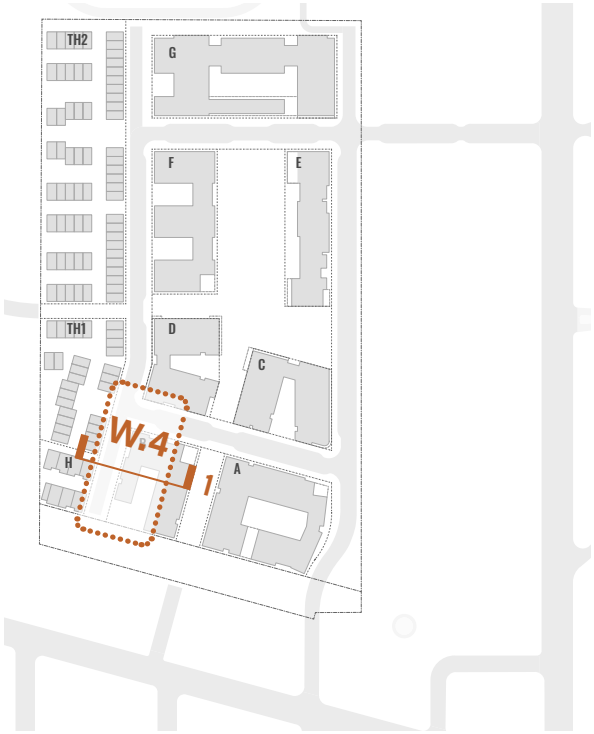


Figure 5.16–3: *West Street North, Section 1* **see "Figure 5.15.2: West Street North, Plan Enlargement", Site Plan W.1*

WEST STREET SOUTH, SHARED STREET

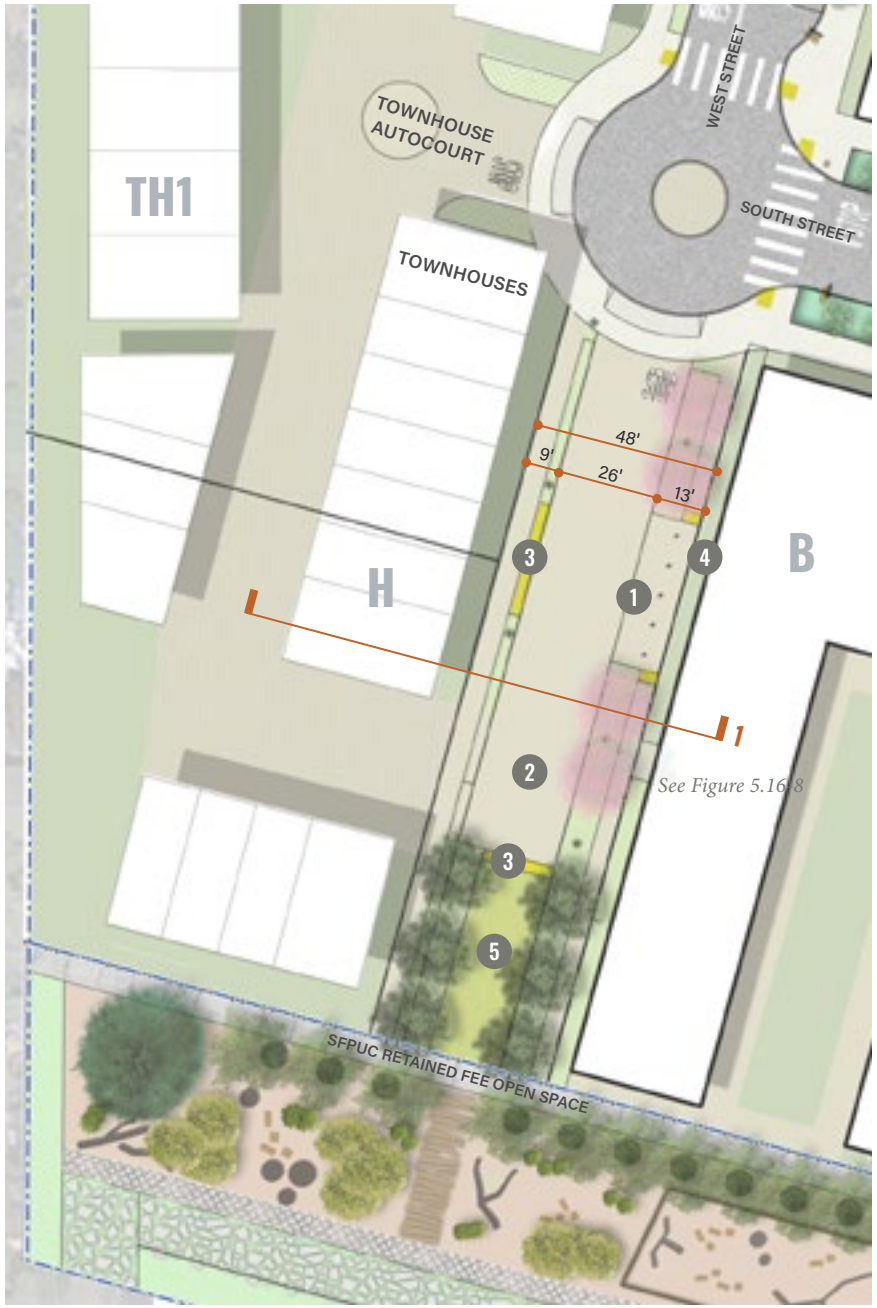


Key Map

LEGEND

1. *Off-Street Loading Zone*
2. *Raised Street /Fire Lane With Permeable Paving*
3. *Warning Paving*
4. *Stoop Entrances*
5. *Mini Park*

BL *bike lane*
P *parking*
SW *sidewalk*
TL *travel lane*
M *median*
BO *bulb-out*



W.4

Figure 5.16–4: *West Street South, Site Plan W.4*

Key Map

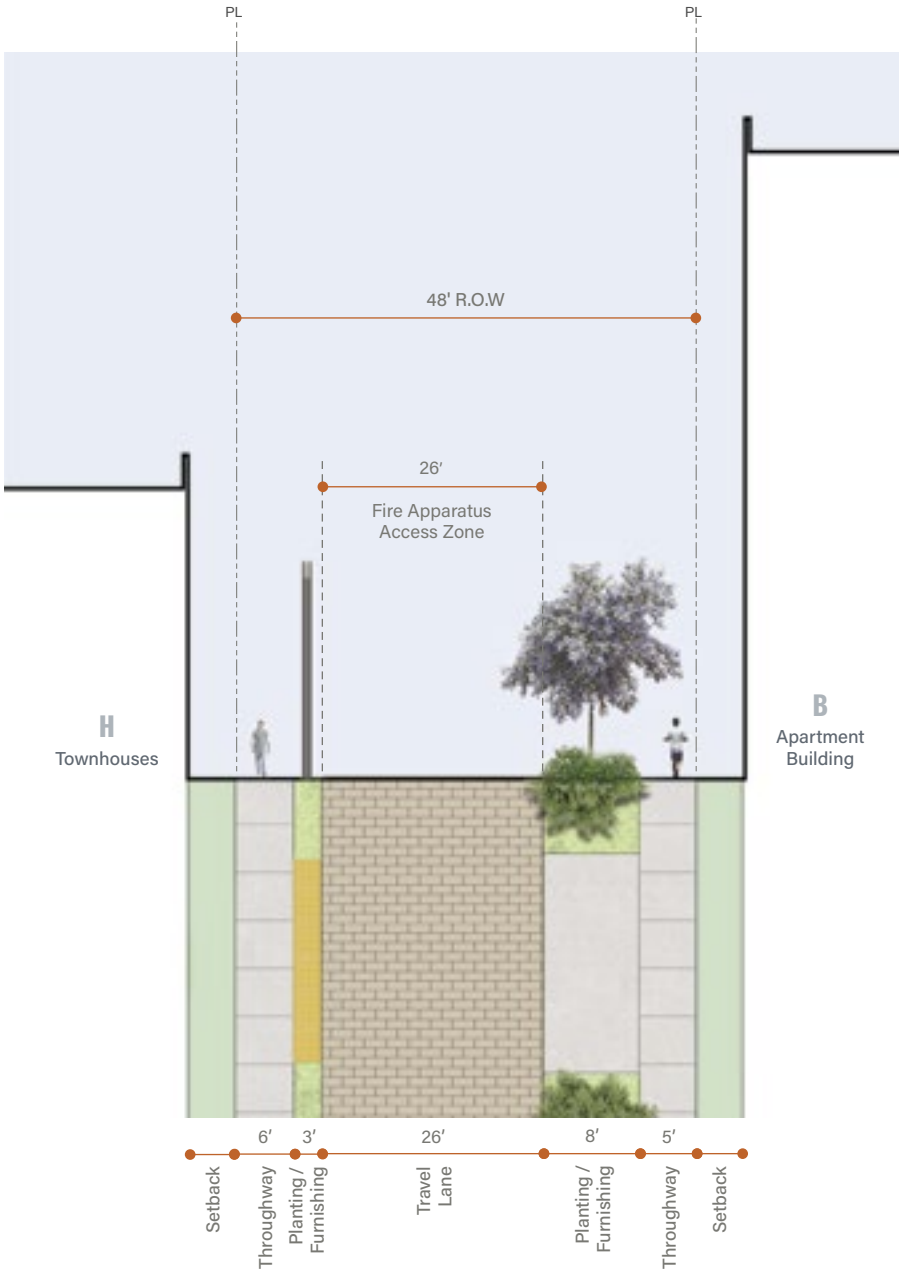
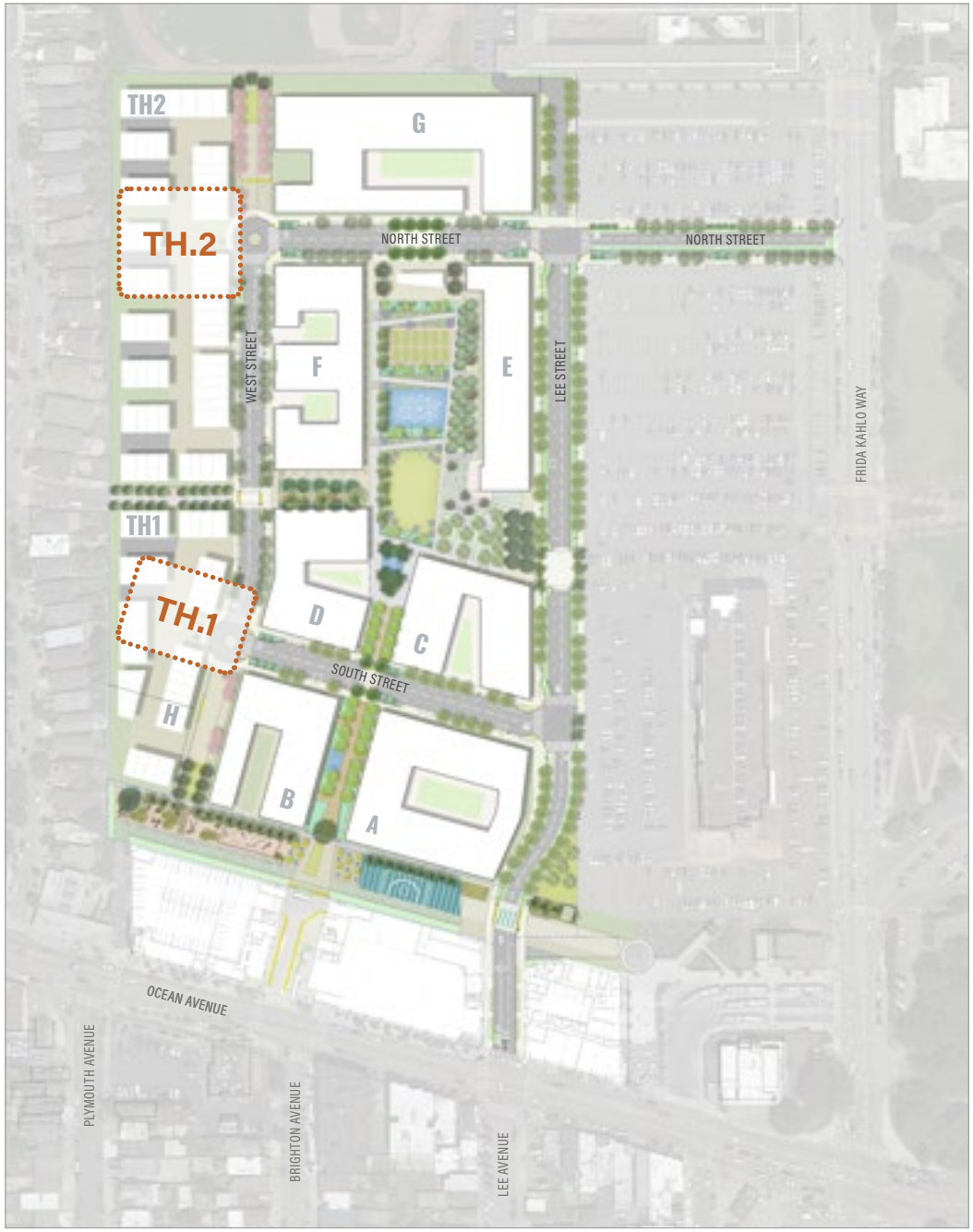


Figure 5.16–5: *West Street South, Section 1* **see "Figure 5.15.6: West Street South, Plan Enlargement", Site Plan W.4*

5.17 TOWNHOUSE ENTRY COURTS AND PRIVATE DRIVES

The intent of the townhouse entry courts is to provide a strong visual terminus to North and South Streets, and to integrate the townhouses into the rest of the project. Entry courts and private drives within the townhouse neighborhood will be designed to accommodate pedestrian and cyclists as well as low speed vehicle circulation.



Note: configuration of private drives and buildings are for illustrative purposes only.

Figure 5.17–1: *Townhouse Entry Courts, Key Map*

STANDARDS

S.5.17.1 Entry Courts

Entry courts shall be designed as auto/pedestrian courts and shall be located at the ends of North Street and South Street. Special paving and curbless treatment shall be used to emphasize their pedestrian character. No gates or fences are allowed at the auto court entries. Refer to Section 7.29 (Entry Courts)for additional standards at entry courts and private drives.

S.5.17.2 Private Drives

Special paving and curbless treatment shall be provided at private drives within the townhouse neighborhood to emphasize the pedestrian character. Planting shall be maximized to enhance the pedestrian character and to slow vehicle traffic.

S.5.17.3 Stormwater Management

Stormwater that is generated within the right-of-way of townhouse driveways shall be treated within the townhouse development parcel. Permeable paving is recommended as a driveway and auto court treatment to increase pervious surface area.

GUIDELINES

G.5.17.1 Planting

Planting should maximize habitat creation and stormwater management. See Section 5.9 (Street Planting Palette).

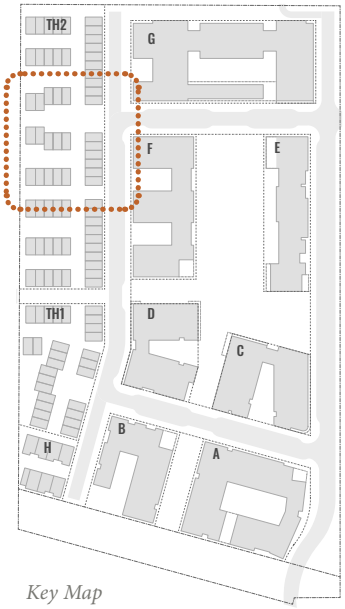
Figure 5.17–3: *Planting is maximized wherever possible to scale down the width of the driveway and for traffic calming.*

AUTO COURT AND PRIVATE DRIVE PRECEDENTS

Figure 5.17–2: *Permeable and vehicular rated paving is used to maximize pervious surface for stormwater management*

Figure 5.17–4: *High quality paving material, planting and accent lighting create a pedestrian environment.*

TH.2



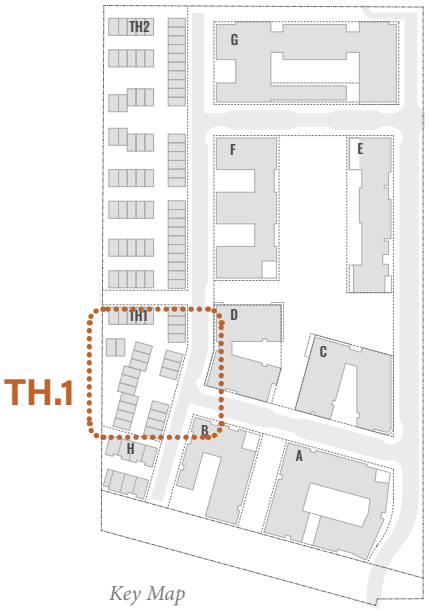
Key Map

LEGEND

1. *Pedestrian Walkway*
2. *Buffer Planting*
3. *Tree Planting*
4. *Focal Tree Planting*
5. *Concrete Unit Paver*
6. *Townhouse Garage Entrance*
7. *Curb Cut for Private Drives*

TH.2

Figure 5.17–5: *Townhouse Entry Court, Site Plan TH.2*



Key Map

LEGEND

1. *Pedestrian Walkway*
2. *Buffer Planting*
3. *Tree Planting*
4. *Focal Tree Planting*
5. *Concrete Unit Paver*
6. *Townhouse Garage Entrance*
7. *Curb Cut for Private Drives*

Figure 5.17–6: *Townhouse Entry Court, Site Plan TH.1*

OPEN SPACE NETWORK 6

OPEN SPACE CONCEPT

PLANTING AND MATERIAL PALETTE

OPEN SPACE DESIGN

Open Space Concept

6.1 DESIGN OVERVIEW

The publicly accessible open space network, oriented to the Pacific Ocean and Mount Davidson, is the central organizing principle for the Balboa Reservoir neighborhood. The two primary areas, Reservoir Park and the SFPUC Retained Fee Open Space, are linked by pedestrian and bicycle circulation to Westwood Park, Sunnyside, City College of San Francisco, Ocean Avenue and transit.

The design will create new and memorable outdoor spaces the will reflect the unique natural and cultural history of the area. The sloped topography and ocean views serve as inspiration for a dynamic open space network serving the diverse existing and anticipated residents of the Balboa Reservoir neighborhood. Walkers, joggers, bicyclists, transit riders, and families from the surrounding areas, will be welcomed to visit, or to simply pass through the site.

Urban open space serves as a refuge for habitat and the community.

Design Intent

The Balboa Reservoir neighborhood open space design is shaped by the following guidelines:

1. Celebrate and reinterpret the natural topography of the existing site through grading and terracing.
2. Maintain a central open space to serve as the heart of the pedestrian network.
3. Align access points with existing streets that terminate at the site edge, facilitating movement within and throughout the Balboa Reservoir site.
4. Achieve a balance between recreation spaces and natural habitats that connect people to nature.
5. Optimize solar orientation and provide wind protection as an integral part of the design.
6. Encourage indoor and outdoor building relationships, especially the community room and other shared spaces.
7. Maximize stormwater reuse and biodiversity.
8. Provide family-oriented areas at various scales and for a wide age range.
9. Ensure long-term sustainable operations and maintenance.

LEGEND

Open Space

6.xx *Applicable Section*

** See disclaimer in Section 6.14 (SFPUC Retained Fee Open Space).*

Note: building footprints are for illustrative purposes only

Figure 6.1–1: *Public Open Space Key Map.*

6.2 WORKING URBAN ECOSYSTEM

Expression of Natural Processes

The flow of water through the site's restored topography will be visible, with surface and roof water directed to richly planted bioswales located at intervals between the programmed terraces. The bioswales will be designed to retain moisture, attract birds and insects, and invite children into planted rain gardens by way of stepping stones which bridge across the swales. Most of the building stormwater will be directed to these larger centralized planting areas. This minimizes the need for small-scale and dispersed flow-through planters which are inaccessible and costly to build and maintain. Additional stormwater management strategies include permeable paving, infiltration galleries under lawns, and flow-through planters at residential blocks. Stormwater management requirements are treated as an opportunity for environmental education and the promotion of native plants.

Stormwater Management

The SFPUC Stormwater Management Regulations require the stormwater runoff peak flow rate and volume to decrease by 25% from pre-development conditions for a two-year 24-hour storm. It is difficult for the public streets to meet this requirement on their own, due to a lack of space and grading constraints at the right-of-way. Stormwater management facilities on development parcels will be sized to offset the public streets by providing reductions for rates and volume beyond the required 25%. As SFPUC will continue ownership of the SFPUC Retained Fee Open Space, no development-parcel stormwater will be treated within this area. Stormwater within the SFPUC Retained Fee Open Space will be self-treated by providing a 50% pervious surface, utilizing either planting or permeable paving, but not bioretention.

Design guidelines are based on the *SF Better Streets Plan: Bioretention Section* and the *SFPUC Stormwater Design Guidelines*. The project is

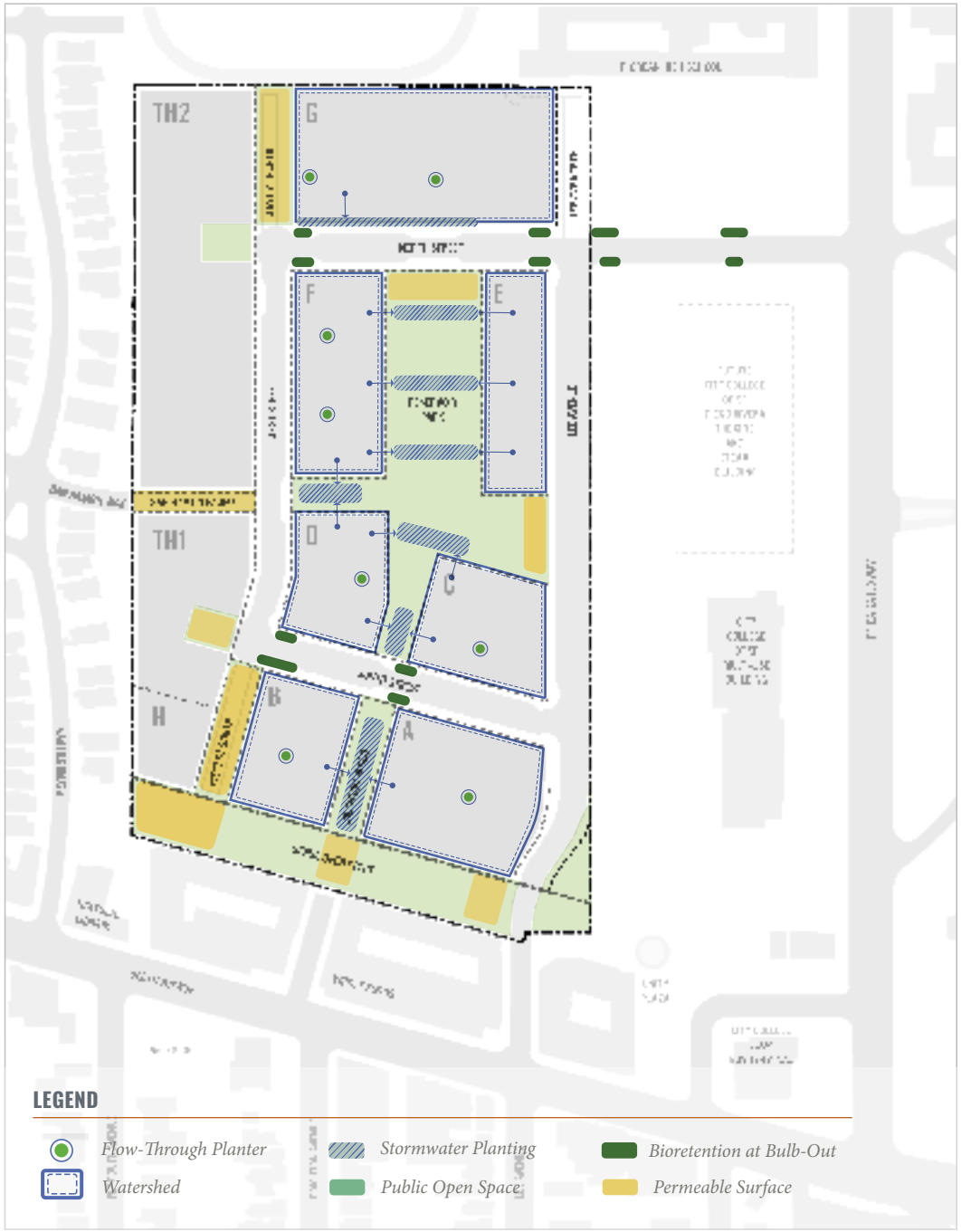


Figure 6.2–1: *Site Stormwater Management*

also subject to the Combined Sewer Area Performance Requirement of the San Francisco Stormwater Management Requirements (SMRs). See Master Infrastructure Plan (Chapter 13: Stormwater Management System) for technical stormwater analysis and concepts and Section 4.11 (Stormwater) for stormwater standards and guidelines.

STANDARDS

S.6.2.1 Building Stormwater

Buildings that are directly adjacent to public open space shall direct at least 50% of the building's stormwater to open space rain gardens. The rest of the building stormwater shall be treated within the common residential open space of each block.

S.6.2.2 Landscape Stormwater Features

Runnels, sculptural stone splash blocks, and open roof leaders shall be used in the public open space to express the flow of stormwater through the site.

S.6.2.3 Rain Garden Design

Boulders and reclaimed wood bridges shall be added to provide informal connections and to encourage nature play for children.

S.6.2.4 Permeable Paving

Permeable paving shall be used wherever possible to maximize infiltration.

Reclaimed wood log bridge at rain garden encourages nature play

Seasonal stormwater feature in private courtyard

Sculptural splash block and downspout

Metal bridge through rain garden

Figure 6.2–2: *Stormwater Management Techniques*

Biodiversity

To support the recently adopted San Francisco Climate Emergency Declaration as well as the City's biodiversity policy and vision, the Balboa Reservoir neighborhood's open space will aim to maximize biodiversity, provide equitable access to nature for all, foster community, and encourage ecological stewardship.

The Balboa Reservoir neighborhood is located in proximity to several significant open spaces, including Mount Davidson, Balboa Park, McLaren Park, Glen Canyon Park, Stern Grove, Park Merced, and San Bruno Mountain. Along with the City's Green Connection Initiative, the Balboa Reservoir neighborhood's open spaces can contribute to increased biodiversity and improved access to the larger open space network. The Green Connection Initiative aims to increase access to parks, open spaces, and the waterfront by envisioning a network of 'green connectors' or city streets that will be upgraded incrementally over the next 20 years to make it safer and more pleasant to travel to parks by walking, biking, and using other forms of active transportation.

Plant selection for the Balboa Reservoir neighborhood will build upon the Green Connections recommended plants for Ingleside — Coast Live Oak and buckeye — to be augmented with fog belt and native plant species as needed to enhance existing biodiversity, maximize stormwater treatment, minimize water use, lower maintenance requirements, and eliminate the need for pesticides. Interpretive signage will connect residents and neighbors to nature to inspire stewardship and awareness for climate resiliency. For detailed plant selections, see Section 06.3 (Planting Palette) and Section 4.8 (Biodiversity) for standards and guidelines.

Figure 6.2–3: *Site Biodiversity*

Food Access

The landscape design should reinforce the importance of access to, and education regarding, healthy local food production. Opportunities include spaces for education within the Reservoir Park, community gardens, Meyer lemon, and avocado orchards, and a kitchen within the main community room. The SFPUC Retained Fee Open Space may provide the opportunity for farmers' markets to provide a regular supply of local, healthy, organic food. Partnerships with the City College Culinary Arts program, Environmental Horticulture program, Whole Foods Market, and local food retailers and businesses along the Ocean Avenue Community Benefits District are encouraged in order to strengthen the network of food-related activities in the community and the park. Refer to Section 4.9 (Healthy Food and Wildlife Systems)for additional information regarding food access.

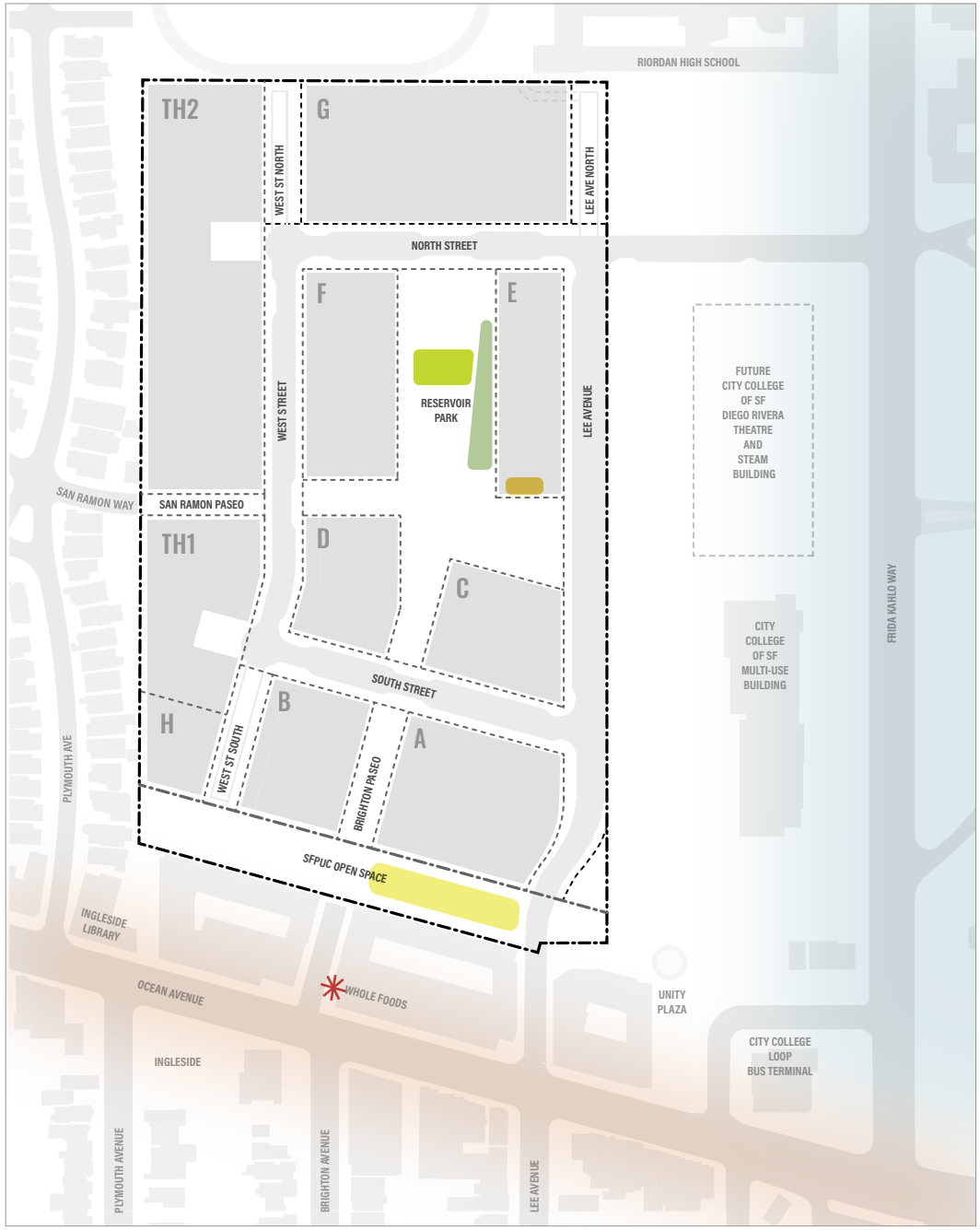


Figure 6.2–4: *Site Open Space Food Programs*

Food Access Examples

Community garden

Educational signage / programming

Collaborations with local grocers

Orchard

Community kitchen

Farmers market at SFPUC Retained Fee open space

Figure 6.2–5: *Food Access Examples*

Planting and Material Palette

6.3 PLANTING PALETTE

To support the City's biodiversity vision, native plants shall be selected to provide shelter and food for wildlife and support pollinator habitats. The fog belt setting provides an opportunity to plant native flowering shrubs and groundcovers that can provide seasonal interest year-round. Native plantings should also be supplemented with climate-adapted desert and subtropical succulent species that work well as accent plants. Each outdoor space within the site has a unique function and environmental condition. This provides an opportunity to showcase many different types of plantings.

The following symbols, adapted from sfplantfinder.org, are used throughout the planting palette to denote the place of origin:

- SF San Francisco native species
- CA California native species
- EX Exotic species, not native to the region or state

STANDARDS

S.6.3.1 Planting Requirement

All non-turf green areas shall be climate-appropriate plants, 76% of which shall be native.

S.6.3.2 Wind Protection Planting

In order to mitigate the wind, tall evergreen coastal native trees underplanted with large multi-trunked shrubs at various height shall be provided at open spaces where prevailing westerly and northwesterly winds are prevalent.

Tree Palette

Trees are selected to buffer wind, provide seasonal interest, treat stormwater, and bear fruit. The fog belt setting provides an opportunity to plant a high percentage of native trees, including redwood, Monterey cypress, Live oak, and California buckeye. Two additional climatically adapted large-scale non-native specimen trees that have been familiar to the California landscape for over 100 years are the Atlas cedar and the Italian stone pine.

The planting palette shown on the following pages is organized as follows:

- **Backbone Trees:** trees that can provide wind protection, and maintain an attractive form.
- **Accent Trees:** trees that provide seasonal interest or have a sculptural presence.
- **Stormwater Trees:** trees selected from the *San Francisco Stormwater Management Requirements and Design Guidelines, Appendix D: Vegetation Palette for Bioretention BMPs*.
- **Edible Fruit Trees:** trees that are fruit-bearing.

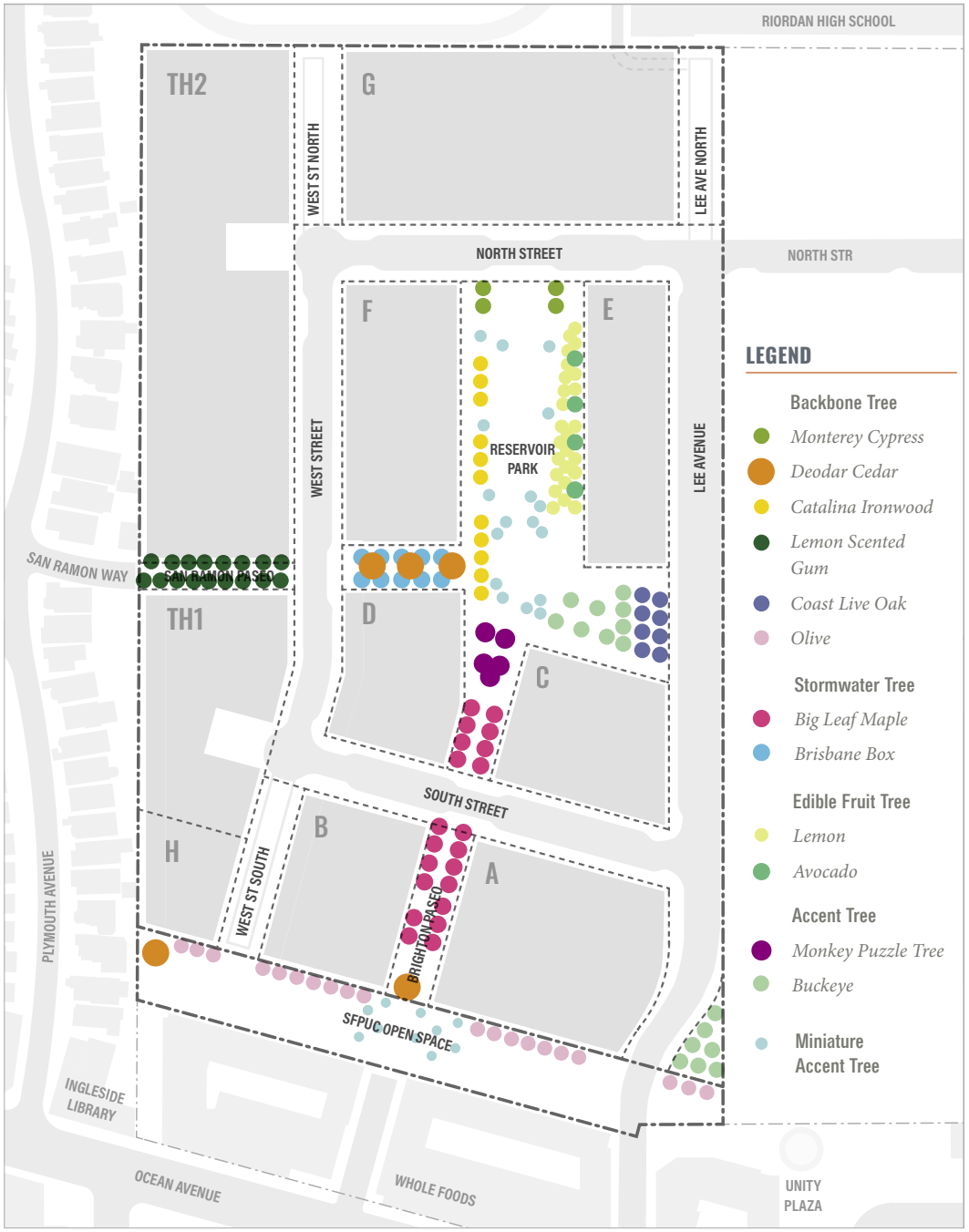


Figure 6.3–1: *Open Space Tree Planting Palette*

Understory and Groundcover Planting Palette

Large shrubs, low shrubs and groundcovers are selected for their ability to withstand the long dry summers and will have some overlap with those used in Section 5.9 (Street Planting Palette) to establish continuity.

Low shrubs and groundcovers for stormwater treatment are selected to withstand seasonal flooding, while also providing wildlife habitats and seasonal color.

The drought-resistant lawn will be comprised of durable native grasses such as Bentgrass to the extent feasible.

Edible plants for the community garden will be selected and tended to by the Balboa Reservoir community, so no planting palette is specified for that area.

The planting palette shown on the following pages is organized as follows:

- Planting
  - Large shrubs
  - Low shrubs and groundcovers
- Low shrubs and groundcovers for stormwater treatment.

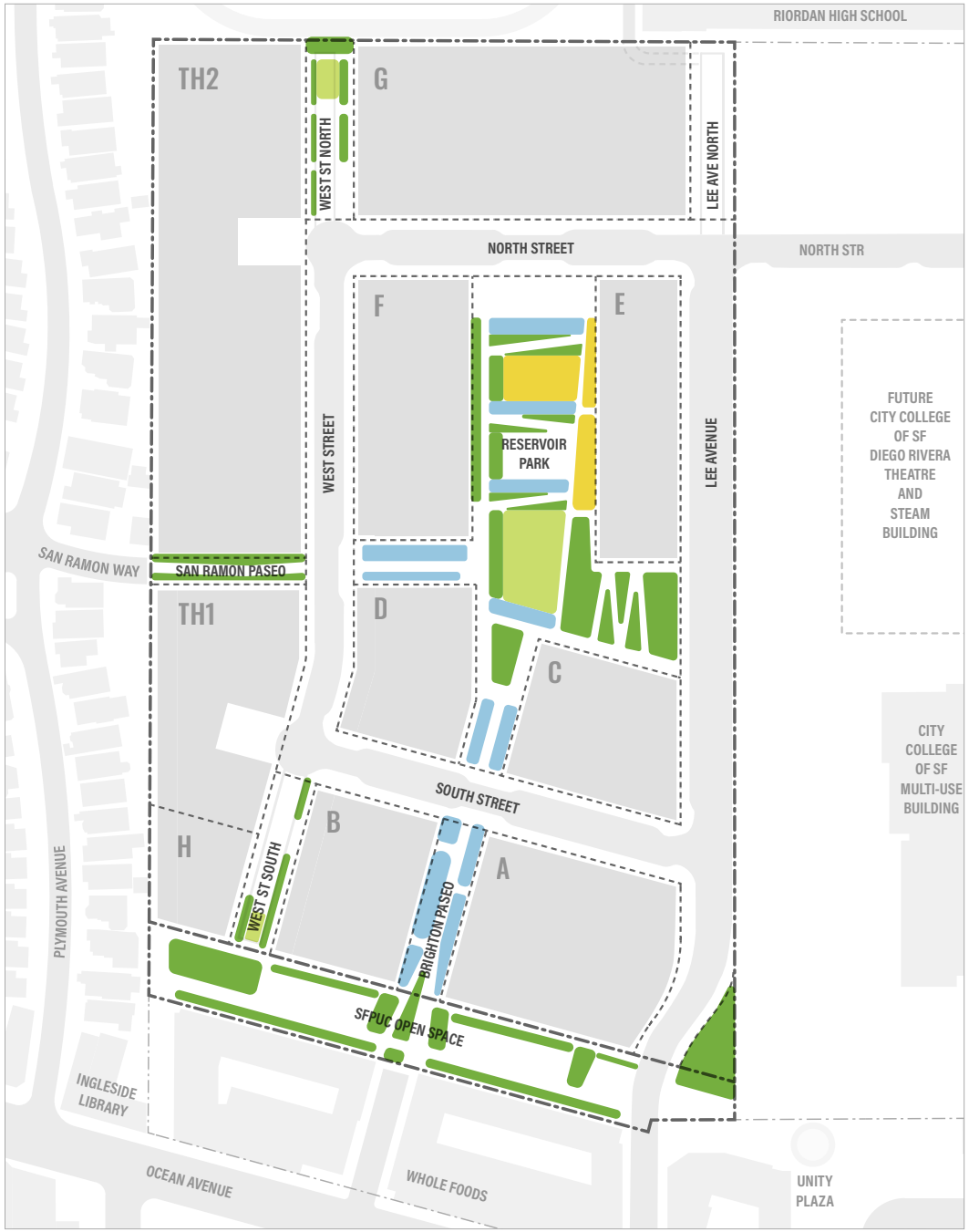


Figure 6.3–2: *Open Space Understory Planting Palette*

BACKBONE TREES, preferred species

Coast Live Oak
Quercus agrifolia

Climate Appropriateness
SF CA

Bloom Time
Spring, Winter

Size at Maturity:
25–82 feet, spread 15–35 feet

Water Needs
None

Associated Wildlife
Birds, Butterflies, Insects

Habitat Value
Pollinators, Buds/Greens

Catalina Ironwood
Lyonothamnus floribundus
ssp. Asplenifolius

Climate Appropriateness
CA

Bloom Time
Spring, Summer

Size at Maturity
20–35 feet, spread 15 feet

Water Needs
Moderate

Associated Wildlife
Birds

Habitat Value
Nesting

Notes: *CalPoly UFEI*

Monterey Cypress
Hesperocyparis macrocarpa

Climate Appropriateness
CA

Bloom Time
Non-Flowering

Size at Maturity:
40–65 feet, spread 30–40 feet

Water Needs
Moderate

Associated Wildlife
Birds

Habitat Value
Buds/Greens

Italian Stone Pine
Pinus pinea

Climate Appropriateness
EX

Bloom Time
Non-Flowering

Size at Maturity
40–80 feet

Water Needs
Low

Associated Wildlife
Birds

Habitat Value
Nesting, Cover

Climate Appropriateness
EX

Bloom Time
Summer, Fall, Winter

Size at Maturity:
40-100 feet, spread 15–50 feet

Water Needs
Low

Associated Wildlife
None

Habitat Value
None

Lemon-Scented Gum
Corymbia citriodora

Climate Appropriateness
EX

Bloom Time
Non-Flowering

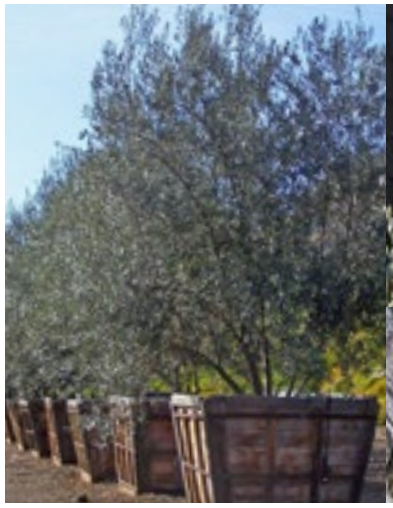
Size at Maturity
40 - 60 feet

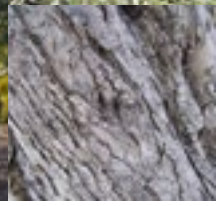
Water Needs
Moderate

Associated Wildlife
Birds

Habitat Value
Nesting, Cover

Atlas Cedar
Cedrus atlantica 'Glauca'





Climate Appropriateness
EX

Bloom Time
Spring

Size at Maturity
6–15 feet

Water Needs
Low

Associated Wildlife
Bees, Insects

Habitat Value
Pollinators

Olive
Olea europaea 'Wilsonii'

EDIBLE FRUIT TREES, preferred species

Meyer Lemon
Citrus × meyeri

Climate Appropriateness
EX

Bloom Time
Non-flowering

Size at Maturity
6–10 feet

Water Needs
High

Associated Wildlife
None

Habitat Value
None

Santa Rosa Plum
Prunus salicina 'Santa Rosa'

Climate Appropriateness
CA

Bloom Time
Spring, Summer

Size at Maturity
15 -20 feet

Water Needs
Moderate

Associated Wildlife
Birds, Bees

Habitat Value
Pollinators, Buds/Greens

Apple
Malus domestica 'Gala'

Climate Appropriateness
EX

Bloom Time
Spring

Size at Maturity
15-18 feet

Water Needs
Low

Associated Wildlife
Birds

Habitat Value
Buds/Greens

Avocado Tree
Persea americana 'Bacon'

Climate Appropriateness
CA

Bloom Time
Spring

Size at Maturity
20 -26 feet

Water Needs
High

Associated Wildlife
Birds, Bees, Butterflies, Insects

Habitat Value
Pollinators, Buds/Greens

STORMWATER TREES, preferred species

Bigleaf Maple
Acer macrophyllum

Climate Appropriateness
CA

Bloom Time
Spring

Size at Maturity:
30-115 feet, spread 65 feet

Water Needs
Low

Associated Wildlife
Bees

Habitat Value
Pollinators

Brisbane Box
Tristaniopsis laurina 'Elegant'

Climate Appropriateness
CA

Bloom Time
Spring, Summer

Size at Maturity
13–24 feet

Water Needs
Low

Associated Wildlife
None

Habitat Value
None

Notes
Approved large street tree by SF Urban Forestry Council

ACCENT TREES, preferred species

Monkey Puzzle Tree
Araucaria heterophylla

Climate Appropriateness
EX

Bloom Time
Non-Flowering

Size at Maturity
50-80 feet, spread 20-30 feet

Water Needs
Moderate

Associated Wildlife
Birds

Habitat Value
Cover

California Buckeye
Aesculus californica

Climate Appropriateness
SF CA

Bloom Time
Summer

Size at Maturity:
13–40 feet, spread 40 feet

Water Needs
None

Associated Wildlife
Bees, Birds, Butterflies, Hummingbirds, Insects

Habitat Value
Pollinators, Buds/Greens, Nesting

MINIATURE ACCENT TREES, preferred species

Climate Appropriateness
CA

Bloom Time
Spring

Water Needs
None

Associated Wildlife
Birds, Hummingbirds, Butterflies

Habitat Value
None

Ray Hartman Wild Lilac
Ceanothus 'Ray Hartman'

Climate Appropriateness
CA

Bloom Time
Spring

Water Needs
None

Associated Wildlife
Bees, Butterflies, Insects

Habitat Value
Cover, Buds/Greens, Pollinator

California Flannelbush
Fremontadendron californica

Climate Appropriateness
SF CA

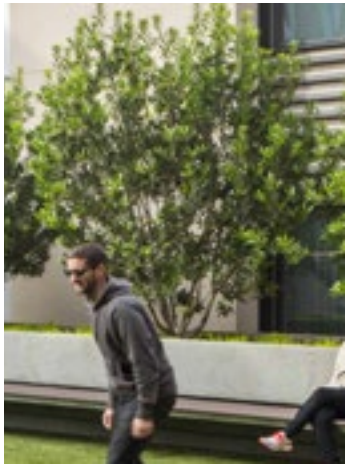
Bloom Time
Winter

Water Needs
Low

Associated Wildlife
Bees, Birds

Habitat Value
Fruit, Cover

Silk Tassel
Garrya elliptica 'James Roof'



Climate Appropriateness
SF CA

Bloom Time
Summer

Water Needs
Moderate

Associated Wildlife
Bees, Birds, Butterflies

Habitat Value
Cover, Fruit, Pollinator, Nesting

Pacific Wax Myrtle
Myrica californica

Climate Appropriateness
SF CA

Bloom Time
Summer

Water Needs
None

Associated Wildlife
Bees, Birds, Butterflies, Hummingbirds, Insects

Habitat Value
Cover, Buds/Greens, Fruit, Pollinator

Toyon
Heteromeles arbutifolia

Climate Appropriateness
EX

Bloom Time
Non-flowering

Size at Maturity
15 feet, spread 10 feet

Water Needs
Low

Associated Wildlife
Birds

Habitat Value
Cover

Hollywood Juniper
Juniperus chinensis 'Torulosa'

SHRUBS, preferred species

Climate Appropriateness
SF CA

Bloom Time
Spring, Winter

Water Needs
None

Associated Wildlife
Bees, Birds, Hummingbirds

Habitat Value
Fruit, Pollinator

Flowering Currant
Ribes sanguineum

Climate Appropriateness
SF CA

Bloom Time
Spring, Winter

Water Needs
None

Associated Wildlife
Bees, Birds, Butterflies

Habitat Value
Pollinator

Chaparral Currant
Ribes malvaceum var. malvaceum

Climate Appropriateness
SF

Bloom Time
Spring, Winter

Water Needs
None

Associated Wildlife
Bees, Birds, Butterflies, Insects

Habitat Value
Cover, Buds/Greens, Fruit, Pollinator

Hollyleaf Cherry
Prunus ilicifolia

Climate Appropriateness
SF CA

Bloom Time
Fall

Water Needs
None

Associated Wildlife
Bees, Birds, Butterflies, Insects

Habitat Value
Cover, Buds/Greens, Pollinator, Nesting

Coyote Bush
Baccharis pilularis

Climate Appropriateness
CA

Bloom Time
Spring

Water Needs
None

Associated Wildlife
Bees, Birds, Butterflies, Hummingbirds, Insects

Habitat value:
Cover, Buds/Greens, Pollinator

Blueblossom
Ceanothus thyrsiflorus

Climate Appropriateness
CA

Bloom Time
Winter

Size at Maturity
6–10 feet

Water Needs
Low

Associated Wildlife
Birds, Hummingbirds

Habitat Value
Pollinators, Fruit

Coffeeberry
Rhamnus californica

LOW SHRUBS AND GROUNDCOVER, preferred species

Climate Appropriateness
SF CA

Bloom Time
Winter, Spring

Water Needs
None

Associated Wildlife
Bees, Birds, Butterflies, Insects

Habitat Value
Cover, Buds/Greens, Pollinator, Nesting

Point Reyes Ceanothus
Ceanothus gloriosus

Climate Appropriateness
CA

Bloom Time
Spring

Water Needs
Low

Associated Wildlife
Bees, Birds, Butterflies

Habitat Value
Nesting

Deer Grass
Muhlenbergia rigens

Climate Appropriateness
SF CA

Bloom Time
Spring

Water Needs
Low

Associated Wildlife
Birds

Habitat Value
Buds/Greens, Cover

Soft Rush
Juncus effusus

Climate Appropriateness
SF CA

Bloom Time
Spring, Summer

Water Needs
None

Associated Wildlife
Bees, Butterflies, Insects

Habitat Value
Pollinator

Lizardtail
Eriophyllum staechadifolium

Climate Appropriateness
EX

Bloom Time
Spring, Summer

Water Needs
Low

Associated Wildlife
None

Habitat Value
None

Evergreen Eulalia
Miscanthus transmorrisonensis

Climate Appropriateness
SF CA

Bloom Time
Spring, Winter

Water Needs
Low

Associated Wildlife
Bees, Birds, Butterflies

Habitat Value
Cover, Fruit

Coast Beach Strawberry
Fragaria chiloensis

ACCENT PLANTS, preferred species

Climate Appropriateness
EX

Bloom Time
Summer

Water Needs
Low

Associated Wildlife
None

Habitat Value
None

Mexican Lily
Beschorneria yuccoides

Climate Appropriateness
EX

Bloom Time
Infrequent

Water Needs
Low

Associated Wildlife
None

Habitat Value
None

Smooth Agave
Agave desmettiana

Climate Appropriateness
EX

Bloom Time
Infrequent

Water Needs
Low

Associated Wildlife
Birds, Bees

Habitat Value
Pollinators

Torch Aloe
Aloe arborescens

Climate Appropriateness
CA

Bloom Time
Summer

Water Needs
Low

Associated Wildlife
Butterflies

Habitat Value
None

Spanish Dagger
Yucca gloriosa

LOW SHRUBS AND GROUNDCOVER FOR STORMWATER TREATMENT, preferred species

Climate Appropriateness
SF CA

Bloom Time
Summer

Water Needs
None

Associated Wildlife
Birds, Butterflies

Habitat Value
Fruit

Blue Wild Rye
Elymus glaucus

Climate Appropriateness
SF CA

Bloom Time
Spring, Summer

Water Needs
Moderate

Associated Wildlife
Bees, Birds, Butterflies, Insects

Habitat Value
Buds/Greens, Cover, Pollinator

Red Stem Dogwood
Cornus sericea

Climate Appropriateness
EX

Bloom Time
Spring

Water Needs
Low

Associated Wildlife
Birds

Habitat Value
None

Large Cape Rush
Chondropetalum elephantinum

Climate Appropriateness
SF CA

Bloom Time
Spring

Water Needs
Low

Associated Wildlife
Birds

Habitat Value
Buds/Greens

Berkeley Sedge
Carex. tumulicola

Climate Appropriateness
CA

Bloom Time
Winter

Water Needs
None

Associated Wildlife
Bees, Birds, Butterflies

Habitat Value
Cover, Fruit

Coast Strawberry
Fragaria chiloensis

Climate Appropriateness
SF CA

Bloom Time
Winter

Water Needs
Low

Associated Wildlife
Birds

Habitat Value
Fruit

Beaked Hazelnut
Corylus cornuta

6.4 SELECTION CRITERIA FOR SITE FURNISHINGS, MATERIALS, AND LIGHTING

In order to foster a strong neighborhood identity, the design language and materials selections will be place-specific and will be informed by the following characteristics:

1. Unique location between Mount Davidson and the Pacific Ocean.
2. The relationship between the Balboa Reservoir neighborhood and other renowned Northern California settings with coastal and inland features, such as Sea Ranch and Monterey.
3. The sculptural, industrial topography of the abandoned reservoir.
4. The connection to Bay Area regional modern architecture, which emphasizes and blends the relationship between indoors and outdoor with humble, earthy materials.
5. The need for durable and natural materials which will gracefully weather in the coastal environment.
6. A unified color palette.

The following design guidelines for paving materials, site furnishings, and open space lighting are applicable to the publicly accessible open space. The open space hardscape palette shall be coordinated with the palette for the shared public way to create a coherent public realm identity. Refer to Street Palette, Section 5.8 (Overview) through Section 5.12 (Street Lighting) in Chapter 5 for shared street and residential entry court requirements.

LEGEND

Publicly accessible open space

Residential courtyard within blocks

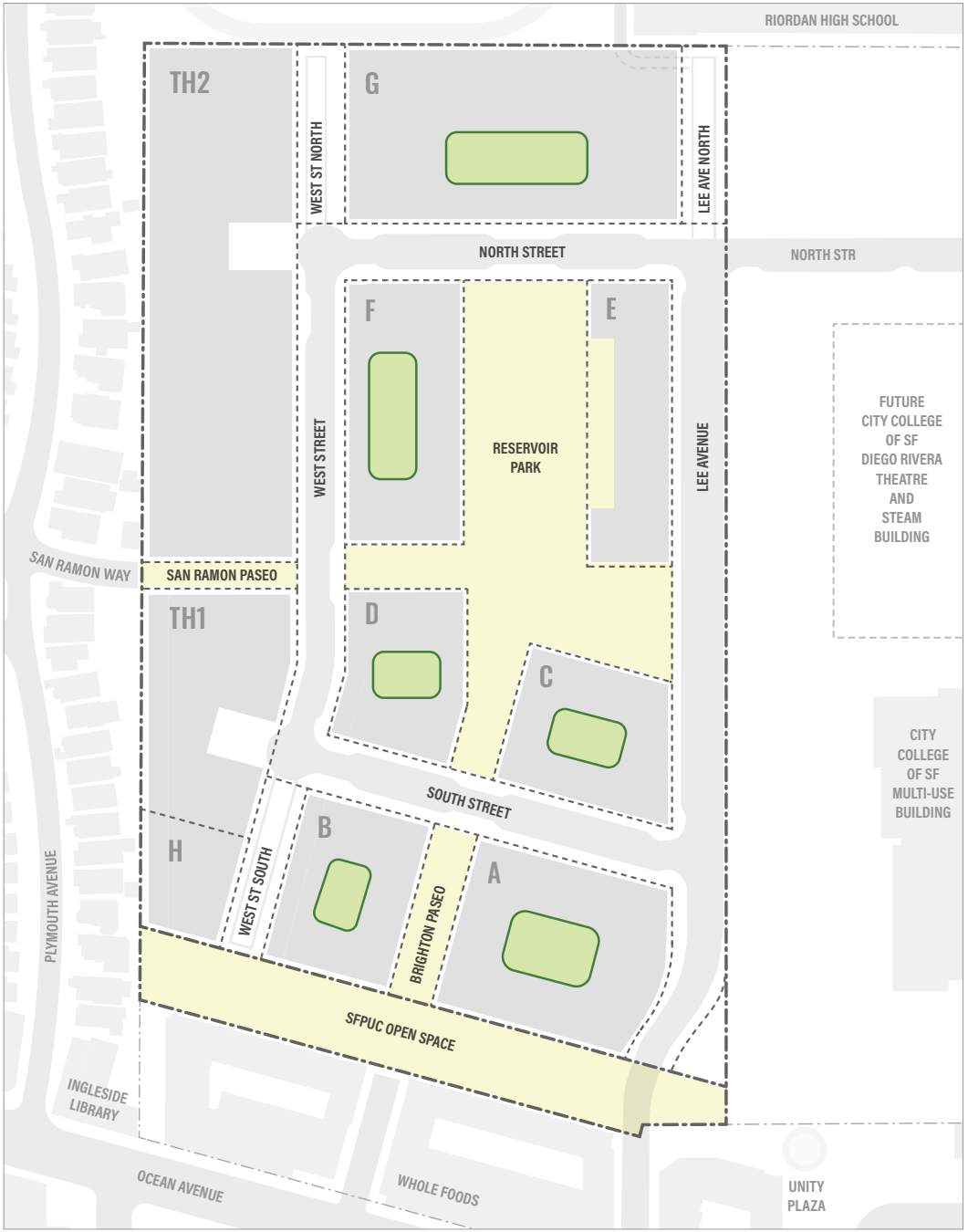


Figure 6.4–1: *Site Furnishing and Materiel Standard and Guideline Subject Area*

6.5 PAVING MATERIALS

Paving plays a key role in defining identity, character, and connectivity in the public realm. It signals areas of pedestrian and bike priority and weaves the streetscape and open space together into a coherent network. To reinforce the indoor/outdoor relationships that are fundamental to Bay Area regional modernism, the paving palette shall be chosen to integrate building interiors with exterior furnishings and materials. See Figure 06.5–1 (Open Space Material Diagram and Matrix) and Figure 06.5–2 (Paving Material Palette).

STANDARDS

S.6.5.1 Paving Material Quality

Paving materials shall be constructed from durable materials that withstand harsh urban conditions without fading or deteriorating. The design shall utilize a variety of textures and finishes to establish an appropriate human scale, reinforce design programs, and provide ADA compliance without incurring unusual maintenance.

GUIDELINES

G.6.5.1 Paving Types

a) Special Paving at Park Entrances

High quality, unique, textured, or permeable paving such as precast concrete unit pavers, stone slabs, cobbles, and enhanced concrete paving should be used at park entrances to signify pedestrian priority.

b) Special Paving at Privately Owned Shared Streets

Small-scale unit pavers appropriate for occasional heavy vehicle traffic such as permeable precast concrete unit pavers should be used in the shared vehicular and pedestrian zone to signify pedestrian priority.

c) Removable Paving at SFPUC Retained Fee Open Space Water Transmission Pipe Setback

Since the SFPUC requires full access to water transmission lines for maintenance, surface materials within the water transmission pipe setback should consist of easily removable paving or low plantings to facilitate maintenance. Materials are subject to SFPUC review.

d) Play Surfacing at Children's Play Area and Dog Park

Rubberized surfacing and artificial turf should be used at the children's play area and dog park. Surfacing thickness should conform to fall height requirements per the surfacing manufacturer's specification.

e) Play Surfacing at Nature Exploration Play Area

Loose natural paving materials such as wood chip, bark, soft groundcover, or decomposed granite should be used in the Nature Exploration Play Area.

See Figure 06.5–1 (Open Space Material Diagram and Matrix) and Figure 06.5–2 (Paving Material Palette) for more information.

G.6.5.2 Permeable Paving

The design should prioritize permeable precast concrete where feasible and where underlying soil conditions allow.

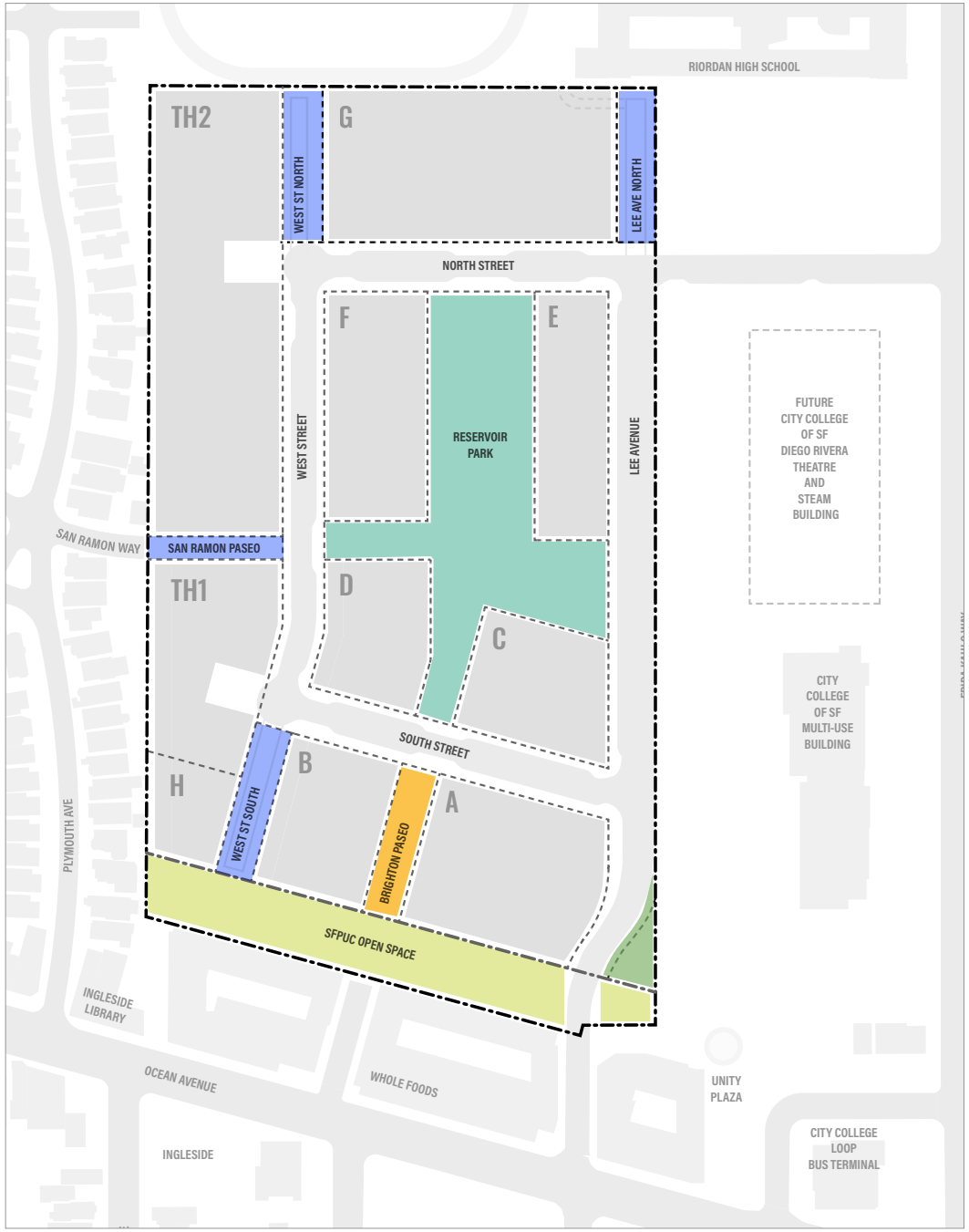
G.6.5.3 Sustainable Materials

The design should prioritize low impact and locally sourced materials to reduce greenhouse gas emissions wherever feasible. These materials include permeable surfaces, reflective materials, sustainable woods, and locally produced unit masonry.

Paving Material Matrix

Open Space	Allowable Materials
Reservoir Park	P1, P2, P3, P4, P5, P7, P8, P9 P10, P11, P13, P14
SFPUC Retained Fee Open Space	P1, P2, P3, P4, P5, P6, P10, P11, P12, P15
San Ramon Paseo and Shared Public Way	P1, P3, P4, P10, P11, P12
Brighton Paseo	P1, P3, P4, P8, P9
Gateway Landscape	P1, P10, P12, P13, P14

Note: see Figure 06.5–2 (Paving Material Palette) *for paving designation.*



LEGEND

- *Reservoir Park*
- *SFPUC Retained Fee Open Space*
- *Shared Public Way & San Ramon Paseo*
- *Brighton Paseo*
- *Gateway Landscape*

Figure 6.5–1: *Open Space Material Diagram and Matrix*

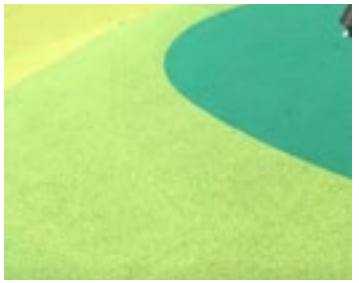
PAVING MATERIAL PALETTE

P1: *cast-in-place concrete paving with silicon carbide and saw-cut joints*

P4: *stain-resistant concrete unit paving*

P7: *granite cobble*

P10: *gravel mulch*



P13: *rubberized play surfacing*

P2: *cast-in-place concrete with seeded aggregate*

P5: *permeable recycled concrete paving salvaged from the existing reservoir concrete slope with gravel joint*

P8: *slip-resistant weathered steel decking at rain garden elevated walkway*

P11: *compacted decomposed granite, red-brown pathway mix*

P14: *artificial turf*

P3: *Pervious concrete paving with grind finish*

P6: *turf block*

P9: *slip-resistant wood decking*

P12: *wood mulch*

P15: *painted asphalt*

Figure 6.5–2: *Paving Material Palette*

6.6 SITE FURNISHINGS

Furnishings, along with planting, lighting, and paving, help establish the identity of the Balboa Reservoir neighborhood and create a welcoming public realm. A combination of built-in and prefabricated furnishings shall be provided consisting of precast concrete, metal, timber, hardwoods, and other materials. Site furnishings are important in mediating the scale between the multi-story buildings and the landscape. They should be durable, comfortable, accessible, and uniquely designed.

STANDARDS

S.6.6.1 Site Furnishing Criteria

Site furnishings shall relate as a family and prioritize durable, thick materials and naturally weathering finishes.

S.6.6.2 Built-In Furnishings

- Furnishings and small occupiable spaces with seating and tables shall be integrated into the permanent features of the open space such as the stepping terraces, widened stairs, expanded ramp landings, bioswale 'boardwalks' and retaining walls which define the architectural framework and program areas of the open space.
- Comfortable and accessible built-in seating shall be distributed throughout all program areas.
- Seating shall be constructed with high-quality durable materials, with a combination of backed and backless seating. See Figure 06.6–1 (Built-In Furnishings) for built-in furnishing character.

S.6.6.3 Fabricated Furnishings

Where fabricated furnishings are specified, they shall be a uniform family of elements distributed throughout the open space network, tying visually to colors, finishes, and materials for buildings and required site elements such as light poles and site structures. See Figure 06.6–2 (Fixed and Movable Fabricated Furnishings) for examples of fabricated furnishings.

S.6.6.4 Natural Site Elements

Natural elements such as boulders and reclaimed wood logs shall be used to create opportunities for nature exploration and informal play, and to provide seating at bioretention areas and at the SFPUC Retained Fee Open Space. Wood shall be elevated by steel legs to minimize contact with soil to maintain longevity. See Figure 06.6–3 (Natural Site Elements) for natural site element examples.

S.6.6.5 Metalwork Requirements and Finishes

Painted or veneer finishes shall be used only when absolutely necessary and only in the case of repair to outdoor damaged areas. Paints shall be marine-grade Tnemec-type steel coatings or equivalent. Site metal colors shall be coordinated for uniformity and subdued in order to ensure cohesiveness of the open space aesthetic. If metallic silver Tnemec paint is used, for example, it will be compatible with galvanized metals and stainless steel fasteners. Stainless steel is to be 316-grade or better for marine environments.

S.6.6.6 Timber Requirements

Reclaimed urban timber that can withstand weathering outdoors, such as Deodar cedar and Monterey cypress, shall be used for custom seating and curbs.

S.6.6.7 Tree Grates and Stormwater Channels

Tree grates and trench drains for stormwater channels in plazas and pedestrian throughways shall be cast iron, heel-proof, and ADA accessible.

S.6.6.8 Bike Repair Stand

One bike repair stand shall be provided at the Reservoir Park adjacent to the community room.

GUIDELINES

G.6.6.1 Waste Receptacles

Waste receptacles should be located adjacent to areas with high pedestrian traffic and in picnic and seating areas. Receptacles should be rain-protected and accommodate trash, recycling, and compost.

G.6.6.2 Stonework Requirements

Local stone such as black basalt, Academy Black granite and Sierra White granite is affordable and recommended.

G.6.6.3 Movable Seating

Movable seating should be provided when a maintenance entity is in place. A uniform selection of movable seating should be used for the whole project.

Built-In Furnishing

Custom wood and concrete seating and platform

Heavy timber wheel guide and accessible stormwater channel

Terrace seating integrated with stairs and sloped walk

Terraced seating

Custom integrated timber

Custom seating integrated at the edge of elevated walk

Figure 6.6–1: *Built-In Furnishings*

Fabricated Furnishing

Picnic tables in a durable material

Prefabricated backed bench

Waste receptacle with built-in trash and recycling compartment

Bike repair stand

Wood and metal bike rack

Bi-level drinking fountain with pet station

Modern pedestrian bollard

Modular exercise station

Movable seating

Figure 6.6–2: *Fixed and Movable Fabricated Furnishings*

Natural Elements

Boulders cluster for informal play

Elevated wood log

Boulders to define edge of bioretention area

Figure 6.6–3: *Natural Site Elements*

6.7 OPEN SPACE LIGHTING

Site lighting plays an important role in creating identity and enhancing pedestrian wayfinding, safety, and security. Lighting can help define character, enhance connectivity, signal areas of pedestrian and bike priority, and weave the streetscape and open space together into a coherent network. It can also reinforce indoor/outdoor relationships. Fixtures are to relate as a family, and to be compatible with building interiors as well as exterior furnishings and materials.

These practical lighting concerns should be supplemented with engaging and artful lighting strategies that grow out of the unique conditions of the site. Lighting within the open space shall be scaled to pedestrians and bicycles to make those routes legible and distinct from streets.

Given the project's residential location and proximity to the Mount Davidson forest, special consideration shall be made to minimize light pollution and mitigate the project's effects on the ecology of the coastal neighborhood.

For street lighting, see Section 5.12 (Street Lighting).

STANDARDS

S.6.7.1 Light Pollution and Glare

The strategy for site lighting shall minimize light pollution and glare beyond the development into adjacent neighborhoods. Backlight, uplight, and glare (BUG) ratings for exterior fixtures shall meet the criteria established in the current California Green Building Code.

S.6.7.2 Energy-Efficient Lighting Fixtures

Lighting fixtures and bulbs shall meet or exceed applicable energy efficiency standards.

S.6.7.3 Pedestrian-Scale Lighting

Lighting shall be designed to allow facial recognition along paths of travel and shall be scaled to designate a distinct pedestrian and bicycle experience. Lighting shall not create glare or 'hot spots' that would inhibit visual acuity and shall facilitate sight lines, enhancing safety throughout the public open space. There shall be a variety of lighting zones with different light types and levels in order to create a range of experiences and to demarcate different program areas. See Figure 06.7–1 (Lighting Type and Character) for light fixtures characters and Figure 06.7–2 (Lighting Diagram).

S.6.7.4 Paseo Lighting

Paseo lighting shall be provided at a lower level and distinct character from street lighting in order to distinguish pedestrian areas from auto areas. Paseo lighting may be softer and more naturalistic in character, and the light source shall be concealed to avoid contrast at night.

GUIDELINES

G.6.7.1 Energy-Efficient Lighting

All lighting should use timers, motion sensors, dimmers, and other smart technologies to maximize energy efficiency and minimize unnecessary glare and light pollution.

G.6.7.2 Lighting at Brighton Paseo

Suspended lighting should be used at Brighton Paseo to scale down space for human comfort.

Pedestrian Pole Light

Landscape Forms FGP or similar

Louis Poulsen Abertslund Maxi Post or similar

Path Light

Landscape Forms FGP or similar

Louis Poulsen 'Bysted' or similar

Suspended Light

Landscape Forms Arme light or similar

Hess 'Village' or similar

Figure 6.7–1: *Lighting Type and Character*

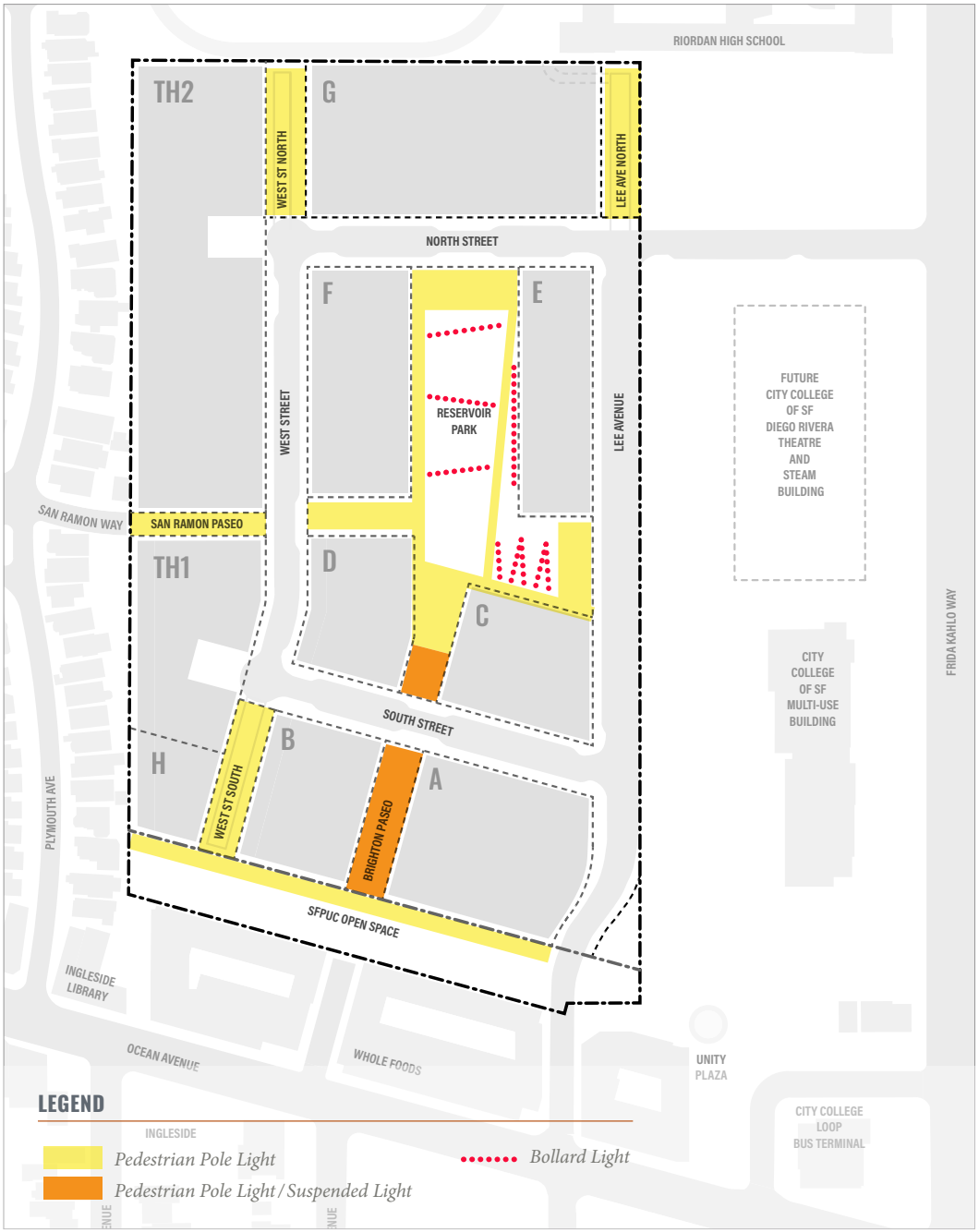


Figure 6.7–2: *Lighting Diagram*

6.8 COMMUNITY ART

Community art in the Balboa Reservoir neighborhood plays an important role in celebrating the site's unique eclectic history, climate, and culture. It should also foster community identity, enhance public life, and reflect community priorities.

Art is an integral part of the architectural and landscape design. Community art is encouraged to complement required design elements such as canopies, signage, paving, steps, lighting, utility structures, or pavilions. Suggested enhancements include but are not limited to:

- Sculptural building elements
- Sculptural site structures
- Special graphics, finishes, and materials
- Wind sculptures.

See Figure 06.8–1 (Community Art Precedents) for community art examples.

GUIDELINES

G.6.8.1 Community Art

Artistic enhancements should prioritize interaction and engagement with pedestrians of all ages. Art that invites play, represents the environment, and creates opportunities for participation are all encouraged. Freestanding art could be placed to reinforce or strengthen existing axes, view corridors, and spaces.

G.6.8.2 Community History

The Reservoir neighborhood should celebrate the past and present inhabitants of the site in order to unify the community.

G.6.8.3 Interactive Design

The design should include play structures – either explicitly for children, or sculptures that engage adults and children alike. The design should provide space and infrastructure to allow food trucks, concerts, performance art, and temporary kiosks or vendors.

G.6.8.4 SFPUC Retained Fee Open Space and Lee Gateway Landscape

Due to restrictive SFPUC right-of-way requirements at the SFPUC Retained Fee Open Space, ground murals are encouraged. Graphic or material enhancements should be integrated into the building facade of Block A to signify the Balboa Reservoir Gateway at Lee Avenue.

Lee Gateway Plaza

Existing public art illustrating neighborhood history at Unity Plaza stair

The Reader sculpture by Julian Voss-Andrase

Ground mural at Unity Plaza

Wind Harp sculpture by Ned Kahn

Figure 6.8–1: *Community Art Precedents*

6.9 WAYFINDING AND SIGNAGE

Consistent design and wayfinding signage organization provides important visual or tactile cues to help people make route decisions, find the shortest path to nearest transit options, and locate nearby destinations. A signage program with input from local institutions and businesses shall be instituted to educate and raise consciousness about environmental stewardship, local cultural history, and natural history including native plants, stormwater treatment, and local food production. See Figure 06.9–1 (Signage Placement Diagram) for locations and Section 7.26 (On-Site Signage) for further information on building signage requirements.

STANDARDS

S.6.9.1 Permanent Wayfinding Signage

All text and signage shall be designed to provide uniformity and coherence throughout the plan area. Wayfinding signage shall address pedestrian, bicycle, and vehicular circulation along with loading and parking. Wayfinding signage is permitted for locating public facilities, rooftop open spaces, ADA assistance, and alternative access routes.

S.6.9.2 Signage Placement

Signage shall be building-mounted or integrated into site elements such as seat walls, pavilions, and paving when possible.

Integrated wayfinding signage into paving

Integrate wayfinding signage into seat wall

Signage integrated on the screen of pavilion structure

S.6.9.3 Freestanding Signage

Independent, freestanding signs are discouraged except where required for City requirements such as street or parking signs. Billboards are prohibited.

S.6.9.4 Illuminated Signage

Illuminated signage shall be directed towards pedestrians or the intended audience, with no-spill light or light pollution affecting adjacent and neighboring spaces.

S.6.9.5 Parking and Bike Facility Wayfinding

Wayfinding signage for vehicular parking access and bicycle facilities shall be visible from major bike routes and vehicular access points and shall be located to not obstruct drivers' sight lines.

Wayfinding signage at road intersection

GUIDELINES

G.6.9.1 Public Education

To foster stewardship, an interpretive signage program should be provided to educate visitors on site history, native ecology, stormwater treatment, water conservation, and food production. Interpretive signage should be integrated into the pavilion design.

G.6.9.2 Stormwater Interpretative Signage

Interpretive signage, emphasizing the unique site hydrology and stormwater management strategy, should be provided at the rain garden to connect residents and neighbors to nature and inspire stewardship.

G.6.9.3 Cyclist Dismount Signage

Cyclist dismount signage should be provided at Reservoir Park entrances to encourage cyclists to dismount at the park and should be integrated into site elements and not freestanding.

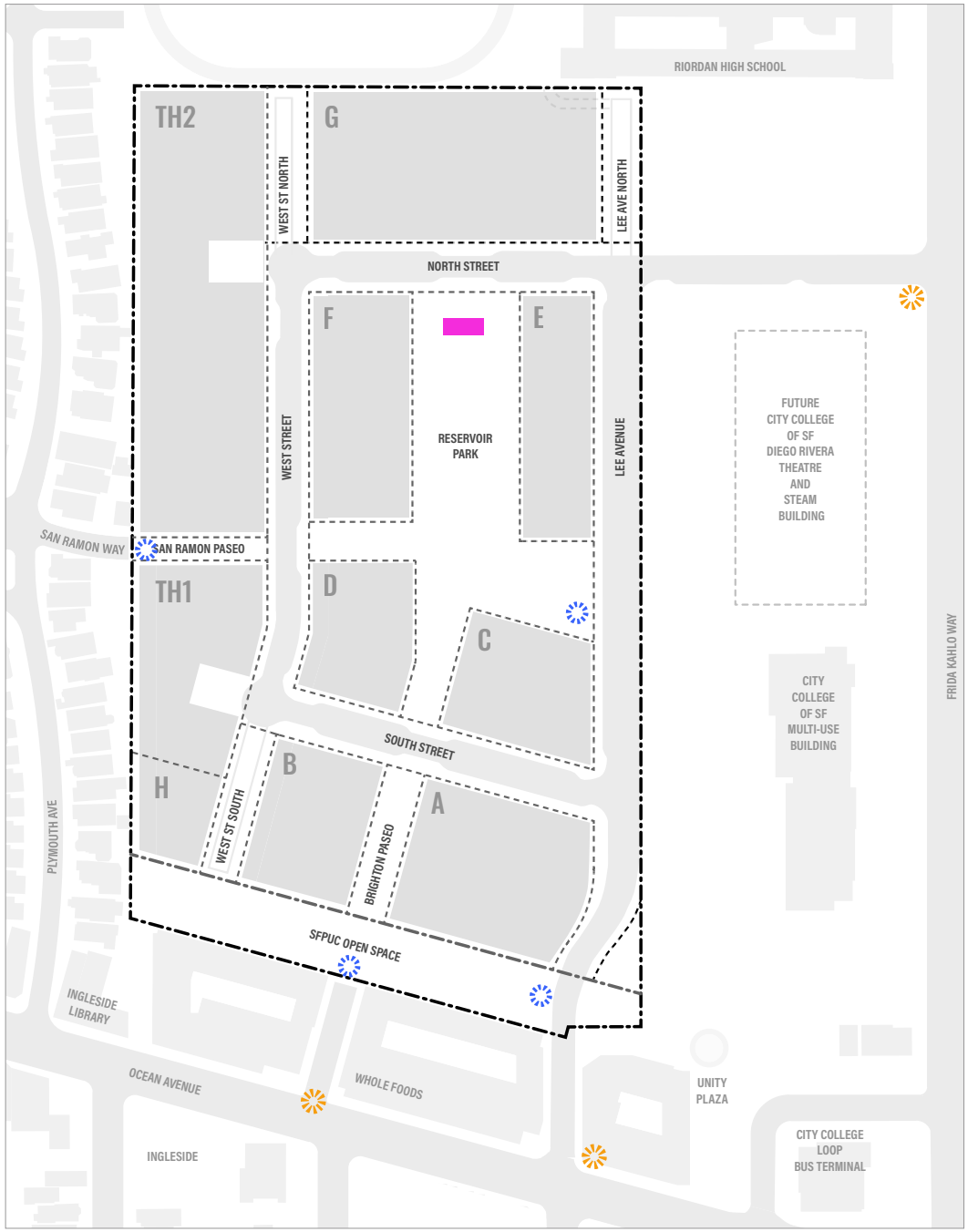


Figure 6.9–1: *Signage Placement Diagram*

6.10 CARTS AND KIOSKS IN OPEN SPACES

Retail and food service carts and kiosks will be allowed to operate, in a limited capacity, within the Balboa Reservoir neighborhood's open spaces.

STANDARDS

S.6.10.1 Location of Carts and Kiosks

Carts and kiosks shall not block areas of emergency vehicle access (EVA) or accessible paths for travel. See table below and Figure 06.10–2 (Cart and Kiosk Examples) for the maximum allowable carts and kiosks in each open space.

S.6.10.2 Size of Carts and Kiosks

Within public open spaces, the maximum size for carts is 200 square feet and the maximum size for kiosks is 200 square feet.

Open Space	Number of Carts	Number of Kiosks
Lee Terrace	2 maximum	1 maximum
Lee Gateway Plaza*	2 maximum	1 maximum
Brighton Gateway Plaza*	2 maximum	1 maximum

** These spaces are within the SFPUC Retained Fee Open Space. The SFPUC shall have final jurisdiction on quantity and location of carts and kiosks within this area.*

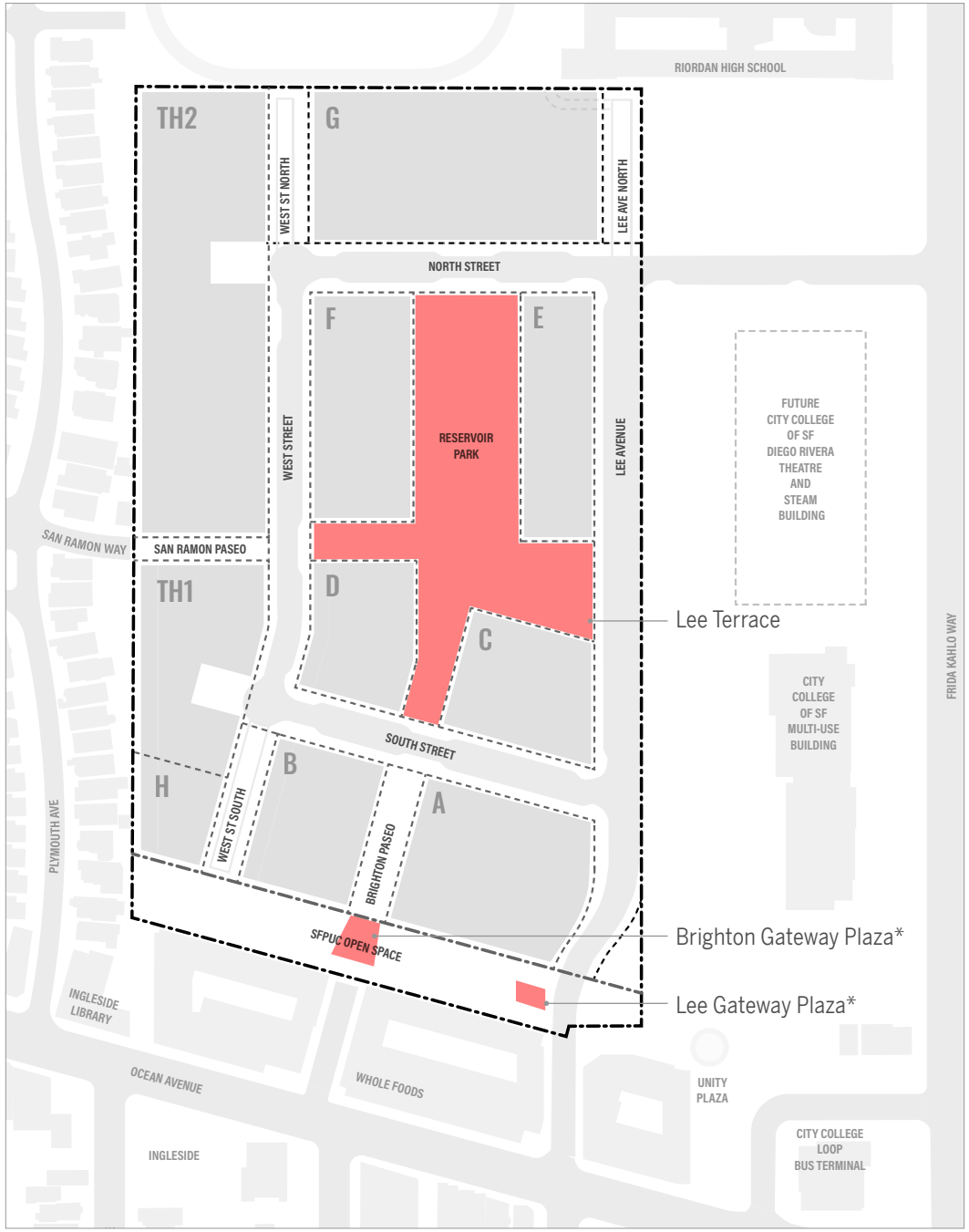


Figure 6.10–1: *Allowed Zones for Carts and Kiosks*

S.6.10.3 Carts and Kiosks at SFPUC Retained Fee Open Space

All carts and kiosks at the SFPUC Retained Fee Open Space shall allow for fast deployment and relocation. Carts and kiosks shall not block the waterline access path at the SFPUC Retained Fee Open Space. In this area, SFPUC shall have final approval on cart and kiosk types, quantity, and locations.

GUIDELINES

G.6.10.1 Kiosk Character and Visual Interest

Kiosks should add character and visual interest to the Balboa Reservoir neighborhood, even when closed as illustrated in Figure 6.10–2.

Prefabricated shipping container kiosk

Compact cart integrated with wheels for fast deployment

Kiosk with sculptural form

Cart integrated with tricycle to allow for easy relocation

Figure 6.10–2: *Cart and Kiosk Examples*

Open Space Design

6.11 TYPOLOGIES AND HIERARCHY

Public open spaces within the Balboa Reservoir neighborhood fit into three general categories:

1. Large, public open spaces, including Reservoir Park (~2 acres) and the SFPUC Retained Fee Open Space (~1 acre).
2. Small, public open spaces, including shared public ways and paseos (pedestrian-only corridors) that connect to the surrounding neighborhood. The second category of open spaces add up to a total of one acre.
3. Common usable open space is provided at each residential building block at internal courtyards and roof terraces. For more information on private open space, see Section 7.9 (Usable Open Space). Figure 06.11–1 illustrates the names, categories, and locations of these open spaces.

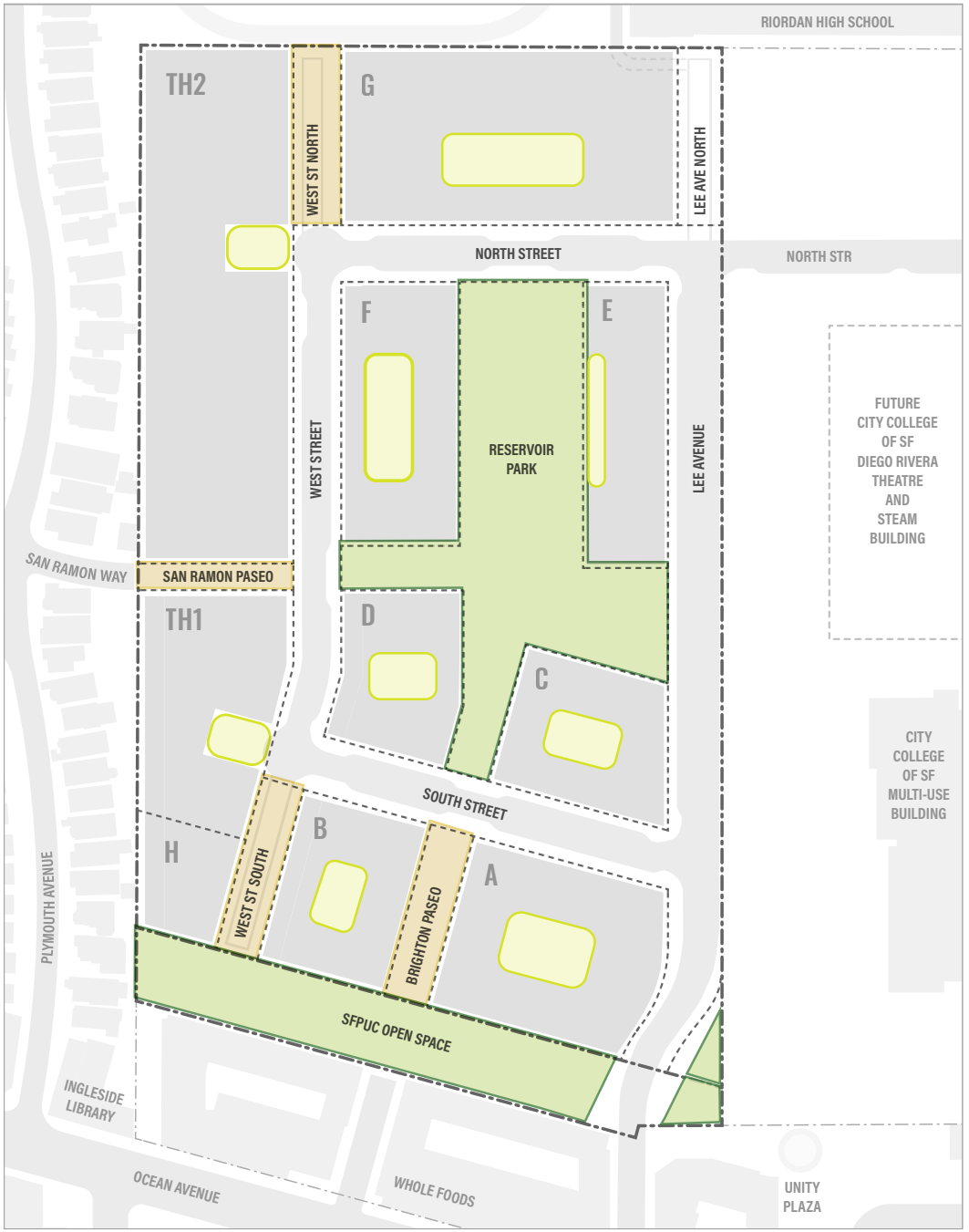


Figure 6.11–1: *Open Space Hierarchy and Typology*

6.12 RESERVOIR PARK

Reservoir Park is the largest open space in the Balboa Reservoir neighborhood, located at the heart of the site. It is positioned in the north-south orientation to maximize sunlight and to provide shelter from the prevailing westerly and northwesterly winds. Reservoir Park is fronted by residential blocks and connected to public streets on all sides. Residents and neighbors can stroll through the open space to get to their home, the main community room, transit, or Ocean Avenue retail.

Reservoir Park has approximately 13 feet of elevation change from the highest point in the northeast corner to the lowest point in the southwest corner. The grade will be mitigated by a series of planted terraces that gently step down towards Ocean Avenue from the Pavilion Plaza. Each planted terrace will include active, family-oriented programming. See Figure 06.12–1 (Concept Plan) for planned diagram elements.

Reservoir Park will prioritize the planting of native and edible plants to maximize opportunities for habitat creation and food production. Stormwater management is incorporated into the design as an amenity, revealing the path of water through the site. Stormwater from residential Blocks C, D, E and F will be directed through narrow, architecturally designed channels into a series of rain gardens. Stormwater infiltration will also be provided under the multi-use lawn as is feasible. Overall, the design seeks to educate the community about the importance of managing stormwater to protect water quality, wildlife, and public health.

LEGEND

1. *Lee Terrace*
2. *Community terrace and terrace seating*
3. *Multi-purposed lawn*
4. *Community garden*
5. *Playground*
6. *Rain garden*
7. *Park Pavilion with picnic seating*
8. *Buckeye Grove*
9. *Orchard*
10. *Picnic area*

Figure 6.12–1: *Concept Plan*

Figure 6.12–2: *Reservoir Park Perspective Rendering*

STANDARDS

S.6.12.1 Open Space Program

The design intent, diagrams, and illustrations present the concept design and structure of the open spaces as developed through the community process. The Reservoir Park potential program elements are shown in Figure 06.12–3 (Reservoir Park Program Diagram). Specific program elements may shift as the final design is developed. The chart below shows the recommended maximum and minimum sizes for each potential open space program.

Program	Minimum Sq. Feet	Maximum Sq. Feet
Pavilion Plaza	8000	9500
Community Garden and Orchard	3000	10000
Playground	5000	6000
Multi-Use Lawn	6000	8200
Dog Relief Areas	1000	2000
Community Terrace and Bleacher Seating	8000	9500
Habitat	5800	10000
Lee Terrace	4500	6000

LEGEND

Residential units

Residential common areas

**Shown for reference only. See Chapter 7 Building Design for further information.*

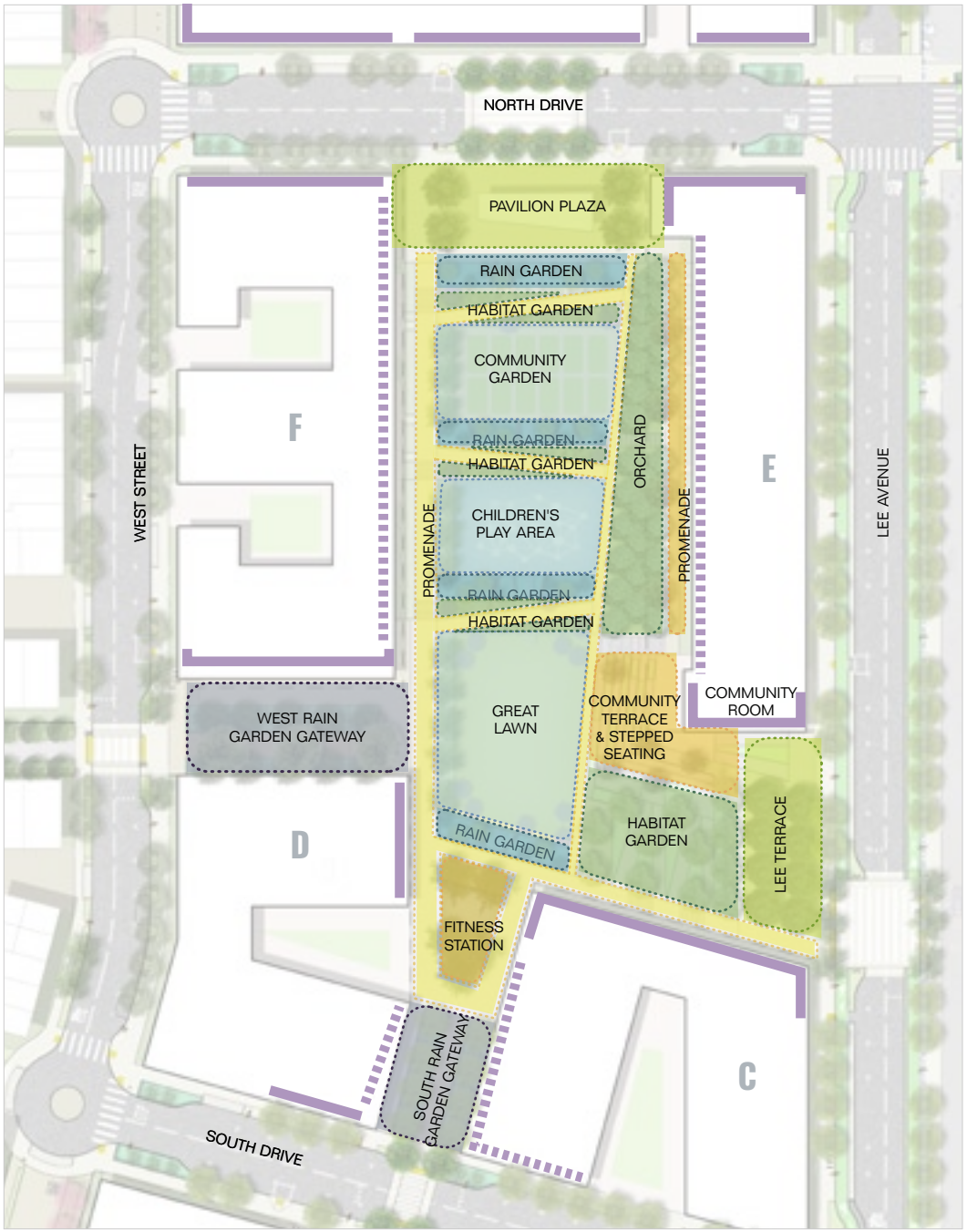


Figure 6.12–3: *Reservoir Park Program Diagram*

S.6.12.2 Wind Protection

Wind protection is provided by layers of planting, and also by the north-south orientation of the park, which protects it from the prevailing westerly and northwesterly winds. Tall evergreen coastal native trees, underplanted with large, multi-trunked shrub trees, provide wind control at various heights. While wind is an issue in May through August, there is a general warming trend with many balmy fall, winter, and spring days and weeks when the site is warm and comfortable.

S.6.12.3 Stormwater

The Reservoir Park stormwater management area should treat 50% of Blocks C, D, E and F.

S.6.12.4 Percentage of Pervious Surface

At least 70% of the park shall be pervious, and at least 50% of the total area of the park shall be planted.

S.6.12.5 Pedestrian Path

The primary and secondary universally accessible pathways connecting all programmed areas in the park shall be eight and six feet wide, respectively. Figure 6.12–4 illustrates potential pedestrian paths. Informal pathways through planting areas or rain gardens can be three feet wide.

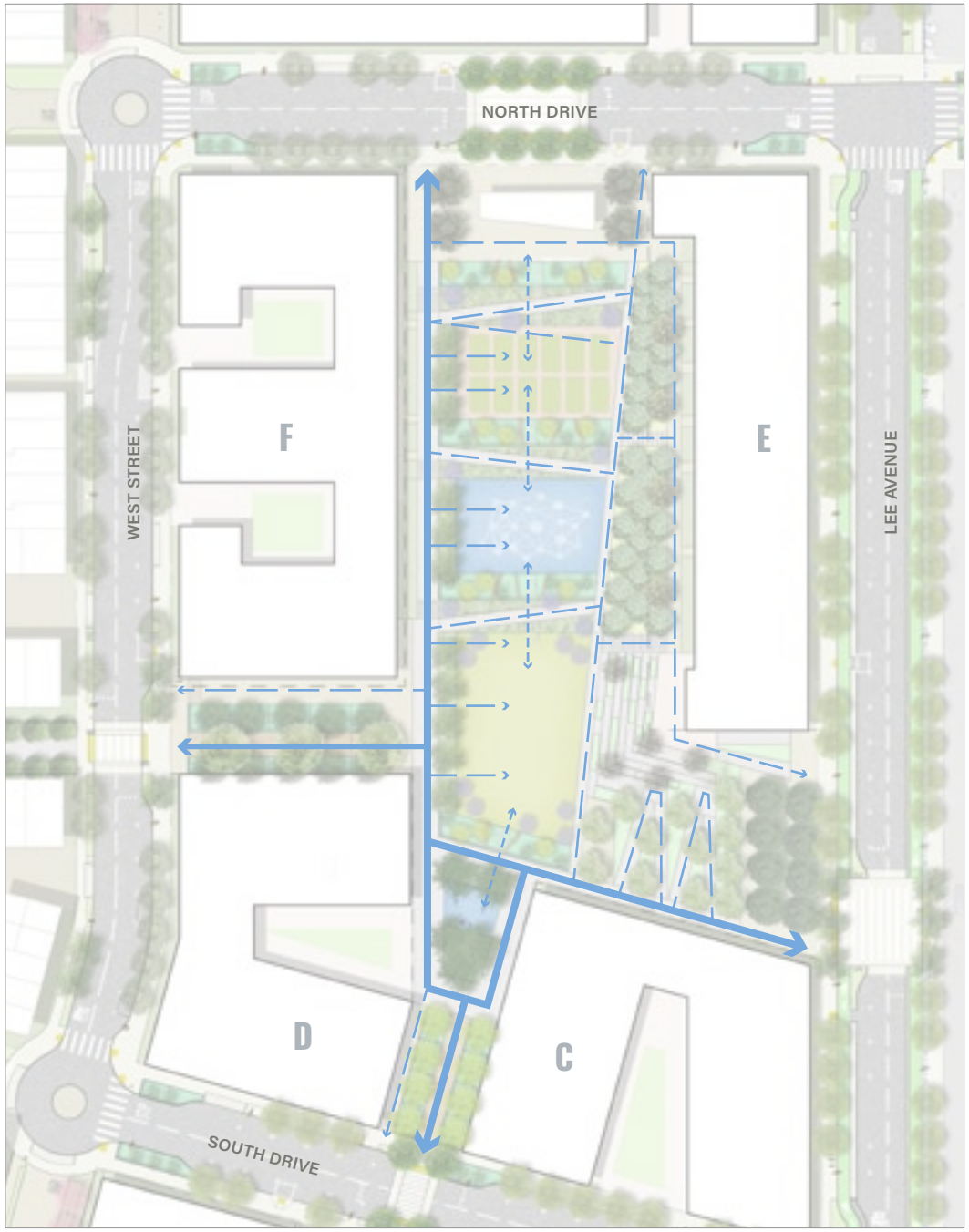


Figure 6.12–4: *Circulation Diagram*

S.6.12.6 Stairs and Sloped Walks

Stairs and sloped walks shall be wide enough to accommodate occasional resting places in addition to circulation.

S.6.12.7 Planting

Drought tolerant native and edible plant species are preferred and shall be considered for use in the park. See Section Section 06.3 (Planting Palette) for more detail.

S.6.12.8 Soil Depth

- Minimum soil depth for stormwater and on-structure planting is 3 feet deep for trees, 2 feet deep for shrubs, and 1 foot deep for groundcover.
- Minimum soil depth for on-grade planting is 4 feet for trees, 2.5 feet for shrubs, and 1.5 feet for groundcover.

S.6.12.9 Tree Planting at Plaza

Structural soil or structural cell systems shall be used to maximize soil volume for tree growth and maximize programing flexibility at Lee Terrace and the Pavilion Plaza. Provide a minimum of 700 cubic feet of uncompacted soil per tree.

S.6.12.10 Bike Infrastructure

Ample Class II bicycle racks shall be located adjacent to park entrances at public streets and the community room. A bike repair station shall be provided adjacent to the community room.

S.6.12.11 Drinking Fountain

Accessible drinking fountains for people and pets shall be provided at the Pavilion Plaza, children's play area and Lee Terrace.

S.6.12.12 Community Garden Security

The Community Garden shall be secured with a 4-foot-tall fence and gate system.

GUIDELINES

G.6.12.1 Communal Space in the Community Garden

There should be a minimum of 100 square feet of communal space with picnic tables and chairs in the community garden. Paving material used at the communal areas shall be ADA-compliant and ADA-compliant beds will be provided. The community garden should allot approximately 1.5 square feet per plot for garden tool storage sheds. The garden shall provide areas for composting with at least two 3-foot x 3-foot compartments for every 15 plots, and at least one hose bib per 10 plots (or every 25 feet).

G.6.12.2 Rain Gardens at Park Terraces

Rain gardens at the park terraces provide opportunities for informal play. Stepping stones or reclaimed wood logs should be used to create informal pathways to connect program spaces.

G.6.12.3 Community Terrace and Stepped Seating

The community terrace is an extension of the community room. Together, they function as one continuous flexible, gathering space that is visually and physically connected to the park. Stepped seating takes advantage of the grade transition connecting the sculptural industrial topography of the historic Balboa Reservoir basin. The design should provide at minimum a 20-foot-wide terrace and stepped seating area, totaling 600 square feet.

G.6.12.4 Gathering Spaces

The design should provide gathering spaces at a variety of scales to accommodate a range of community events from small informal gatherings such as picnics and community classes to large, formal events such as community yoga and concerts.

RESERVOIR PARK SECTION

G.6.12.5 Raised Planters

Raised planters on structure shall be at maximum 18 inches above the adjacent finish surface, except where required for stormwater treatment or tree planting.

G.6.12.6 Conceptual Grading

The conceptual grading plan shows the intended relationships between program uses, public spaces, and ground floor uses at buildings. Grading should conform to the design intent. Final grades will vary. See Figure 6.12–5 (Grading Diagram).

LEGEND

- *Stair*
- *Ramp and percentage slope*
- + # *Spot elevation*
- +FF # *Finished floor elevation*

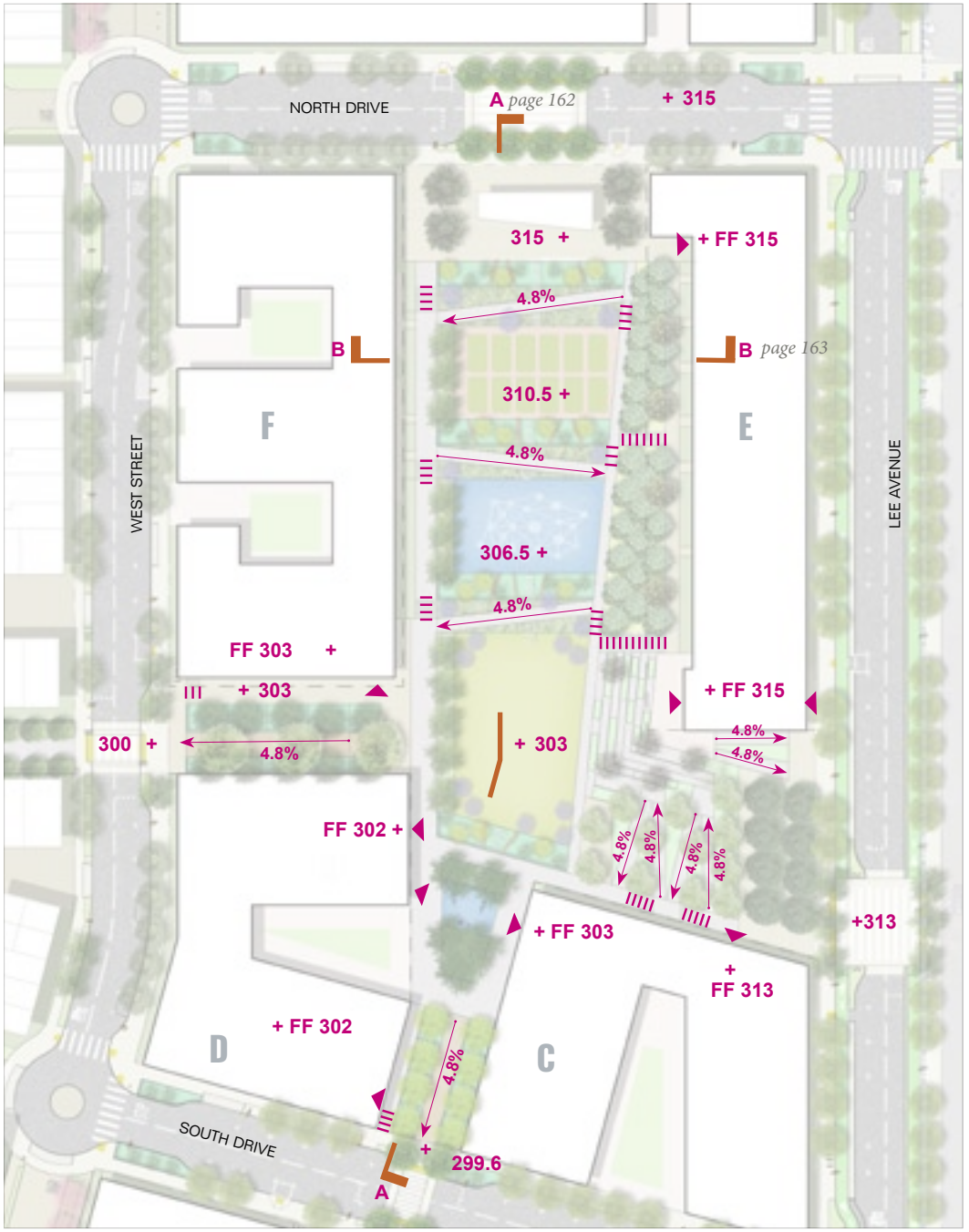
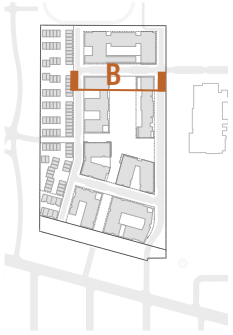


Figure 6.12–5: *Grading Diagram*

RESERVOIR PARK SECTION

Figure 6.12–6: *Reservoir Park Sections A*



Key Map

Figure 6.12–7: *Reservoir Park Sections B*

RESERVOIR PARK CHARACTER

Children's play area

Terraced seating

Community garden

Native fog belt planting

Informal stepping stone path at rain garden

Multi-use lawn

Figure 6.12–8: *Range of Programs and Spaces in Reservoir Park*

6.13 PAVILION PLAZA

The Pavilion Plaza is the primary entry into Reservoir Park from North Street. With monumental native cypress, high quality paving, and an intimate open air pavilion, the plaza creates a welcoming gateway to the park and provides a flexible space that accommodates small and medium sized gatherings. Located at the highest elevation of the park, the pavilion serves as a beacon and overlook. The design of the pavilion shall be unique in form and designed to maximize outdoor comfort.

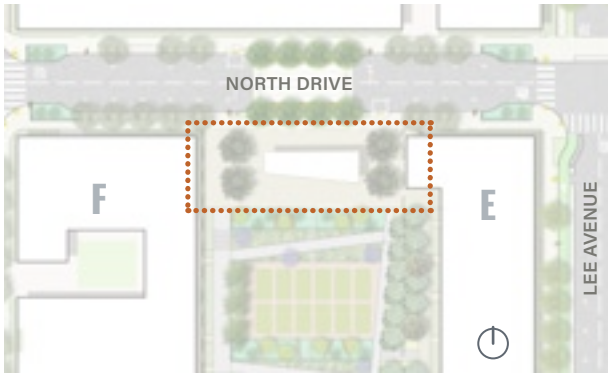


Figure 6.13–1: *Pavilion Location at North Side of Reservoir Park*

STANDARDS

S.6.13.1 Size

The pavilion shall be scaled to mediate between the park and the taller multifamily building to the north of North Street. The pavilion height shall be tall enough to maintain unobstructed views to the open space and scaled for human comfort.

The maximum allowable footprint for the pavilion structure is 1,800 square feet. The height shall vary from 10 feet to 14 feet.

S.6.13.2 Program

The pavilion shall accommodate small scale gatherings such as picnics or birthday parties, and provide intimate seating and overlook opportunities. The design shall provide built-in seating, a picnic table, a pet/human-friendly drinking fountain, and a serving counter and/or a barbecue with high quality marine-grade architectural finishes and detailing.

S.6.13.3 Pavilion Design

The pavilion shall be iconic and sculptural in form, with accent lighting integrated to create a focal point at the open space. See Figure 06.13–2 (Pavilion Precedents).

S.6.13.4 Wind and Shade Protection

Due to the windy site conditions, vertical wind screening and partially open roof structures shall be provided for wind and rain protection. Vertical screens shall have 45% porosity to maintain transparency for safety and wind mitigation.

S.6.13.5 Power and Lighting

The design of the pavilion shall integrate lighting to increase safety during the evening and serve as a beacon or lantern for the park. Power shall be provided.

GUIDELINES

G.6.13.1 Movable Tables and Chairs

Movable tables and chairs are not required but may be added once the park management strategy is in place.

G.6.13.2 Pavilion Signage

The pavilion should incorporate educational signage describing the site's history, the Reservoir Park's stormwater management design, and principles of fostering wildlife habitat.

College Park Pavilion, Dallas TX

Trillium Park, Toronto ON

Grafenegg Castle Garden, Vienna, Austria

Station Park Green Pavilion, San Mateo CA

Figure 6.13–2: *Pavilion Precedents*

SFPUC Retained Fee Open Space

This section is included in the Balboa Reservoir Design Standards and Guidelines for reference only.

The SFPUC Open Space will not be subject to the Balboa Reservoir Special Use District or Design Standards and Guidelines. The San Francisco Public Utilities Commission ("SFPUC") is and will remain the property owner of the SFPUC Retained Fee parcel and will issue a revocable license to the project sponsor and later, to any assignee homeowner's association, to allow for construction, management, and operations of the planned flexible public open area.

The SFPUC Open Space will retain its existing public "P" and 40-X/65-A zoning designation, which permits it to be used as an urban open space with public access in a manner subject to the SFPUC's utility purpose and utility assets in this parcel. The parcel will be subject to the SFPUC's asset protection standards and other policies. The license will be the sole controlling agreement pertaining to the licensee's use of the Retained Fee.

The City, through the SFPUC, will continue to own and maintain jurisdiction over the SFPUC Open Space in order to protect the high-pressure subsurface water pipelines and surface appurtenances in, on and under this portion of the reservoir. The SFPUC Retained Fee parcel is essential to the SFPUC's utility use. The water transmission pipelines serve a high volume of water customers and thus, the priority use of the Retained Fee parcel is and will be for the ongoing management of SFPUC's utility purpose.

6.14 SFPUC RETAINED FEE OPEN SPACE

The SFPUC Retained Fee parcel will remain owned by SFPUC. The parcel can be a potential open space resource and is a crucial component of the City and County's water supply system. Improvements in close proximity to pipelines must conform to SFPUC guidelines and are to be non-permanent, such as pavement markings, artificial turf, raised planting beds, shrubs, or temporary trees. Potential programs, pending SFPUC approval, include a nature exploration area, picnic areas, a childcare/play space, and a flexible plaza for sports and pop-up urban activities (such as concerts, farmers' markets, and flea markets).

To seamlessly incorporate the SFPUC Open Space into the neighborhood, the design must accommodate current uses and adjacencies. With the success of the recently completed Unity Plaza, there is a precedent for the SFPUC Open Space to perform multiple purposes while serving as a pedestrian connector between parcels. Unity Plaza should be connected to the Reservoir Park while retaining the function north of the multifamily building as a back up space for loading into Whole Foods. Similarly, the extension of Brighton Avenue will continue across the SFPUC Open Space as a pedestrian paseo, providing an important access point to Reservoir Park from Ocean Avenue.

Existing SFPUC No Build Zone looking West

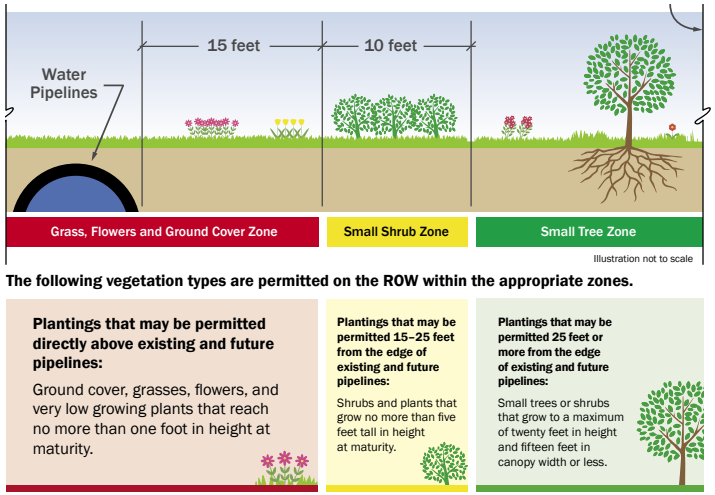


Figure 6.14–1: *SFPUC R.O.W. Landscape Vegetation Guidelines (https://sfwater.org/modules/showdocument.aspx?documentid=14199)*

Under Review by SFPUC

Figure 6.14–2: *SFPUC Open Space Concept Plan*

LEGEND

1. *Existing Cypress tree to remain*
2. *Nature exploration area (NAE)*
3. *Play area with removable willow fence*
4. *Brighton Gateway Plaza*
5. *Flexible plaza for sport, recreation and community events*
6. *Lee Gateway Plaza / possible move-in loading zone*
7. *Connection to Unity Plaza*
8. *Raised crosswalk with special treatment*
9. *Removable bollards*
10. *Screen planting at existing wall*
11. *Pipe line service access*
12. *Existing Whole Foods Market access easement to remain*
13. *Existing Whole Foods Market parking vent structure to remain*
14. *Pedestrian connection to Ocean Avenue*
15. *Buckeye grove / potential switch gear alternate location and potential dog relief area*
16. *Picnic area*
17. *Preferred switch gear location*
18. *Potential building lobby / building ground floor activation*
19. *Pedestrian walkway*
20. *Meadow planting*
21. *Removable bike share station*

NOTE: The HOA, the community, or individual project sponsors may propose temporary activations of the plaza as part of the operation plan.

SFPUC RETAINED FEE OPEN SPACE PERSPECTIVE

Figure 6.14–3: *SFPUC Retained Fee Open Space Perspective Rendering*

The following items should be accommodated in the design of the SFPUC Retained Fee Open Space:

- **SFPUC Open Space**
  Open space design shall meet the intent of the SFPUC R.O.W. Landscape Vegetation Guidelines. See Figure 06.14–2 (SFPUC Open Space Concept Plan).
- **Water Transmission Pipe Line Access**
  No use is permitted that would restrict access to the SFPUC Retained Fee parcel by SFPUC staff, construction equipment, or vehicles. A minimum of 20-foot wide clear path shall be provided for pipe access.
- **Program**
  Program elements shown in Figure 06.14–4 (SFPUC Open Space Program Diagram) shall be provided, subject to approval by SFPUC. Final size and configuration of program elements may vary.
- **Planting Restriction**
  Planting shall conform to SFPUC Open Space Landscape Vegetation Guidelines (see Figure 06.14–1). No trees or large shrubs may be planted within 20 feet of any pipeline edge.
- **Temporary Landscape**
  Since SFPUC is not responsible for restoring or replacing any improvements in the SFPUC Retained Fee parcel damaged in the process of accessing its pipelines, surface materials within the water transmission pipe setback should be easily removable paving or low plantings to order to facilitate maintenance. All trees and shrub shall be planted in removable planters.
- **Stormwater**
  No adjacent property shall use the SFPUC Open Space parcel for stormwater treatment. Stormwater within the SFPUC Open Space shall be self treated within the right-of-way boundary by providing 50% pervious ground surface.
- **Existing Blank Building Wall and Utility Shaft Treatment**
  Vegetation screening in form of vines, or murals shall be used to beautify the existing blank building wall along the southern edge of the SFPUC Open Space. Screening shall also be provided for the existing Whole Foods Market parking vent that terminates at the end of Brighton Paseo.
- **Lee Avenue**
  SFPUC Retained Fee Open Space design shall coordinate with the final configuration of Lee Avenue. Public Works approved special treatment at the intersection of the SFPUC Open Space and Lee Avenue shall be used to slow traffic, create an entrance gateway to the development, and to connect the SFPUC Open Space parcel to Unity Plaza. A ground mural is encouraged but would need coordination and final approval from Public Works. See Section 5.13 (Lee Avenue) for more information.
- **SFPUC Retained Fee Open Space Extension to Unity Plaza and Whole Foods Market Service Loading**
  The design of the SFPUC Open Space extension to Unity Plaza shall accommodate a turnaround zone serving the loading dock at Whole Foods Market, which has an established agreement with the SFPUC.
- **Play Space with Operable Fence**
  Final sizing and public access hours for the fenced play space shall be coordinated with the future childcare facility at Block B. Facilities may be open to public and flexible to allow for community use at certain times.
- **Nature Exploration Area**
  Loose and fixed natural elements such as bark, pine cones, sticks, rocks and natural elements such as ornamental grass with habitat value shall be provided at the nature exploration area.
- **Connection**
  Pedestrian connections to Unity Plaza and Whole Foods Market should be provided.

SFPUC OPEN SPACE CIRCULATION AND PROGRAM DIAGRAMS

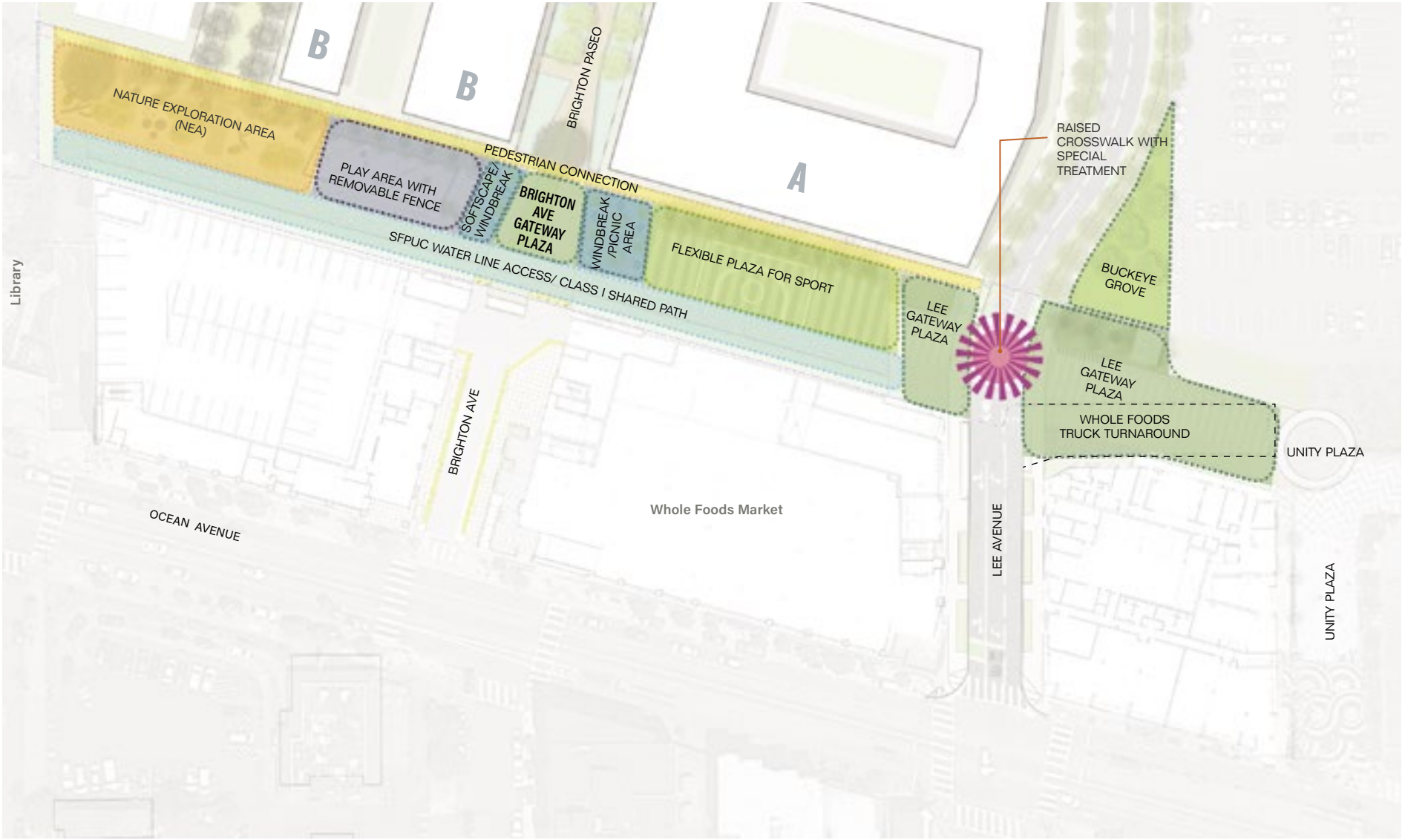


Figure 6.14–4: *SFPUC Open Space Program Diagram*

SFPUC RETAINED FEE OPEN SPACE SECTION

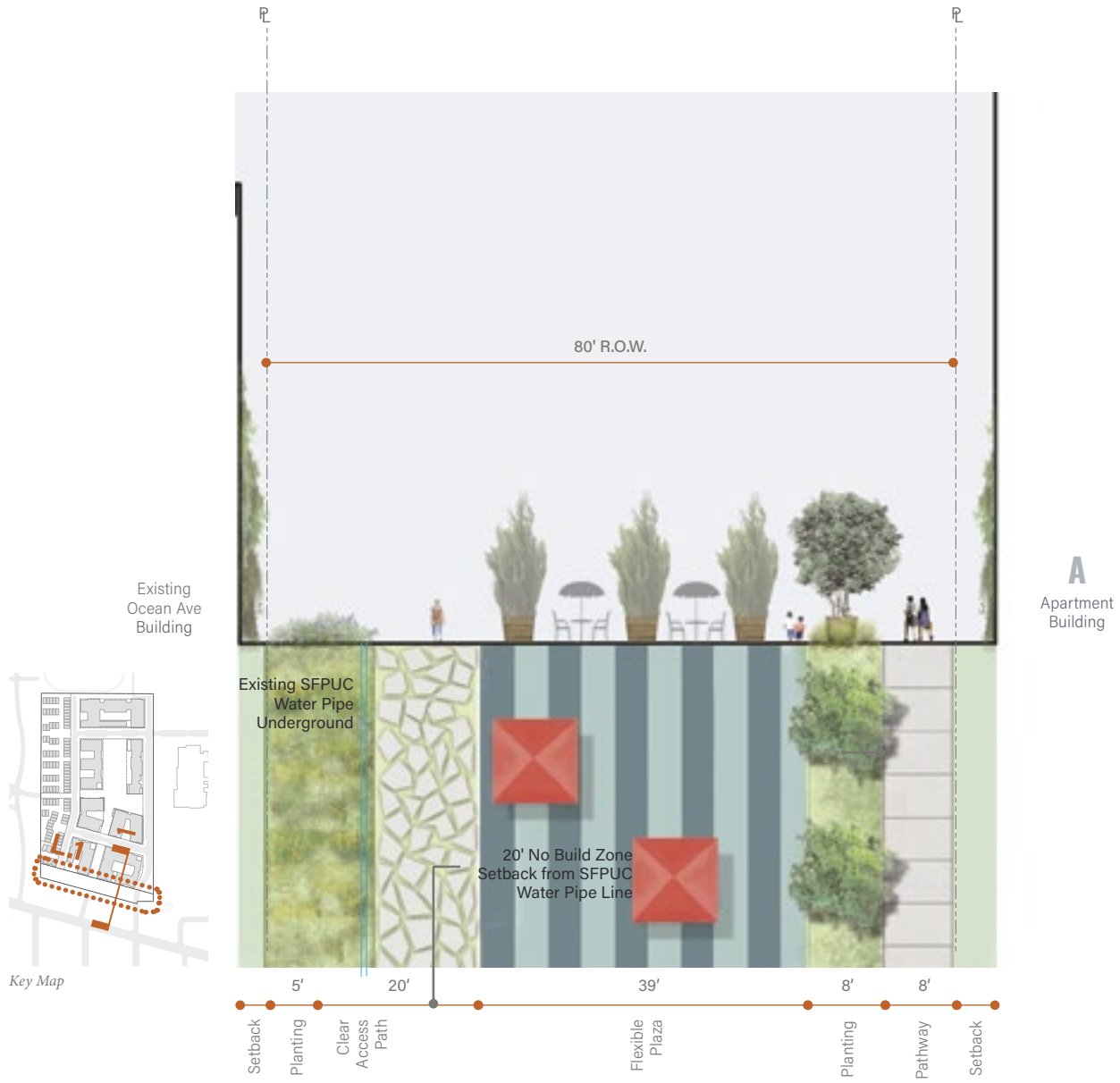


Figure 6.14–5: *SFPUC Retained Fee Open Space Section*

SFPUC RETAINED FEE OPEN SPACE POTENTIAL PROGRAM

Picnic area

Habitat planting

Nature exploration area

Outdoor childcare play space

Tree planting in removable planters

Flexible plaza for recreation, sport and community events

Figure 6.14–6: *SFPUC Retained Fee Open Space Potential Programs*

6.15 GATEWAY LANDSCAPE

The triangle of open space on Lee Avenue between Ocean Avenue and City College functions as a gateway to the site for cars coming from Ocean Avenue and for pedestrians coming from Unity Plaza. Lee Avenue curves to resolve the existing site geometry with the proposed triangular open space. This landscape will be planted with a grove of native trees such as Californai Buckeyes to tie in with the City's Green Connection initiative. The gateway landscape is also designated as a potential location for the dog park or electric service switchgear. See Section 06.18 (Dog Relief Area).

STANDARDS

S.6.15.1 Slopes

Side slopes shall not exceed a 3:1 ratio. The design shall implement a slope stabilization system to prevent erosion and reduce overall maintenance for slopes greater than 3:1.

S.6.15.2 Soils

Provide a growing medium of top soil import or amended existing soils. Provide 4 feet deep soil for trees, 2.5 feet deep for shrubs, and 1.5 feet deep for groundcovers.

LEGEND

1. *Gateway landscape Buckeye grove*
2. *Whole Foods Market truck loading easement*

Figure 6.15–1: *Gateway Landscape*

0 20 40 85 ft

GUIDELINES

G.6.15.1 Connection to City College

Coordinate with City College before and during the build-out of their Facilities Master Plan to ensure a harmonious transition between Lee Avenue, the gateway landscape, and the current and future uses of the City College upper reservoir area.

G.6.15.2 Planting

Drought-tolerant native plantings with oaks and buckeyes, to tie into the citywide Ingleside green connection, should be used to create habitat. See Section 06.3 (Planting Palette) for more detail.

6.16 BRIGHTON PASEO

Brighton Avenue shall be extended as the main north/south pedestrian axis of the plan, aligning with Mount Davidson. It will lead to the main public amenity spaces at Reservoir Park and connect the site to the adjacent neighborhood.

STANDARDS

S.6.16.1 Percentage of Pervious Surface

At least 70% of Brighton Paseo shall be pervious and at least 50% of the total area of the paseo shall be planted..

S.6.16.2 Pedestrian and Slow Bike Shared Path

A minimum of a 12-foot-wide shared path shall be provided at Brighton Paseo.

S.6.16.3 Stormwater

Wherever possible, planting areas at the paseo shall be used for stormwater treatment for the adjacent building parcels.

S.6.16.4 Elevated Walkway

Elevated walkways over bioretention areas shall be elevated no more than 30 inches from the adjacent grade.

S.6.16.5 Paseo Signage

To ensure public access to open spaces, there shall be visible and clear signage located at the Ocean Avenue entrance to Brighton Paseo and by the entrance near City College indicating the publicly accessible open space nearby. See Section 06.9 (Wayfinding and Signage) for further information.

Paseo at Mission Bay Mews

GUIDELINES

G.6.16.1 Lighting

Overhead lighting should be considered at Brighton Paseo. See Section 06.7 (Open Space Lighting).

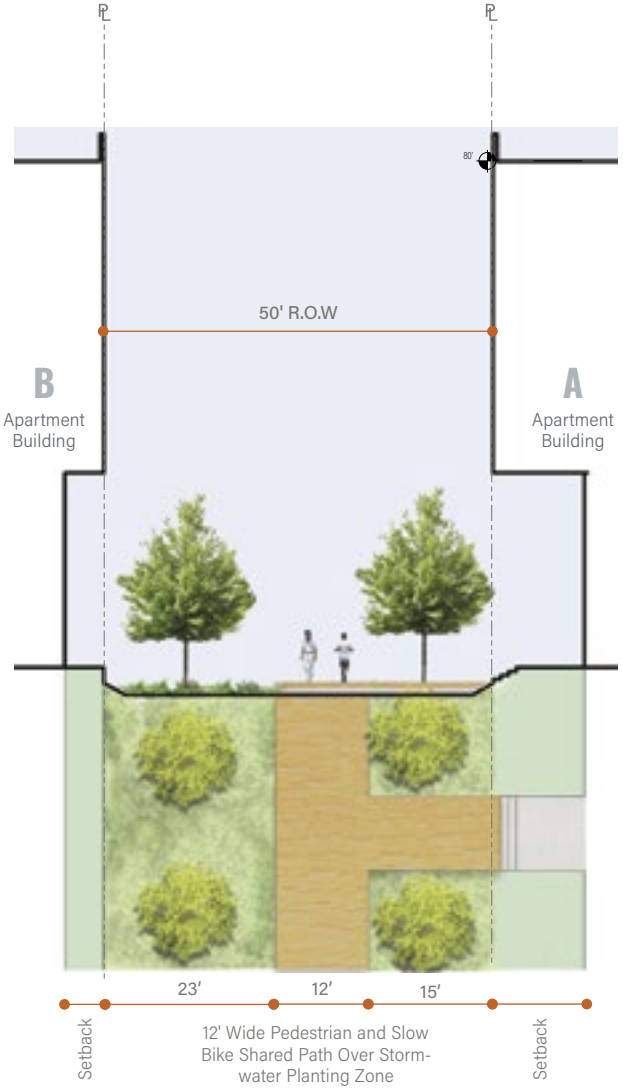


Figure 6.16–1: *Brighton Paseo Section*

Key Map

LEGEND

1. *Stormwater planting*
2. *Pedestrian and slow bike shared path*
3. *Pocket space / secondary building entry*
4. *Bike rack*
5. *Brighton Paseo Gateway Plaza*
6. *Pedestrian connection to Ocean Ave*

Figure 6.16–2: *Brighton Paseo Plan Enlargement L.1*

6.17 SAN RAMON PASEO

San Ramon Paseo is for pedestrians and slow bikes, connecting the Balboa Reservoir neighborhood open space network to San Ramon Way to the west. Pedestrian and bike amenities will be provided along the paseo, creating a lush, garden-like passage for residents and community members. The paseo may also be used as a stormwater treatment area, creating a habitat for the neighborhood ecological network. There will be raised crossings at West Street to emphasize the pedestrian priority of the open space network. See Section 7.28 (Townhouse Frontage at West Street and San Ramon Paseo) at West Street and San Ramon Paseo for more information on the townhouse interface with San Ramon Paseo.

Paseo shall be designed as lush garden passage

STANDARDS

S.6.17.1 Percentage of Pervious Surface

At least 70% of the area of San Ramon Paseo shall be pervious, and at least 50% of the total area of the paseo shall be planted.

S.6.17.2 Pedestrian and Slow Bike Shared Path

A 10-foot-wide shared path shall be provided at San Ramon Paseo.

S.6.17.3 Stormwater

Wherever possible, planting areas at paseos shall be used for stormwater treatment for the adjacent building parcels.

S.6.17.4 Elevated Walkway

Elevated walkways over bioretention areas shall be raised no more than 30 inches from the adjacent grade.

S.6.17.5 Planting

50% of the paseo shall be planted to maximize planting area. The remaining percentage will be dedicated to townhouse access paths, pedestrian and bike shared paths, and seating areas.

S.6.17.6 Paseo Signage

To ensure public access to open spaces, there shall be visible and clear signage located at the west entrance to San Ramon Paseo indicating the publicly accessible open space nearby. See Section 06.9 (Wayfinding and Signage) for further information.

S.6.17.7 Pedestrian Safety

The design of the San Ramon Paseo shall consider the safety of pedestrians, especially children, when walking between Monterey Boulevard and beyond to Ocean Avenue.

S.6.17.8 Planting Buffer and Townhouse Access Path

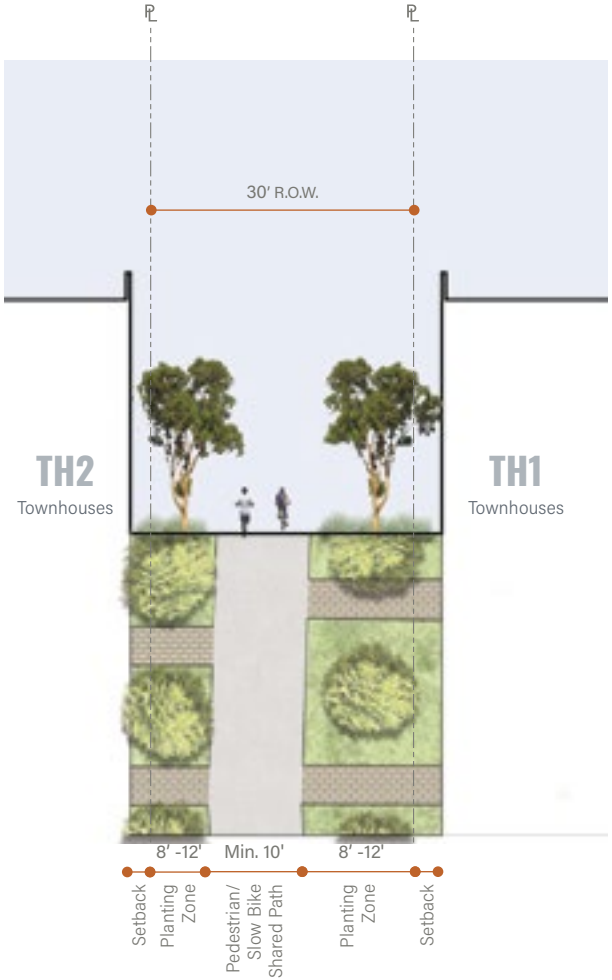
To ensure a lush, verdant environment, the shared path shall be set at a minimum of eight feet away from the building parcel line to ensure adequate width for shrub planting. The paseo shall be activated by townhouse access paths to promote public safety. See Figure 06.17–3 (San Ramon Paseo Section L.1).

GUIDELINES

G.6.17.1 Lighting

Pedestrian pole lights should be used at this paseo. See Section 06.7 (Open Space Lighting).

Paseo shall be activated by townhouse entrances



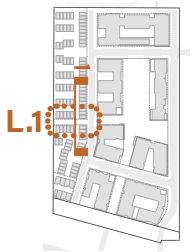
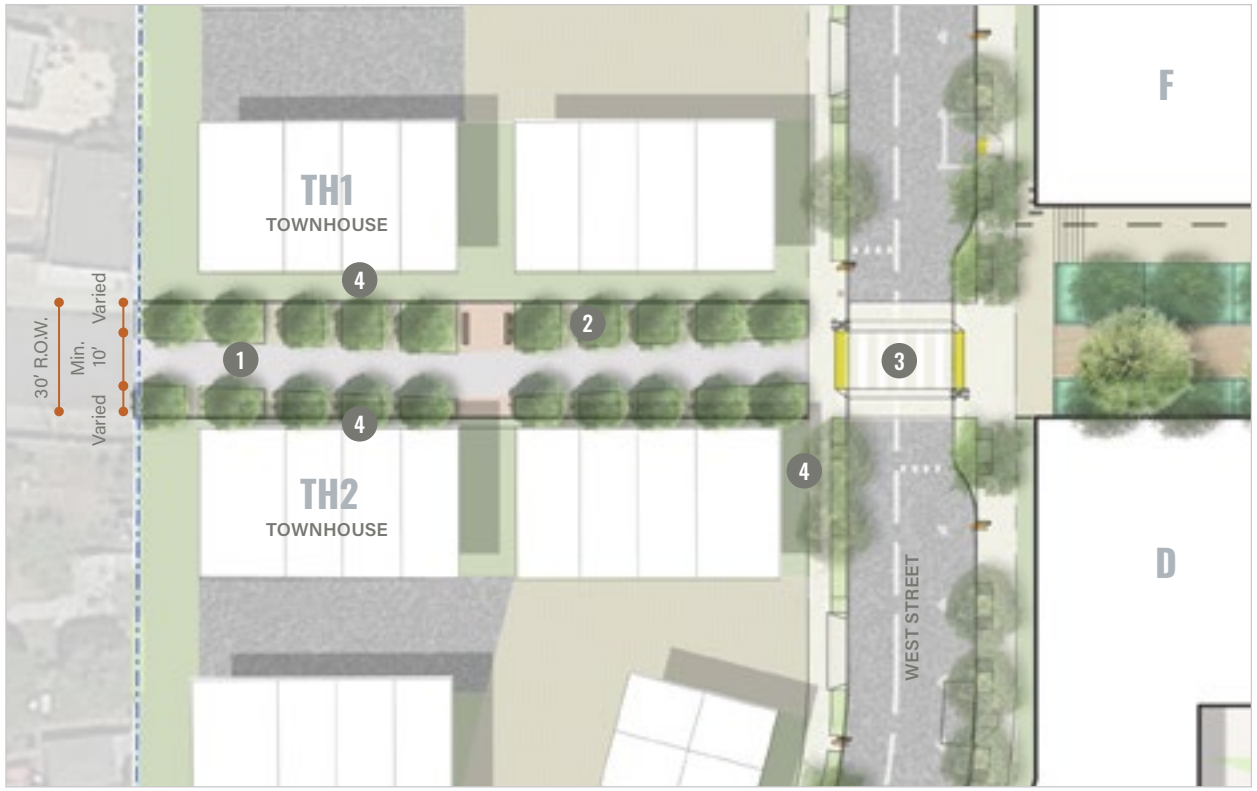


Figure 6.17–3: *San Ramon Paseo Section L.1*



LEGEND

1. *Shared pedestrian and slow bike path*
2. *Stormwater planting*
3. *Raised crossing*
4. *Stoop entrances*

Figure 6.17–4: *San Ramon Way Connection Concept Plan*

6.18 DOG RELIEF AREA

Dog relief areas may be provided for brief visits. Larger dog play areas are not recommended due to the community's priority in regards to programs for children, gardening, and wildlife habitats. Several locations in the project are now under consideration for dog relief areas. See Figure 06.18–1 (Potential Locations for Dog Relief Areas). One or more of these options will be chosen as the final dog relief location(s).

STANDARDS

S.6.18.1 Size

The Balboa Reservior neighborhood shall provide a minimum 2,000 square feet dedicated to dog relief areas site-wide. This requirement may be fulfilled within one contiguous space or through a combination of multiple locations within the project site.

S.6.18.2 Fencing and Security Gate

A perimeter fence no taller than 5 feet high measured from the adjacent finished grade shall line the perimeter of the off-leash dog area. Fencing shall be at least 85% transparent. An entry corral, consisting of an 8 foot by 8 foot fenced area (at minimum) with two gates, shall be provided to allow for pet owners to safely unleash their dog prior to letting them into the area.

S.6.18.3 Drinking Fountain and Trash Receptacle

A fountain for both people and dogs should be provided within or adjacent to the dog relief areas. At least one trash receptacle shall be provided per dog relief area.

S.6.18.4 Signage

Rules shall be clearly posted, including codes of behavior, hours, and requirements for entry.

S.6.18.5 Water and Sewage Connection

Water and sewage connections shall be provided for maintenance and sanitation purposes.

S.6.18.6 Planting at Dog Relief Area

In the case where a dog relief area replaces a habitat planting area, artificial turf will be used in lieu of understory planting, with occasional shade trees protected by dog barriers such as boulders or low fencing.

GUIDELINES

G.6.18.1 Buffer From Adjacent Land Use

The design should provide a buffer between nearby residences and the dog park. Buffers may include vegetation and/or fencing to minimize noise/visual disturbances.

G.6.18.2 Protect Natural Areas

Dog relief areas should not be located in or in close proximity to natural areas where flora and fauna, such as ground-nesting birds, small mammals, and native plants, would be disturbed. Nearby water bodies should also be protected,

G.6.18.3 Surface Treatment

A variety of surfaces (concrete, crushed fines, rubberized surface, artificial turf, etc.) may be used within dog relief areas. Decomposed granite at the entry are recommended as these areas have a high concentration of use. In smaller dog run areas, a larger decomposed granite area is recommended as the concentration of dogs may not allow grass to grow. All surfaces should be easy to maintain. If possible, lawn areas should be rested periodically to allow the turf to recover.

G.6.18.4 Shade

Shade should be provided for at least 25% of the site, using tree canopies and/or shade structures.

G.6.18.5 Seating

Benches should be provided in convenient locations to allow for gathering and resting throughout the dog park area.

G.6.18.6 Climbing Elements

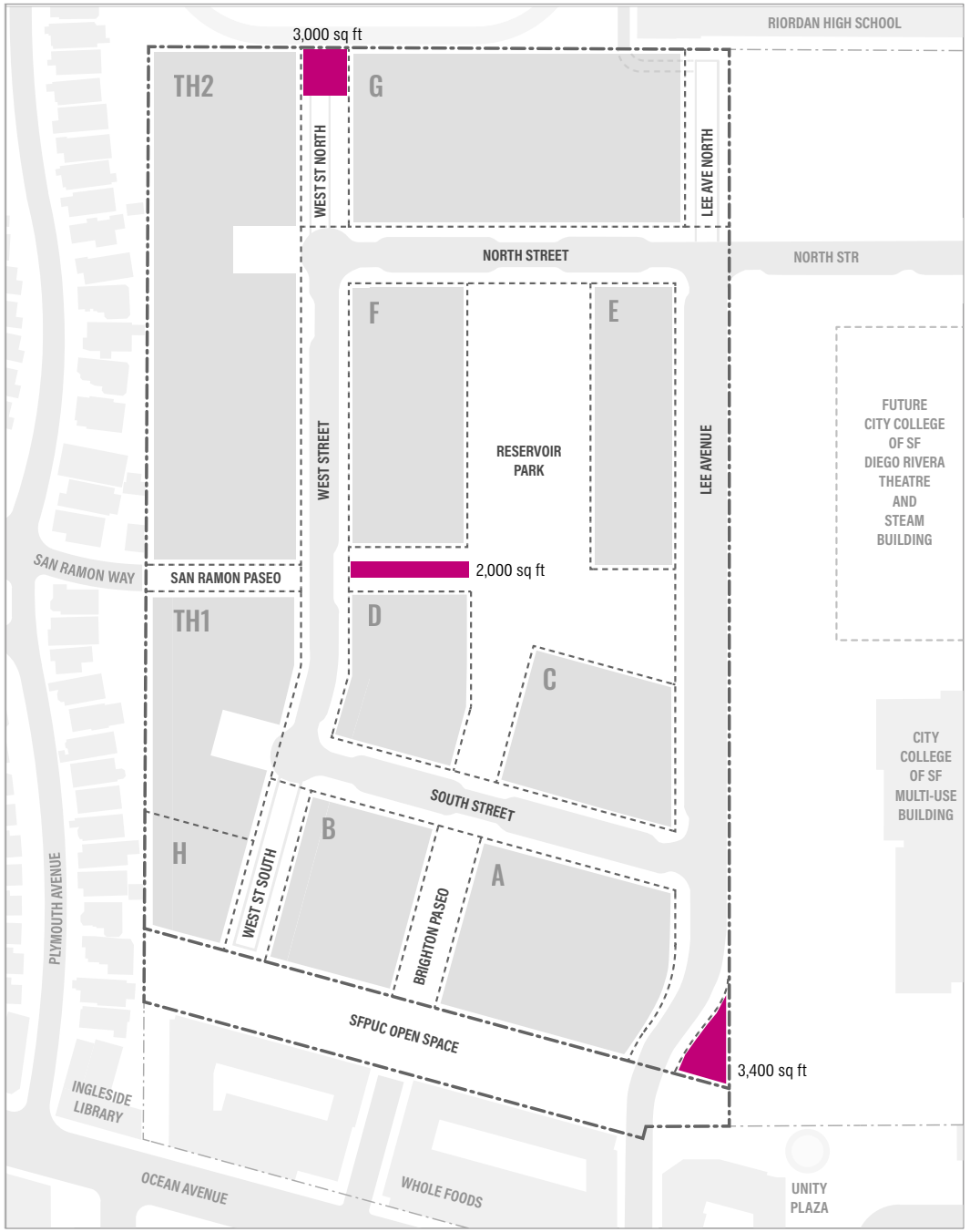
Climbing elements and grade changes should be provided for dogs.

G.6.18.7 Lighting

Requirements for lighting should be coordinated with the park's hours of operation. If the parks are open from dawn to dusk, lighting need not be provided as an additional amenity.

Dog Park, Amazon Headquarters, Seattle WA (1,200 square feet)

Daggett Park, San Francisco (3,500 square feet)



LEGEND

Potential Dog Relief Areas

Figure 6.18–1: *Potential Locations for Dog Relief Areas*

BUILDING DESIGN

7

OVERVIEW

BUILDING ENVELOPE

GROUND FLOOR ACTIVATION

BUILDING MODULATION

BUILDING DETAILS

TOWNHOUSES

Overview

7.1 BUILDING DESIGN OVERVIEW

The architecture of the Balboa Reservoir neighborhood will emphasize the connection between indoors and outdoors by bringing elements of landscape and public realm into the building and by opening the building to embrace public spaces.

Building Envelope

7.2 HEIGHT

The intent of the height standards is to provide a stepped urban form, transitioning from 2-3 stories at the western property line to 6 and 7 stories adjacent to the larger institutional buildings of City College of San Francisco. The height standards are also intended to provide a gradual transition between the scale of the townhouses and the multifamily blocks at the interior of the site. Site sections (Figure 7.2–2 and Figure 7.2–3) illustrate the stepped height in relation to sloping site and in relation to adjacent uses.

LEGEND

- *25 Feet*
- *35 Feet*
- *48 Feet*
- *68 Feet*
- *78 Feet*

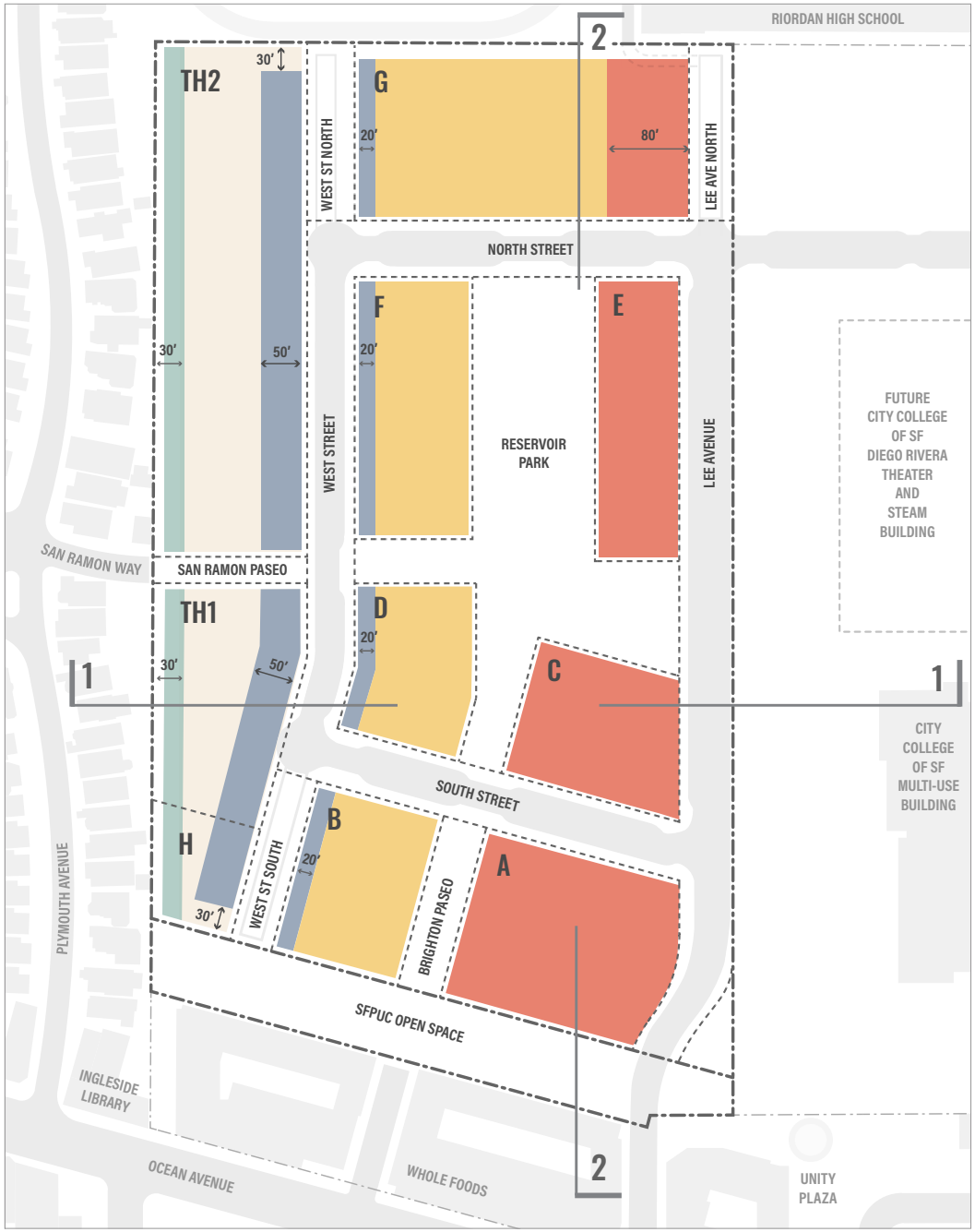


Figure 7.2–1: *Building Height Diagram*

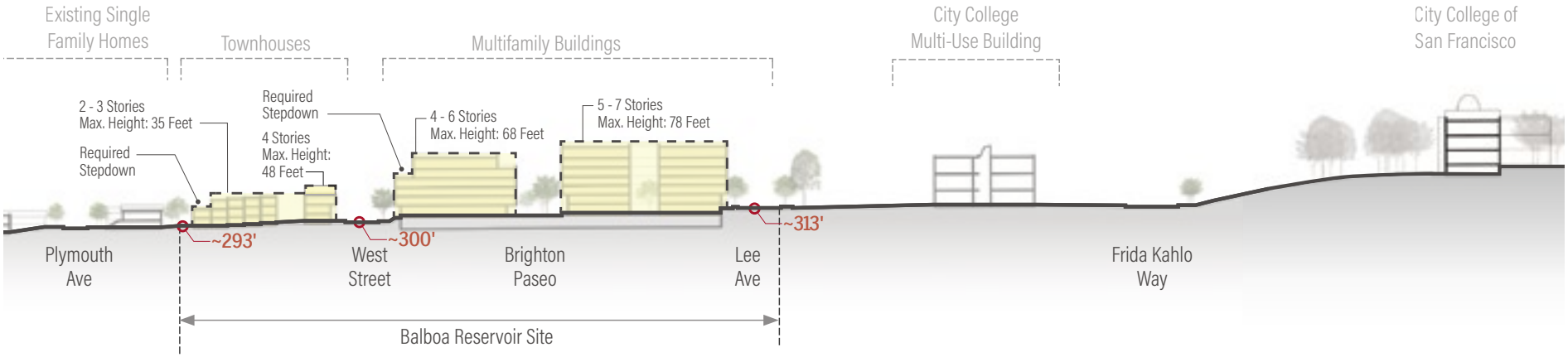


Figure 7.2–2: *Site Section 1 - Looking North*

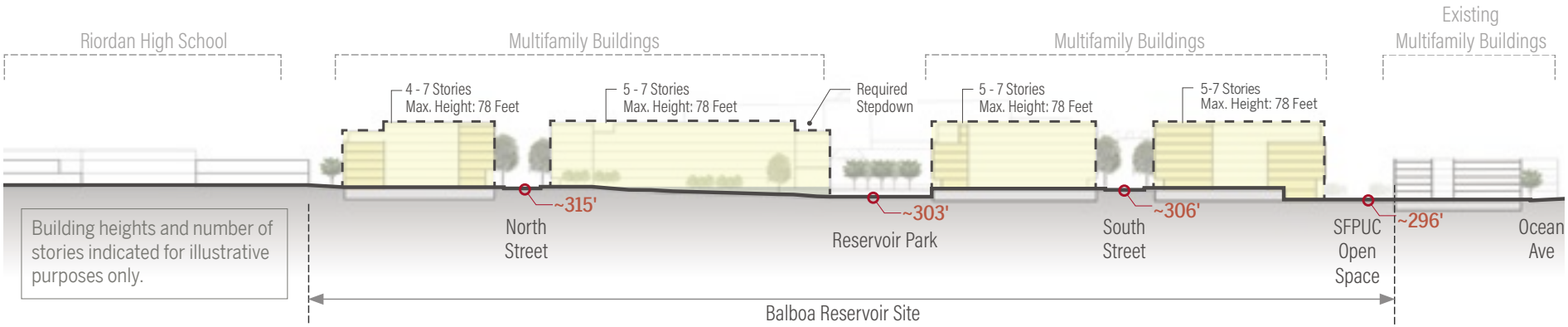


Figure 7.2–3: *Site Section 2 - Looking North*

STANDARDS

S.7.2.1 Maximum Height and Number of Stories

Building height and number of stories shall not exceed the maximums indicated on Figure 7.2–1 (Building Height Diagram).

S.7.2.2 West Street Step-Down

At Blocks B, D, F and G, the maximum height of buildings on West Street is limited to 48 feet for a depth of 20 feet as measured from the required setback as indicated on Figure 7.2–1 (Building Height Diagram).

Refer to Section 7.6 for additional standards related to step backs at multifamily blocks.

S.7.2.3 Step Down at Western Project Boundary

At Blocks H, TH1, and TH2, the maximum height of buildings adjacent to the western property line is limited to 25 feet for a depth of 30 feet measured from the property line. Refer to Section 7.3 for required setbacks.

S.7.2.4 Measurement of Height

Maximum building height shall be measured in the manner set forth in SF Planning Code Section 260.

S.7.2.5 Exceptions to Height Limits

The features listed in Planning Code Section 260(b) (1) and those below may extend above the maximum allowable height provided the sum of the horizontal areas of said features do not exceed 40 percent of the rooftop area and do not encroach into the required step back at upper floors as per Section 7.6 (Step Backs at Upper Floors).

- Solar energy collection devices shall be allowed to a maximum height of 10 feet. Horizontal area of solar panels shall not be counted towards the maximum area of features allowed above the maximum allowable height.
- Rooftop enclosed utility sheds designed exclusively for the storage of landscaping, gardening supplies, and related equipment for living roofs shall be allowed, provided they do not exceed 100 square feet of gross area and a maximum height of 10 feet.
- Projections above the allowable height necessary to accommodate additional ceiling height at common amenity spaces located on the top floor shall be allowed to a maximum ceiling height of 10 feet average measured to finished surface at the ceiling.
- Non-occupied architectural features, including wind screens, shall be allowed up to 8 feet above the allowable height.
- Refer to Section 7.24 (Utilities and Services) for standards related to location and screening of rooftop equipment.

S.7.2.6 Bulk Controls

There are no bulk controls at the Balboa Reservoir neighborhood.

7.3 SETBACKS

Setbacks are provided to enhance the pedestrian zone, to allow for landscape between the pedestrian way and the building frontage and to provide added privacy between ground floor units and the public way. Setback areas shall be designed to enhance the connection between indoors and outdoors. Stoops and private outdoor spaces in the setback can provide "outdoor rooms" that reinforce the architectural character of the Balboa Reservoir neighborhood.

STANDARDS

S.7.3.1 Minimum Setbacks

Minimum setbacks shall be provided per Figure 7.3–1. Setbacks are measured from face of finish at building to property line at public right-of-way, or to property line at publicly accessible open space.

S.7.3.2 Obstructions

Obstructions into setback areas and/or public right-of-way are allowed subject to compliance with Section 136 of the Planning Code with with the following exceptions:

- Obstructions into required setback areas may be up to four feet in horizontal depth, subject to the other limitations set forth in Section 136 "
- Other exceptions set forth in this chapter.

LEGEND

- *Type A – Lee Avenue, 5 foot setback at ground floor*
- *Type B – Streets and Open Space, 5 foot setback*
- *Type C – West Street and San Ramon Paseo, 5 foot setback*
- *Type D – Project Boundary, 12 foot setback*
- *Type E – Project Boundary, 15 foot setback*

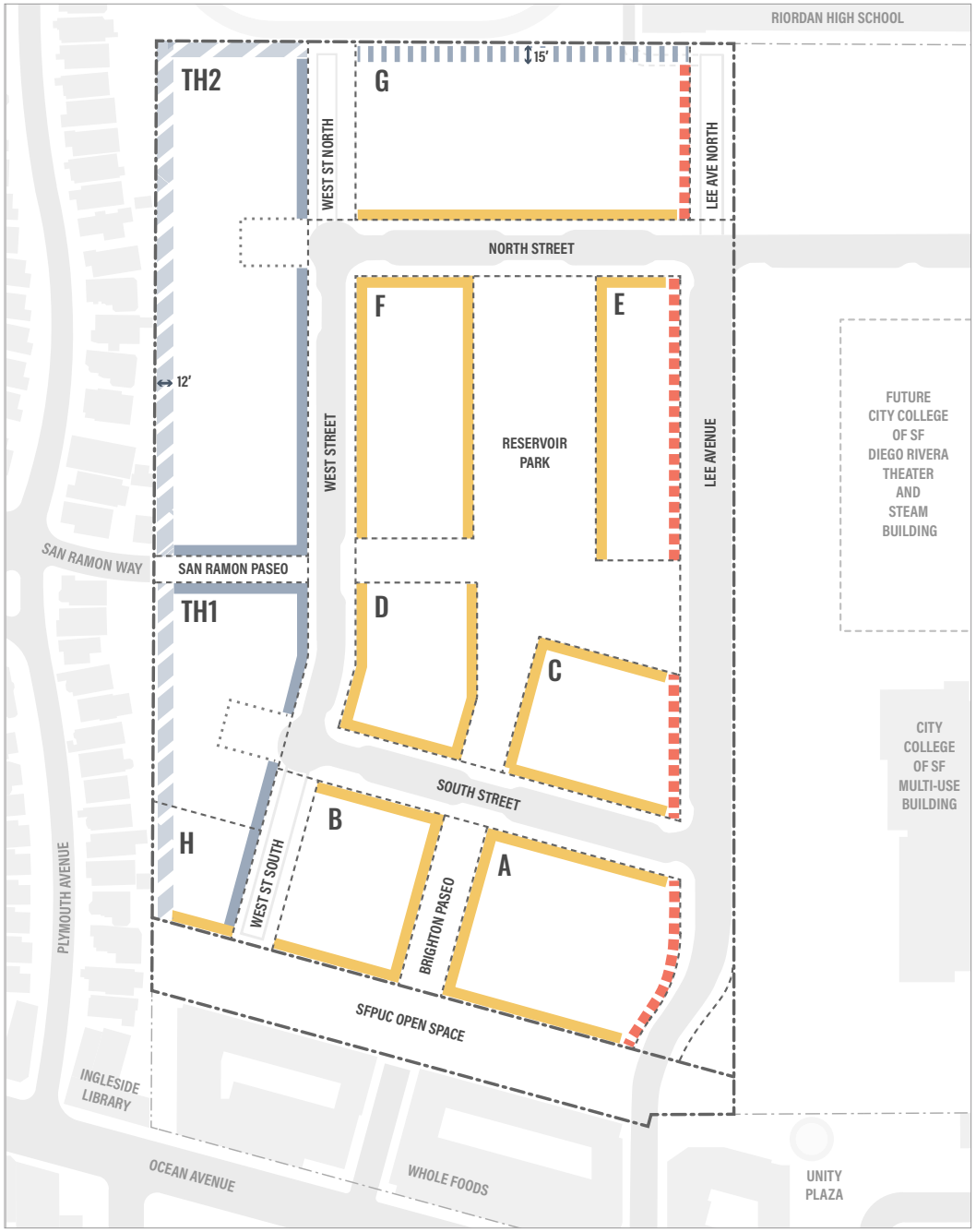


Figure 7.3–1: *Building Setback Types*

S.7.3.3 Planted Areas at Setbacks

Setbacks shall provide continuous planted areas with a minimum average depth of 3 feet, except at paved areas serving active ground floor uses or allowed service areas. Raised planters at setbacks should not exceed an average of 3 feet above the adjacent sidewalk or grade level.

Street level setback at Lee Avenue, illustrative photo

S.7.3.4 Type A – Lee Avenue

A minimum 5 foot setback is required on the ground floor (or the first story above street level). There is no minimum setback at levels above the ground floor. Refer to Section 7.10 (Common Areas and Ground Floor Units) for minimum required height at the ground floor. Outdoor patios, stoops, shared terraces and columns supporting building elements are allowed in the setback at the ground floor.

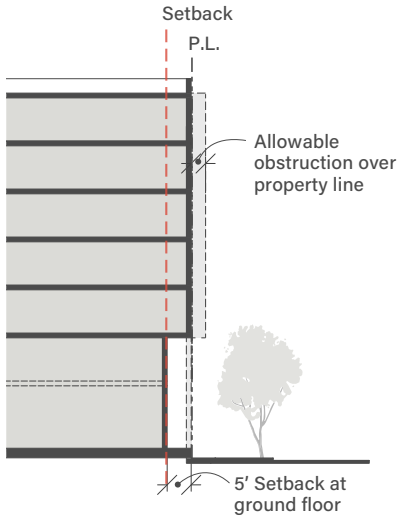


Figure 7.3–2: *Type A – Lee Avenue Setback*

S.7.3.5 Type B – Street and Open Space

A minimum 5 foot setback is required for the full height of the building. Shared entry porches, shared outdoor terraces and other architectural elements that are part of shared outdoor spaces are allowed to project into the minimum setback provided the extent of these elements does not exceed 30% of the building frontage and complies with Section 136 of the Planning Code.

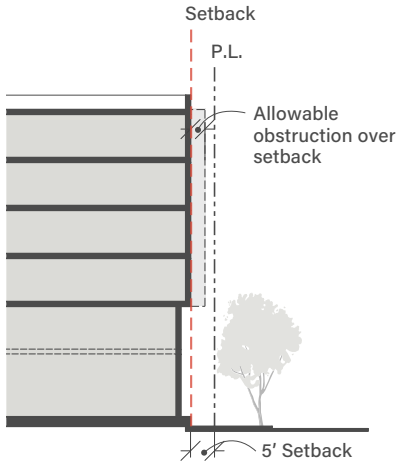


Figure 7.3–3: *Type B – Typical Streetwall and Park Frontage Setbacks*

S.7.3.6 Type C – West Street and San Ramon Paseo Frontage

A minimum 5 foot setback is required at residential units fronting on the west side of West Street and on San Ramon Paseo. Covered entry porches are allowed in the setback provided they are at least 50% open at each side.

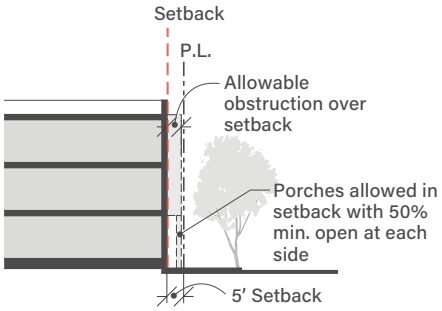


Figure 7.3–4: *Type C – West Street and San Ramon Paseo Setback*

S.7.3.7 Type D – Western and Northern Project Boundaries at Townhouses

A minimum 12 foot setback is required at the western project boundary separating townhouses from rear yards at Plymouth Avenue and at the northern project boundary separating townhouses from Riordan High School. Where rear yards of townhouses are located adjacent to project boundary the minimum setback is increased to 15 feet. Refer to Section 7.31 (Neighborhood Edge at Western Project Boundary) or additional standards.

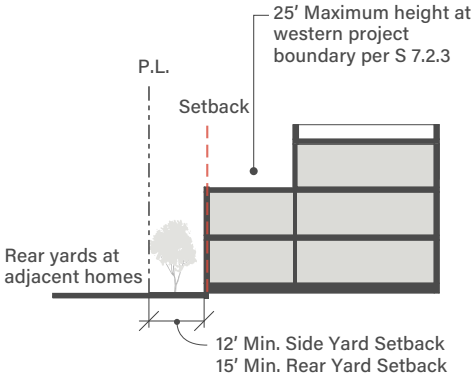


Figure 7.3–5: *Type D – Townhouses Side/ Rear Yard Setback*

S.7.3.8 Type E – Northern Project Boundary at Block G

A minimum 15 foot setback is required at the northern project boundary separating Parcel G from Riordan High School. Below grade parking may extend into the setback provided the finished surface of the garage roof is a maximum of two feet above the existing grade at the property line.

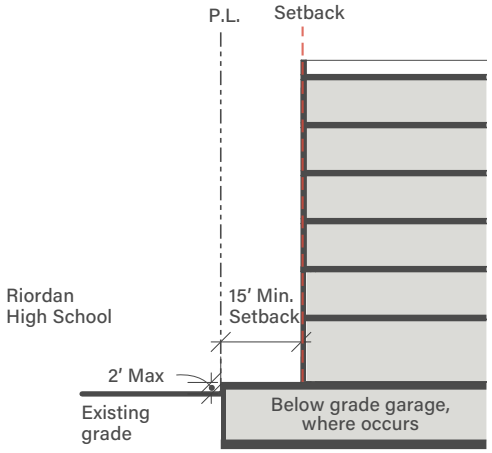


Figure 7.3–6: *Type E – Parcel G Rear Setback*

7.4 STREETWALLS

Defined streetwalls shape the linear path of the street into urban spaces and enhance the legibility of neighborhoods by framing view corridors and by providing nodes of activity.

Streetwall with allowable offsets and projections

STANDARDS

S.7.4.1 Streetwall Definition

The streetwall shall be defined as a planar building facade extending from grade to the top of the building. Streetwall area may include facade modulation as required under Section 7.16 (Facade Modulation and Composition).

S.7.4.2 Streetwall Locations

To provide a defined streetwall, buildings shall be built to the setback line at all public right of ways including parks and paseos.

Where there is no setback line buildings shall be built to the property line. Streetwalls may be offset from the setback line or property line by not more than 2 feet towards the interior of the parcel. (For example, at Type B setback, the distance from the property line to the streetwall must be not less than 5 feet and not more than 7 feet.)

S.7.4.3 Extent of Required Streetwall

Streetwalls shall be provided at not less than 60% of the total area of the building facade area. Openings to interior courtyards and other breaks in the streetwall required under mass reduction shall not count towards the required streetwall. See Figure 7.4–1.

GUIDELINES

G.7.4.1 Flexible Streetwall at Ground Floor

The arrangement of facade elements at the ground floor is intended to be flexible to allow recessed front porches and to allow for the ground floor articulation required under Section 7.16 (Facade Modulation and Composition). The combined area of streetwall at all floors shall meet the minimum streetwall area set forth in S.7.4.3.

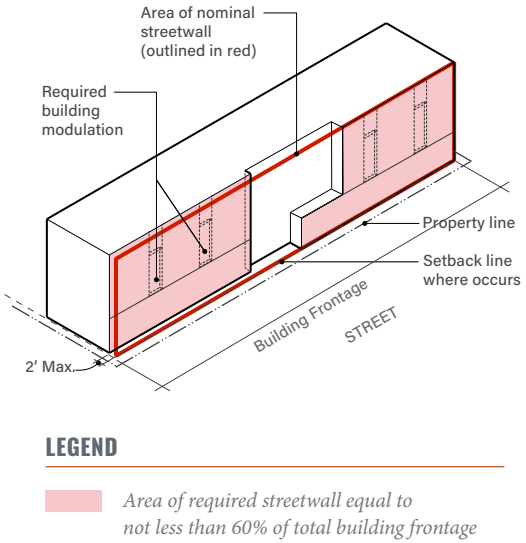


Figure 7.4–1: *Streetwall Diagram*

7.5 MASS REDUCTION AT LONG FACADES

Mass reduction standards are intended to create distinct breaks at long building frontages. Mass reduction also provides opportunities to reinforce the connection between indoors and outdoors.

STANDARDS

S.7.5.1 Applicability of Mass Reduction Standards

Mass reduction standards apply to all building frontages on a public or private street or a publicly accessible open space. Mass reduction standards also apply at frontages facing an adjacent use or neighborhood.

Buildings with a frontage exceeding 180 feet in length and a height exceeding 48 feet or 4 stories shall incorporate at least one of the following mass reduction strategies:

Vertical breaks and openings through building

- **Exterior Recess**
  Provide a recess at building exterior with a minimum width of 15 feet and minimum depth of 10 feet from the building wall extending vertically for height at least 75% of the height of the facade. The recess may start at the second floor, or may terminate at the top floor. The recess may be integrated with ground floor setback as long as minimum dimensions on upper floor are maintained.
- **Vertical Elements**
  Provide a combination of elements consisting of recess and/or projection with a minimum width of 10 feet, minimum depth of 5 feet and extending vertically for a height equal to at least 75% of the height of the facade. The cumulative base footprint area of all vertical elements on a frontage shall equal a minimum of 150 square feet to qualify as a mass reduction strategy. Balconies at vertical elements are allowed if the railings are visually differentiated from the main facade.

S.7.5.2 Alternative Mass Reduction Strategies

Alternative strategies are allowed if a quantitative analysis is provided demonstrating that the alternative strategies provide a similar reduction in mass in terms of depth, width and total area, and meet the intent of the mass reduction standards.

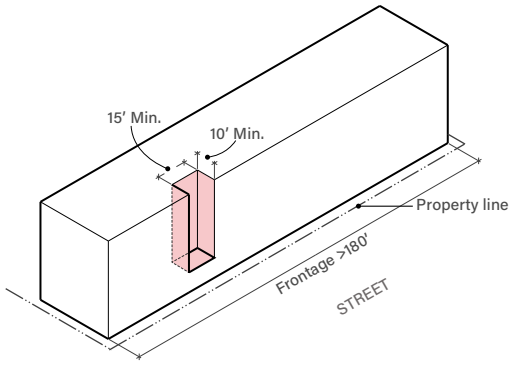


Figure 7.5–1: *Exterior Recess*

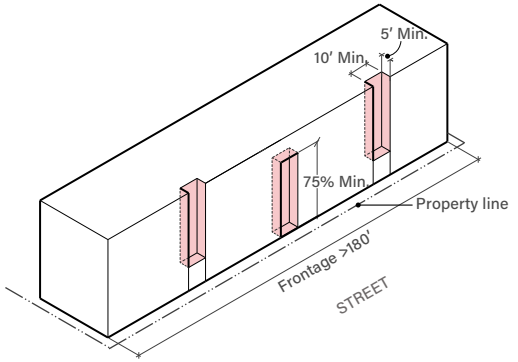


Figure 7.5–2: *Vertical Elements*

7.6 STEP BACKS AT UPPER FLOORS

Each of the multifamily blocks is required to provide significant step backs at the highest occupied floor. The intent of the step backs is to articulate building silhouettes and to provide potential locations for roof terraces overlooking the shared open space.

STANDARDS

S.7.6.1 Block A, C and E

Blocks A, C and E shall provide a one-story contiguous step back at the highest occupied floor equal to 15% of the roof area or one-story non-contiguous step backs equal to 25% of the roof area. The contiguous step backs shall have a minimum horizontal dimension of not less than 10 feet.

S.7.6.2 Blocks B, D, F and G

Blocks B, D, F and G, shall provide a top floor step back at the highest occupied floor equal to 10% of the roof area. These step backs may be located in a single contiguous element or may be comprised of multiple elements provided each step back area has a minimum horizontal dimension of not less than 10 feet in all directions.

Required step down in height at West Street set forth in Section 7.2 (Height) shall not count towards the required step back described in this standard.

LEGEND

Preferred Locations for Required One-Story Step Back

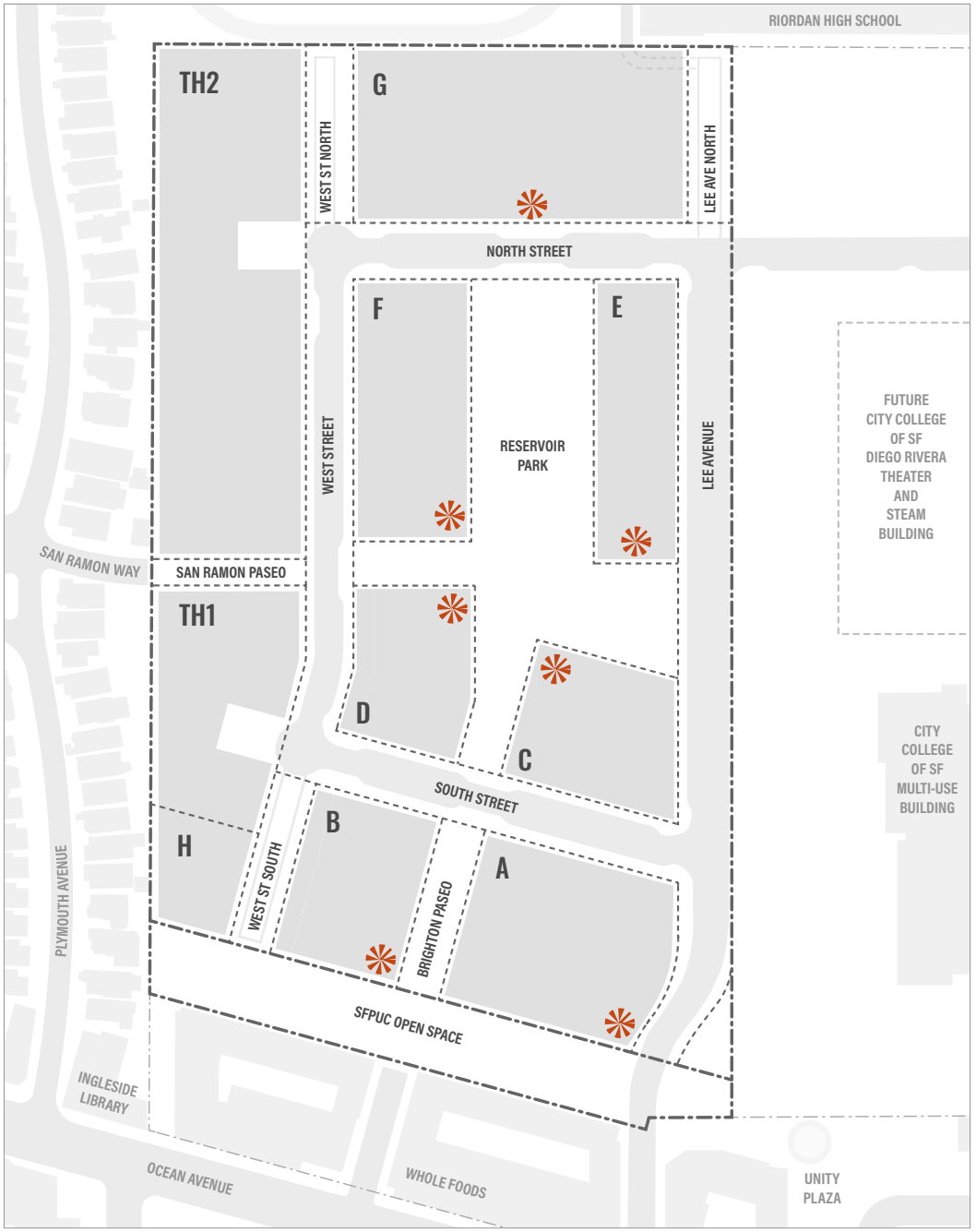


Figure 7.6–1: *Step Backs Diagram*

S.7.6.3 Location of Step Backs

The preferred locations of step backs are indicated on Figure 7.6–1. The location of these step backs may vary from locations shown on Figure 7.6–1 provided that the location meets the intent of the standards and is consistent with the additional guidelines below.

S.7.6.4 Configuration of Step Backs

Examples of step backs that meet the intent for these standards are illustrated in Figures 7.6–2 through 7.6–4.

S.7.6.5 Coordination with Other Design Elements

Upper floor step backs should be coordinated with other standards, including:

- Mass Reduction at Long Facades (Section 7.5)
- Openings to Interior Courtyards (Section 7.7)
- Roof Design (Section 7.15)

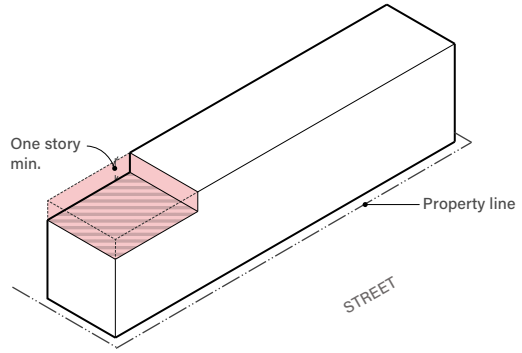


Figure 7.6–2: *Step Back – End Condition*

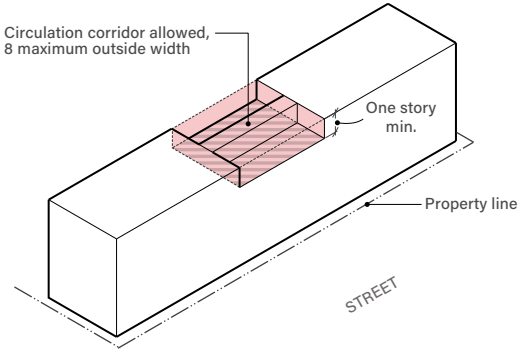


Figure 7.6–3: *Step Back – Middle*

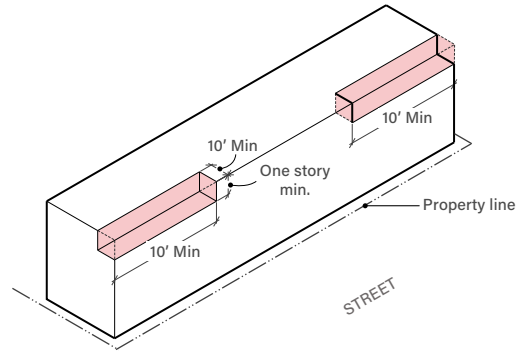


Figure 7.6–4: *Multiple Step Backs – Upper Floor*

Step back of top floor

Continuous step back at top floor

7.7 OPENINGS TO INTERIOR COURTYARDS

The Balboa Reservoir neighborhood is organized around a network of open spaces, neighborhood streets and pedestrian connections. To extend the visual experience of the open space network, multifamily blocks with internal courtyards shall provide openings between the interior courtyards and public use areas, including streets.

STANDARDS

S.7.7.1 Required Openings

Courtyards at multifamily blocks shall provide a minimum of one opening between the courtyard and the adjacent public way or public open space. Where there are two or more courtyards on a single block, an opening shall be provided between the larger courtyard and the public way.

S.7.7.2 Size and Configuration of Required Openings

Openings to internal courtyards shall provide a minimum clear width of 20 feet. Buildings may bridge over these openings to create an exterior "portal" provided the clear height of the opening shall be not less than 18 feet as measured from finished grade at the set back line to underside of finished surface above, if any. Open-air walkways shall be allowed to connect across these openings at upper floors where the floor height of the bridge is not less than 10 feet above the courtyard walking surface and the bridge element does not exceed 8 feet in width. Refer to Figure 7.7–2.

LEGEND

- *Preferred locations for openings to interior courtyards*
- *Alternative locations for openings to interior courtyards*
- *Visual connection at buildings with no interior courtyard*
- *Interior courtyard, location and form varies*

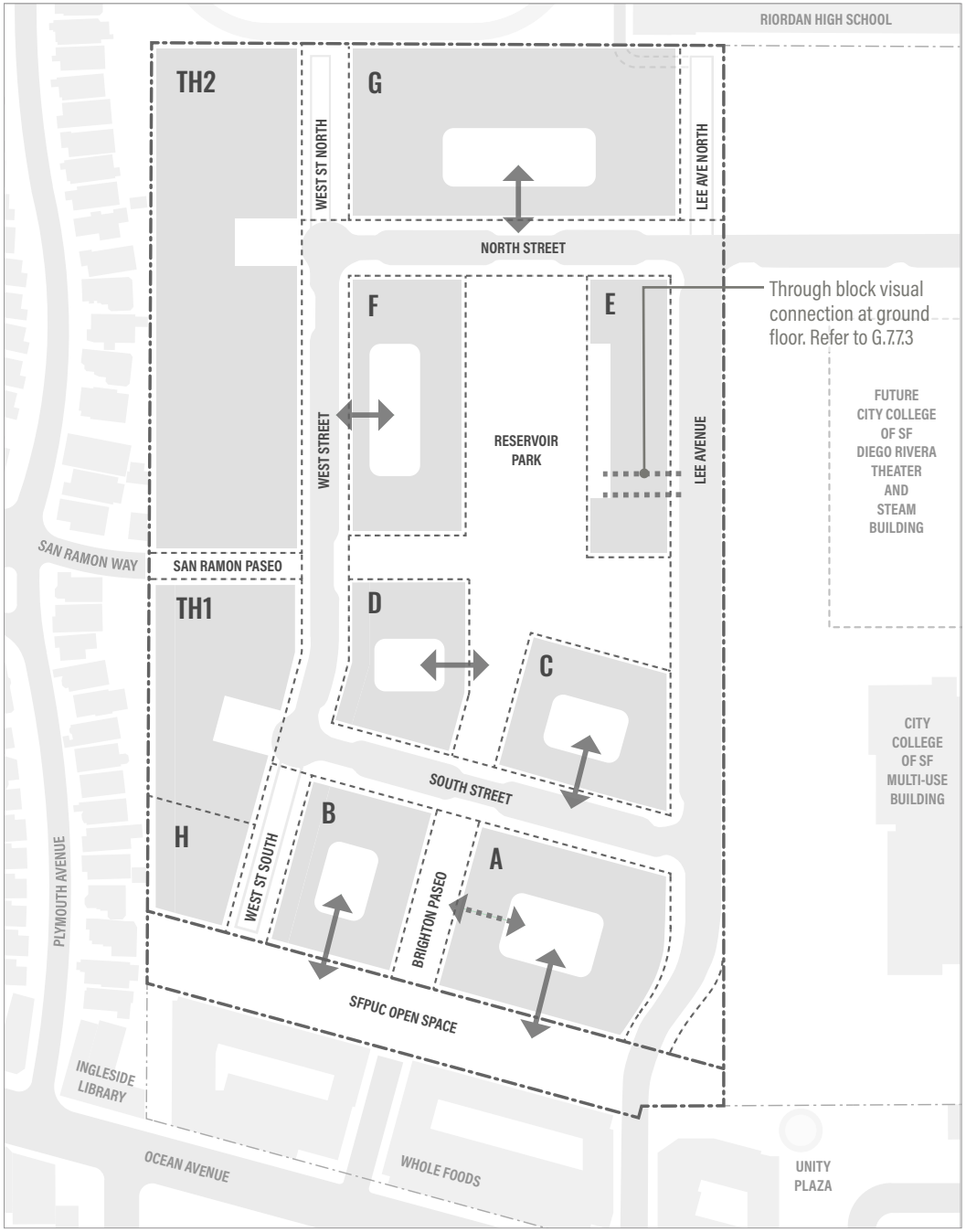


Figure 7.7–1: *Openings to Interior Courtyards Diagram*

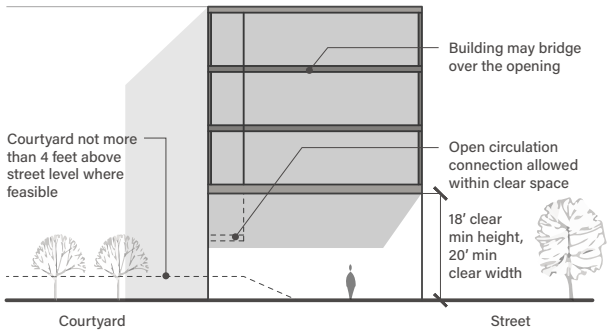


Figure 7.7–2: *Opening to Interior Courtyards*

Openings that extend the full height of the building may be utilized as a massing strategy as defined in Section 7.5 (Mass Reduction at Long Facades).

GUIDELINES

G.7.7.1 Location of Openings

Openings shall be located at the preferred locations shown on Figure 7.7–1 or at another location that extends the visual experience of the public realm and public open space.

G.7.7.2 Top of Courtyard in Relation to Opening

To maximize visibility to the interior of the block the top of the courtyard should be not more than 4 feet above or below the level of the sidewalk or public open space immediately adjacent to the opening. Where the top of courtyard is more than 4 feet above or below the level of the adjacent public way the design should provide a stepped transition in the form of stairway, planters and other elements that provide a visual connection to the interior of the block.

G.7.7.3 Buildings without Courtyards

Buildings without internal courtyards should provide one of the following:

- An opening through the building meeting requirements defined in S.7.7.2.
- A visual connection through the building. This visual connection may be glazed provided the visual connection is maintained through the building from at eye level from public ways on both sides of the block.

G.7.7.4 Block F

The recommended opening to the Block F internal courtyard is on West Street to provide additional reduction in building scale opposite the townhouses. An opening may be provided to Reservoir Park instead of West Street provided the scale of building elements on West Street is compatible with townhouses. See Section 7.14 (Frontage Character).

G.7.7.5 Outdoor Rooms

Openings should be designed as "outdoor rooms" and integrated with the internal courtyard.

G.7.7.6 Pedestrian Access

Openings should be designed to allow controlled pedestrian access to internal courtyards. Where feasible these openings will also provide access to entries to buildings and other active ground floor uses. Open gates and fencing are allowed to control access. Public access to courtyards is not allowed.

G.7.7.7 Secondary Openings

Secondary openings are recommended at courtyards to allow multiple access points for pedestrians and through access for residents.

Full-height opening to internal courtyard

Building allowed to bridge over opening to courtyard

7.8 DWELLING UNIT EXPOSURE AND REAR YARDS

STANDARDS

S.7.8.1 Unit Exposure at Multifamily Buildings

All residential units shall face onto a street or open space that meets one of the following definitions:

- A street, public alley, or paseo (public or private) at least 25 feet in width.
- An open area, an inner courtyard or a space between separate buildings on the same lot which is unobstructed (except for obstructions permitted in Planning Code Section 136) and is no less than 25 feet in every horizontal dimension.

S.7.8.2 Unit Exposure at Townhouses

Refer to Section 7.36 (Dwelling Unit Exposure and Rear Yards) for required exposure at townhouse blocks.

S.7.8.3 Rear Yards

Multifamily buildings and townhouses are not subject to rear yard requirements set forth in Planning Code Section 134.

Dwelling units fronting on a paseo

7.9 USABLE OPEN SPACE

Usable open space is required on each block to provide residents with easy access to outdoor space. Usable open space also provides an opportunity to enhance the connection between dwelling units, common areas and the exterior. Usable open space may include courtyards, roof terraces, balconies and stoops.

STANDARDS

S.7.9.1 Usable Open Space

On-site usable open space shall meet the requirements of Planning Code Section 135 except as modified by these standards and guidelines:

- Publicly accessible open space including paseos shall not count towards the required on-site usable open space.

S.7.9.2 Required Usable Open Space Per Unit

At the multifamily blocks, a minimum of 40 square feet of usable open space per dwelling unit shall be provided on-site.

S.7.9.3 Minimum Dimensions

Any space credited as private usable open space shall have a minimum horizontal dimension of five feet and a minimum area of 35 square feet.

Any space credited as common usable open space shall have a minimum horizontal dimension of 10 feet and a minimum area of 150 square feet.

S.7.9.4 Minimum Dimensions at Courts

Courts utilized to meet the required usable open space standards shall meet the following minimum dimensions:

- **Inner Courts:** where enclosing building walls are four stories or more in height, the inner court shall be large enough to inscribe a rectangular area 30 feet by 40 feet within the enclosing walls. This minimum area may include landscaping and other features allowed as part of the usable open space.
- **Outer Courts:** where enclosing building walls are four stories or more in height, the outer court shall be large enough to inscribe a rectangular area 25 feet by 25 feet within the enclosing walls. This minimum area may include landscaping and other features allowed as part of usable open space.

S.7.9.5 Usable Open Space at Townhouses

Refer to Section 7.37 (Open Space) for usable open space at townhouses.

Common courtyard open space

Rooftop terrace

Common usable open space with seating and play structure

S.7.9.6 Landscape at Common Usable Open Space

Approximately 30% of the common usable open space shall be softscape except at any block with public-serving childcare facilities, where courtyards will be partially used for secured childcare open space.

S.7.9.7 Gates and Screens at Common Usable Open Space

Gates, fences and screens separating common usable open space from public areas shall have approximately 50% porosity for approximately 75% of the length of any gate or screen in order to provide a visual connection to the public open space.

GUIDELINES

G.7.9.1 Amenities and Programming

Common usable open space should include common amenities for residents such as BBQ facilities, fire pits, play areas, and community common spaces.

G.7.9.2 Furnishings

Placement of permanent and temporary furnishings in common usable open space should be permitted and maintained by the buildings' homeowners association.

G.7.9.3 Wind Protection

Wind screening should be provided to protect exposed common usable open spaces from the prevailing wind.

G.7.9.4 Soil Depth

Where provided, trees should have a minimum soil depth of 3 feet.

G.7.9.5 Stormwater

At common usable open space, stormwater collection and stormwater treatment is encouraged to be designed as a seasonal water feature that celebrates stormwater collection rather than as a backdrop landscape.

G.7.9.6 Raised Planters

Raised planters at common usable open space should be a maximum of 18 inches above adjacent finish surfaces except where required for stormwater treatment or tree planting.

Sculptural stormwater element in courtyard

Landscape oasis in courtyard

Wind protected seating area at roof terrace

Children's play area in courtyard

7.10 COMMON AREAS AND GROUND FLOOR UNITS

Ground floor common areas and residential units will be designed to enhance connections between indoor and outdoor, support well-used open spaces, and create a safe and engaging public realm that encourages walking.

STANDARDS

S.7.10.1 Location of Common Areas and Residential Units

Residential common areas and residential units shall be provided at the ground floor at the locations indicated on Figure 7.10–1.

- For the purposes of this standard, residential common areas include lobbies, leasing areas, administrative office, and resident amenity spaces including fitness areas, pet and bike maintenance spaces, mail rooms and lobbies serving parking garages. Childcare, community room or retail space may be located at any ground floor locations where residential common areas are required.

LEGEND

- *Residential Common Areas*
- *Residential Units*
- *Preferred Main Entrance Location*
- *Active Use at Gateway Corner*
- *Potential Childcare Location*
- *Potential Community Room Location*
- *Preferred Location of Garage Entry, where on-site parking is provided*

Refer to Section 7.20 for additional information regarding design and location of garage entries.

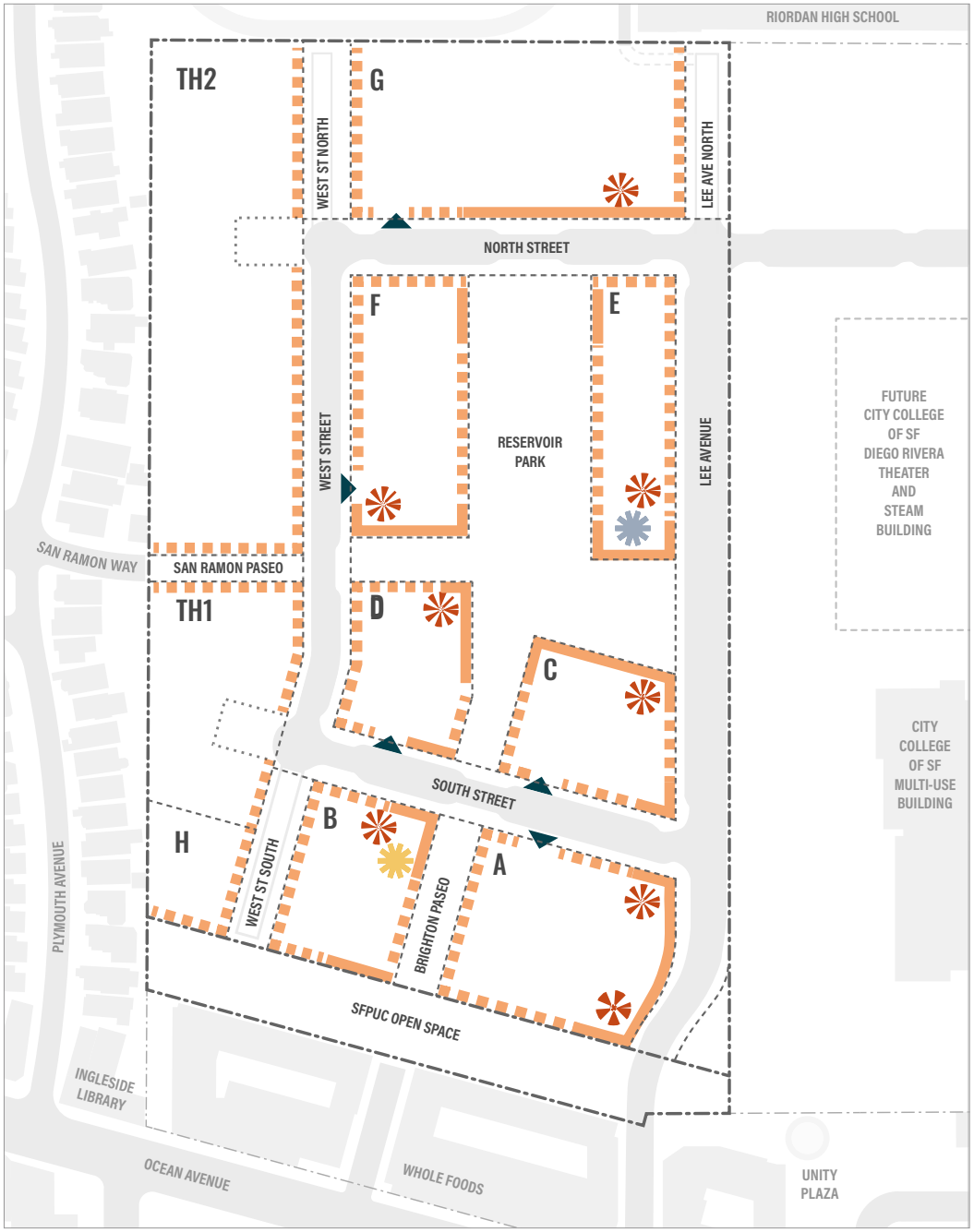


Figure 7.10–1: *Ground Floor Active Uses*

- Where residential units are required at the ground floor, each unit shall have direct access to the adjacent street or public way, except as otherwise allowed in these standards.

S.7.10.2 Southwest Corner of Block A at Lee Avenue

The southwest corner of Block A is highly visible from Ocean Avenue and provides an important opportunity to activate the SFPUC Open Space. To create place for visitors coming north on Lee Avenue from Ocean Avenue, the corner will include one of the following elements:

- Building lobby or other active residential common area.
- A retail space conforming with Section 7.13 (Ground Floor Retail). Space should be designed to accommodate outdoor seating in the case of food service use.

S.7.10.3 Required Entries

- At least one entry from street to a common area shall be provided at each location requiring ground floor common area.
- Entries to ground floor units will be provided at a maximum average space of 35 feet. Refer to Section 7.12 (Entries to Ground Floor Units).

S.7.10.4 Minimum Depth

- Minimum depth of ground floor common areas shall be 20 feet from outside face of exterior wall.
- Minimum depth of ground floor residential units shall be 15 feet from outside of exterior wall. Refer to Section 7.28 (Townhouse Frontage at West Street and San Ramon Paseo) for standards related to ground floor active uses at townhouses.

S.7.10.5 Minimum Height of Ground Floor

- At ground floor common areas, the minimum floor-to-floor height shall be 15 feet. At Blocks E and F the minimum floor-to-floor height at ground floor residential common areas may be reduced to 12 feet at areas located less than 100 feet from the property line at North Street. This is intended to accommodate the higher elevation of North Street adjacent to Blocks E and F.
- At ground floor residential units, the minimum floor-to-floor height shall be 10 feet. The minimum ground floor height standard does not apply at townhouses.

S.7.10.6 Transparency

- Ground floor common areas shall have a transparency of not less than 50% between two feet and twelve feet above finished floor and visible light transmittance of 80%. Residential common areas shall also provide direct visual access between the active space and the street with an average sill height of openings not exceeding 2 feet in height from finished floor. Screening of required transparent openings is allowed at areas less than 8 feet above the adjacent sidewalk grade where necessary to provide enhanced security and/or privacy at the following ground floor common areas: bike storage rooms, administrative offices, business centers, pet amenity rooms and resident workshops. Light transmittance at screen areas shall not be less than 50%. Screening patterns and materials shall be integrated into the overall building design.
- Ground floor residential units shall have a transparency of not less than 25% with average sill height of openings not exceeding 4 feet in height from finished floor.

Active frontage entries and articulated base zone

Transparency at active ground floor uses

S.7.10.7 Awnings at Ground Floor Common Areas

Awnings and canopies are allowed at residential common areas in conformance with Planning Code Section 136.1.

S.7.10.8 Parking Garages

Where on-site garages are provided, auto entries shall be provided at the preferred locations indicated on Figure 7.10–1. Location of garage entries may be adjusted provided the intent of the standards is met. Refer to Section 7.20 (Private Parking Garages) for additional standards related to parking garages.

S.7.10.9 Service Areas

Building service areas including, but not limited to, electrical rooms, mechanical rooms, refuse rooms and pump rooms may be located where ground residential units are required, subject to the following limitations:

- Services shall not exceed a maximum total length of 40 feet or 25% of the required active frontage, whichever is greater.
- Services shall be located a minimum of 25 feet from any corners as measured from the property line.
- Building services are not allowed at ground floor locations where common areas are required.

Refer to Section 7.20 for additional standards for garages, Section 7.24 for additional standards for utilities and services, and Section 7.41 for standards related to townhouses.

S.7.10.10 Facade Areas without Openings

Where active ground floor uses are required, no portion of the ground floor facade shall exceed 10 feet in height and 20 feet in length without a window or door opening at an active ground floor use, or an opening to a service area as allowed under S.7.10.8. Such facade areas will be integrated into the overall building design through the use of modulation, materials and architectural elements.

S.7.10.11 Defined Building Base at Active Uses

Where active ground floor uses are required, buildings shall have a clearly defined base zone for at least 80% of the building frontage. The ground floor or base zone shall have a differentiated architectural expression from the upper floors. This may include, but is not limited to, increased transparency, horizontal or vertical shifts, changes in material and scale of modulation, and increased texture of facade elements.

S.7.10.12 Community Room

The community room shall provide transparency between the community room and Reservoir Park as required for residential common areas as set forth in Section 7.10.6. Sliding doors, folding doors or other large openings with a clear opening width of at least 6 feet shall be provided between the community room and the adjacent outdoor terrace. Refer to S.3.3.1 for additional standards related to location and configuration of the community room.

S.7.10.13 Childcare Facility

The childcare facility shall meet the following standards:

- The floor to floor height in classrooms, meeting areas, lobby and primary circulation areas shall be not less than 14 feet.
- The childcare shall provide a sheltered entry with large glazed openings, outdoor seating areas, bicycle parking accommodating cargo bikes and other elements that support family interaction and sustainable mobility.
- Childcare facilities shall provide transparency as required for residential common areas as set forth in S.7.10.6 (Transparency). Screening of required transparent openings is allowed at areas less than 8 feet above the sidewalk where necessary for security at classrooms or other childcare spaces.
- Refer to S.3.3.2 (Childcare Facility) for standards related to size and location of the childcare facility.

7.11 BUILDING ENTRIES

Well-designed entries link the public and private realm and support a vibrant, walkable neighborhood. Building entries should provide an easily distinguished architectural feature that is proportional to the uses it serves in order to aid wayfinding and neighborhood legibility.

STANDARDS

S.7.11.1 Main Entry Porch

Each multifamily building shall provide a sheltering exterior porch integrated into the design of the building. The exterior sheltered space shall be adjacent to a lobby or other active uses, shall have horizontal dimensions of at least 8 feet by 12 feet, and shall provide outdoor seating for waiting passengers and visitors.

S.7.11.2 Location

Primary building entries shall be located where indicated on Figure 7.10–1 (Ground Floor Active Uses). Alternate locations are allowed where they provide equal activation of public areas and equal convenience for residents and visitors.

S.7.11.3 Direct Access

Common lobbies and primary building entries shall be directly accessible to the public way or public open space without intervening gates or walls.

S.7.11.4 TDM Measures at Building Entries

TDM measures shall be provided at building entries as identified in the Balboa Reservoir TDM plan.

Main entry at prominent location

Sheltered entry

GUIDELINES

G.7.11.1 Scale and Proportion

Building entries should include building-scaled elements and relate to the massing and facade modulation strategies defined in Section 7.5 (Mass Reduction at Long Facades) and Section 7.16 (Facade Modulation and Composition).

G.7.11.2 Visibility and Transparency

- Building entries should be designed to be readily visible from a street frontage.
- Public and common entries should be designed to maximize transparency and provide direct visual access into the lobby area.
- Building entries should be designed to be easily identifiable and distinguishable from residential entries.

G.7.11.3 Additional Building Entries

Additional building entries are encouraged to accommodate move-ins and to provide residents additional options for accessing open space and the surrounding neighborhood.

G.7.11.4 Street Address

The numeric street address should be located at the entry, clearly visible from curbside drop off zone. The street numbers and any signage at the entry should be an integrated part of the exterior design.

Building entry related to scale of modulation of the facade

Building entries coordinated with opening to courtyard

7.12 ENTRIES TO GROUND FLOOR UNITS

Entries to ground floor units provide a direct connection between ground floor residents and the public realm with the intent of enhancing supervision of public areas, encouraging walking and allowing additional opportunities for informal socializing.

STANDARDS

S.7.12.1 Primary and Secondary Entries

The primary entry to the unit must be on an accessible route. Where stoops are accessed only by stairs or are otherwise not accessible, they shall be considered secondary entries.

S.7.12.2 Location and Spacing

Front stoops and landings serving entries to ground floor units shall be provided at frontages identified in Section 7.10 (Common Areas and Ground Floor Units).

Where ground floor units are required, the distance between unit entries shall not exceed an average of 35 feet measured from center of door, or to face of door where perpendicular to street.

S.7.12.3 Design of Entries and Front Stoops at Multifamily Buildings

The landing elevation at stoops shall be not less than 2 feet and not more than 5 feet above the adjacent sidewalk grade. Up to 25 percent of the required stoops on a given frontage can deviate from these requirements to accommodate sloping site conditions and/or configuration of primary entry internal to the building.

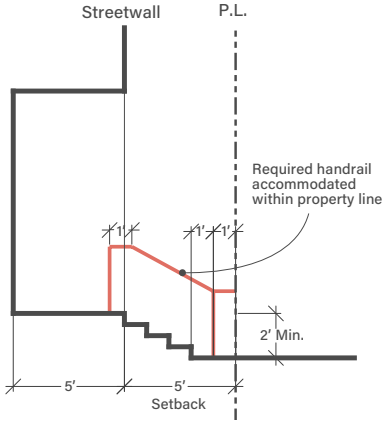


Figure 7.12–1: *Stoop Section*

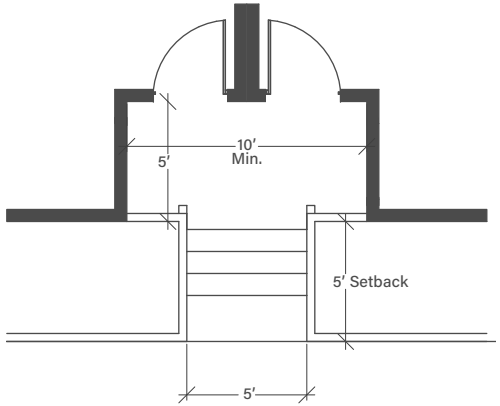


Figure 7.12–2: *Stoop Plan at Combined Entries*

S.7.12.4 At-Grade Entries

Where site constraints prevent units from being raised above grade as required, landings and entries may be located less than 2 feet above grade, provided the entry door is setback a minimum of 8 feet from property line as measured to face of door parallel to the right of way or centerline of door perpendicular to the right-of-way.

S.7.12.5 Private Outdoor Space in Lieu of Entries

Where sloping conditions result in unit entries located higher than five feet above adjacent grade, elevated private terraces may be provided in lieu of stoops.

S.7.12.6 Entries to Townhouse Buildings

Refer to Section 7.28 (Townhouse Frontage at West Street and San Ramon Paseo) for entries to units at townhouses.

Unit entry at-grade with recessed entry

GUIDELINES

G.7.12.1 Design

The 2008 San Francisco "Guidelines for Ground Floor Residential Design" shall apply to the design of entries to ground floor units, except where these standards and guidelines conflict or provide more specificity. In such case these standards and guidelines shall govern.

G.7.12.2 Design Character

The design of stoops and residential entries should correspond to the character of the street frontage, as described in to Section 7.14 (Frontage Character). Stoops on West Street should be individually articulated to correspond to the scale of the townhouses. Stoops on Lee Avenue may be grouped together to create a larger scale architectural element.

G.7.12.3 Private Outdoor Space at Stoops

Where feasible, stoops should incorporate usable private space. This space helps to activate the street and provides additional privacy between the residential unit and the public way.

G.7.12.4 Planting and Screening

Required planting between stoops should be configured to provide visual buffering between ground floor units and the public way.

G.7.12.5 Entry Doors

Entry doors should be arranged to be visible from the street. Where feasible entry doors should face the street.

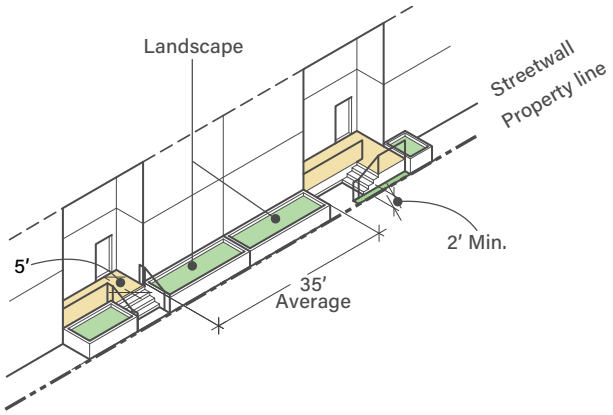


Figure 7.12–3: *Ground Floor Stoops*

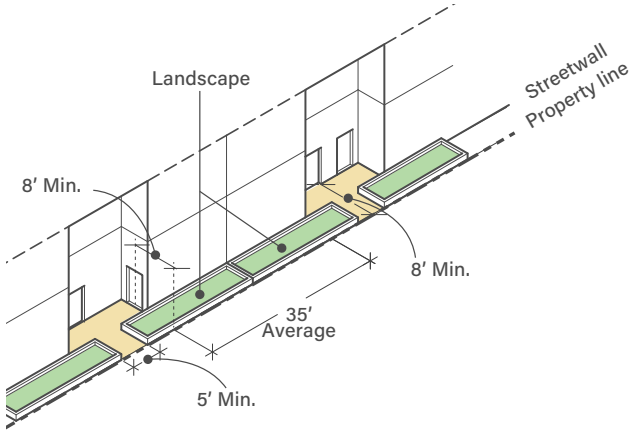


Figure 7.12–4: *Unit Entry at Grade*

Ground floor stoop

Private terrace above grade where stoop is not feasible

7.13 GROUND FLOOR RETAIL

Where provided retail spaces shall contribute to the vitality of streetscapes and open spaces.

STANDARDS

S.7.13.1 General

Ground floor retail uses shall meet the standards for ground floor residential common areas provided in Section 7.10 (Common Areas and Ground Floor Units) except as indicated otherwise in the standards below.

S.7.13.2 Depth and Height

- Minimum depth of ground floor retail shall be 30 feet from exterior wall.
- The minimum floor-to-floor height shall be 14 feet.

S.7.13.3 Transparency and Daylighting

Transparency at retail frontage shall be not less than 75% with a visible light transmittance of at least 80%. Average sill height shall not exceed 2 feet. Interior partitions exceeding 4 feet in height shall be set back not less than 10 feet from exterior glazing.

GUIDELINES

G.7.13.1 Daylighting

Commercial and retail spaces should be designed to maximize daylighting through the use of glazing orientation, daylighting system controls, light shelves, user-adjustable localized shading, and maximized glazing transparency.

Retail frontage, street level activation

Retail frontage, street level activation

Building Modulation

7.14 FRONTAGE CHARACTER

The Balboa Reservoir neighborhood is comprised of four distinct places that are linked together to create a neighborhood: Lee Avenue, Reservoir Park, SFPUC Retained Fee Open Space, and West Street. Each has a unique character in terms of scale and use. These neighborhood places are linked by connecting spaces including North Street, South Street, Brighton Paseo, and San Ramon Paseo. These standards guide how building frontage will reinforce the distinct character of each of these locations. Refer to Section 2.4 (Framework Elements) for additional descriptions of these distinct places.

STANDARDS

S.7.14.1 Coordination with Streetwall Standards

Building frontages shall provide a defined streetwall as set forth in Section 7.4 (Streetwalls).

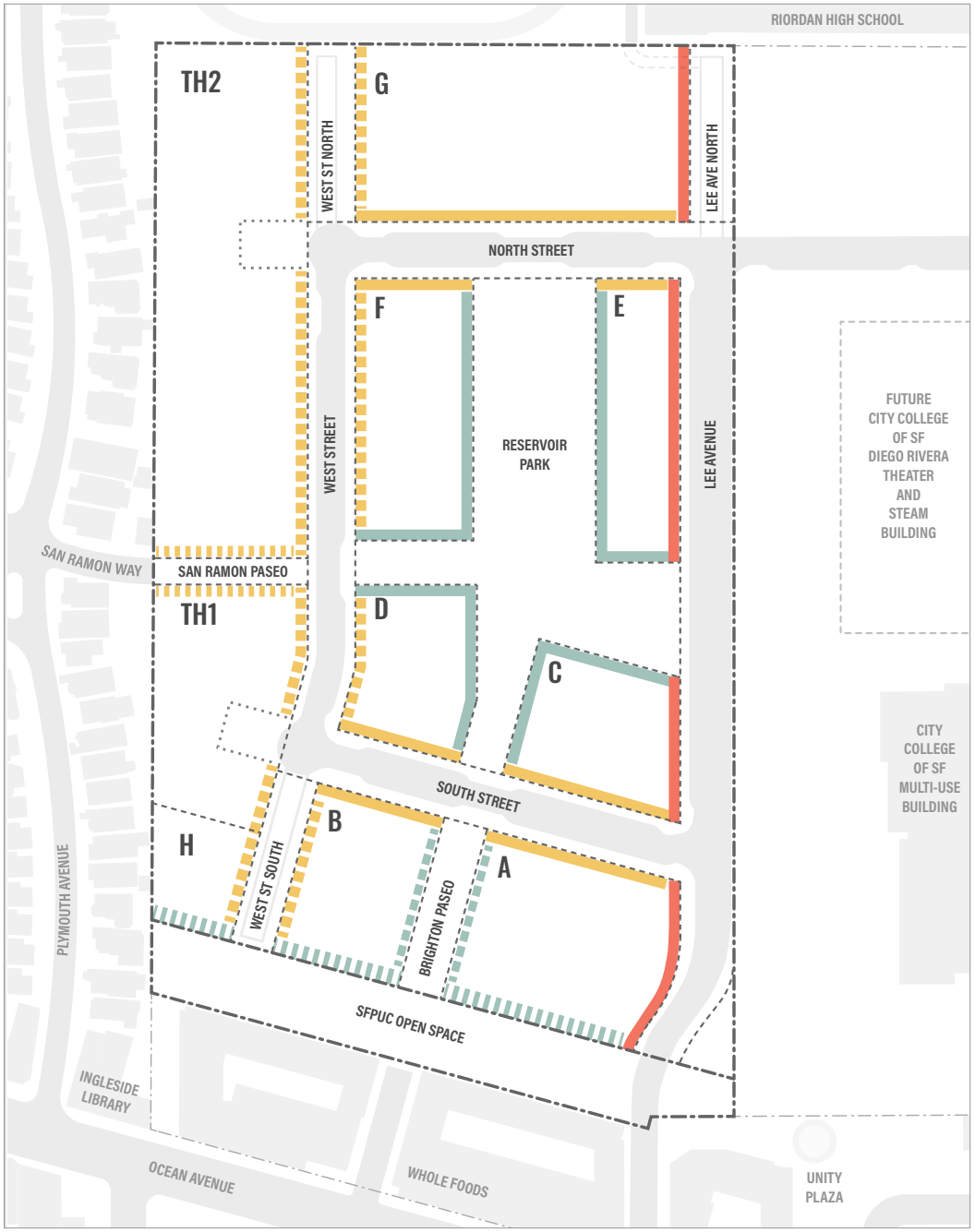


Figure 7.14–1: *Streetwall Locations and Types*

Lee Avenue Frontage

Buildings fronting on Lee Avenue will reinforce this street as the front door to Reservoir Park and will emphasize the connection with the existing and future institutional buildings on the City College campus. Building design will be coordinated between adjacent blocks to reinforce a recognizable definition of Lee Avenue.

STANDARDS

S.7.14.2 Ground Floor Articulation

The ground floor on Lee Avenue shall be articulated as a defined base zone with a minimum height of 15 feet at residential common areas and a minimum height of 10 feet at residential units. Refer to Section 7.10 (Common Areas and Ground Floor Units).

GUIDELINES

G.7.14.1 Facade Design

Facade design at Lee Avenue should emphasize the following:

- A regular rhythm of modulation elements that is compatible with the institutional buildings at City College of San Francisco.
- Gateways into the Balboa Reservoir neighborhood at the SFPUC Retained Fee Open Space, South Street, Reservoir Park, and North Street.
- Shared entries and residential common areas.

Lee Avenue, illustrative sketch

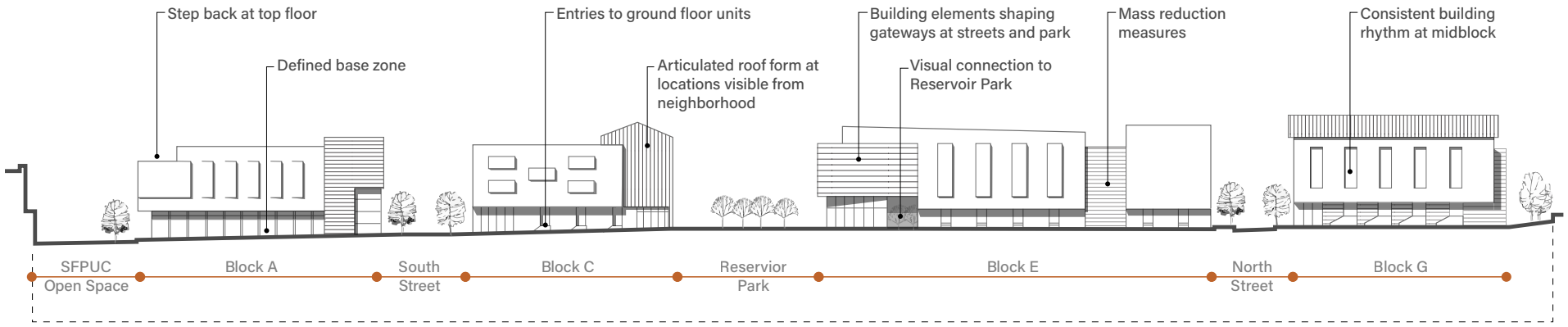


Figure 7.14–2: *Conceptual Streetwall Character - Lee Avenue*

West Street Frontage

Buildings fronting on West Street will create an intimate scale that reinforces the character of this quiet neighborhood street. The required step down to four-stories at the multifamily building creates a transition in scale to the three story townhouse buildings.

West Street, illustrative photo

STANDARDS

S.7.14.3 Vertical Articulation at West Street

Vertical massing breaks shall be provided at the building frontage at an average spacing of 100 feet measured from the centerline of the break.

These massing breaks shall be at least 8 feet wide and 5 feet deep and shall extend vertically through no less than three floor levels.

Balconies may occur within these massing breaks at not more than one level.

Massing breaks at West Street may be considered part of the required building modulation. Refer to Section 7.16 (Facade Modulation and Composition).

GUIDELINES

G.7.14.2 Relationship between Multifamily Buildings and Townhouses

The scale of the streetwalls and building elements on West Street should be compatible on both sides of the street.

- At the multifamily building, modulation measures such as bays, recesses and balconies should be provided at an average spacing of 20 feet on-center, or as appropriate to compliment the scale of the townhouse buildings.
- Additional articulation should be provided at an average spacing of 50 feet.
- Refer to Section 7.28 (Townhouse Frontage at West Street and San Ramon Paseo) for required modulation measures at townhouses on West Street.

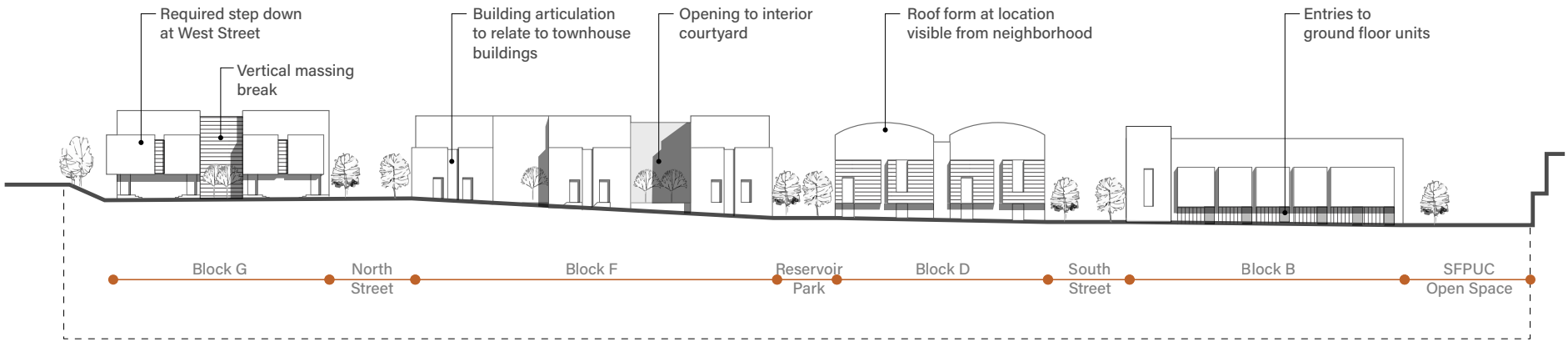


Figure 7.14–3: *Conceptual Streetwall Character - East Side of West Street*

Reservoir Park frontage, illustrative photo

Reservoir Park Frontage

Building frontages on the park will provide an inviting sense of permeability while also maintaining spatial definition of the public open space. Buildings will feature common amenity spaces, unit entries, generous terraces, stoops and balconies that overlook the park and enliven the shared public space.

STANDARDS

S.7.14.4 Shared Spaces at Park Frontage

Each frontage on Reservoir Park shall provide at least two shared elements that activate the park and provide visual focal points. These may include the specific elements described below or other elements that provide a similar level of activation and visual focus.

- An outdoor covered porch or canopy serving a building entry and/or common building amenity with a minimum floor to ceiling height of 15 feet and a minimum width of 25 feet.
- A shared outdoor terrace with a minimum width of 30 feet and a minimum depth of 12 feet that provides outdoor gathering space overlooking the park and direct access to lobbies, amenity spaces, multiple unit entries, or some combination of these elements.
- A shared roof terrace accessible to all building residents with a minimum width of 30 feet, a minimum depth of 10 feet, at a location overlooking the park. The roof terrace shall be expressed in the architecture with a step in the building mass, a projecting element, a trellis or other architectural device. Location of roof terraces shall be coordinated with required step backs at upper floors, refer Section 7.6 (Step Backs at Upper Floors).
- Large glazed openings at indoor common residential areas in conjunction with common-entry porches, terraces, or upper floor roof terraces that allow unobstructed views between the shared interior common space and the park, and complying with requirements listed in S.7.10.6 (Transparency).

GUIDELINES

G.7.14.3 Layered Facade at Park Frontage

Facade composition should maintain a strong spatial definition of the public open space while also providing a layering that allows buildings and open space to interact. Layered elements may include private balconies, step backs at upper floors, french balconies, bay windows and other occupiable space overlooking the park.

G.7.14.4 Shared Canopy at North Street

The frontage at the northern edge of the park on North Street shall be defined by an open air landscape structure.

Refer to Section 6.13 (Pavilion Plaza) for standards and guidelines related to landscape structure at North Street.

Reservoir Park frontage, shared entry porches

SFPUC frontage, illustrative photo

SFPUC Open Space Frontage

Building frontages on the SFPUC Retained Fee Open Space will activate and supervise this open space while also buffering residents from the active uses.

STANDARDS

S.7.14.5 Public Space Activation

Each SFPUC Open Space frontage should provide at least one shared element to activate the park as set forth in Section S.7.14.4 (Shared Spaces at Park Frontage).

S.7.14.6 Protection

Entries and stoops should incorporate elements that provide residents with visual and acoustic protection from public open space uses.

S.7.14.7 SFPUC Construction Impacts

Frontage on SFPUC shall be designed to allow for temporary closure of SFPUC Open Space for subsurface utility construction and or maintenance. Primary access to ground floor units shall be from the interior of the site.

Brighton Paseo Frontage

Brighton Paseo is an intimately scaled space that provides a transition from the commercial corridor on Ocean Avenue to Reservoir Park. This shared open space is also intended to provide stormwater treatment areas for the adjacent buildings. Building frontages will reinforce the intimate scale of this landscaped passage and provide a buffer between ground floor uses and the public passageway.

STANDARDS

S.7.14.8 Usable Open Space at Stoops

To reinforce the residential character, at least four unit entries with raised stoops shall be provided at Brighton Paseo. Each required front stoop shall provide a landing area not less than 5 feet by 6 feet that provides a usable private outdoor space and provides additional privacy between ground floor units and the paseo.

S.7.14.9 Coordination with Stormwater Treatment

Ground floor frontage and entries shall be coordinated with storm water treatment areas. Walkways, stoops and other building related landscape elements shall be designed to highlight the water management function of the paseo. Refer to Section 6.16 (Brighton Paseo) for additional standards and guidelines.

Brighton Paseo frontage, illustrative photo

South and North Streets, illustrative photo

North Street and South Street Frontages

North Street forms the northern edge of the park and will be the primary access for vehicles and bicycles from Frida Kahlo Way. South Street will be one of the main vehicular and bicycle access points to the site from Lee Avenue.

GUIDELINES

G.7.14.5 Facade Design

- Facade composition should emphasize the active uses at each of these frontages and emphasize a welcoming arrival point for residents and visitors.
- Facade composition at North and South Street should continue the themes developed at Lee Avenue, West Street, Reservoir Park and SFPUC Open Space frontages to create a cohesive building form and to create an appropriate transition between neighborhood places.

7.15 ROOF DESIGN

The roofscape at the Balboa Reservoir neighborhood will be highly visible from adjacent hillside neighborhoods. Roofs provide area for renewable energy systems and opportunities for shared spaces that allow residents access to views and additional outdoor amenity space. Roofs will be designed as the fifth facade, to integrate these functions into the design of the building and to create a varied building silhouette that avoids large expanses of flat roofs that are incompatible with the larger neighborhood.

STANDARDS

S.7.15.1 Articulated Roof Forms

Buildings exceeding 3 stories in height shall provide an articulated roof form. These roof forms may consist of either of the following options, or a combination of the two:

Option 1: an articulated roof form equal to a minimum 25% of the total building roof area. An articulated roof may consist of any shape with a minimum average roof slope of not less than 2:12 and minimum vertical projection of 6 feet. Shed roofs, gabled roofs, curved roofs and any variation or combination of these elements are acceptable. The articulated roof form may be enclosed or may be open provided the structure has sufficient visual definition to be read as a distinct form.

Option 2: an articulated roof line with a cumulative linear extent not less than 40% of the total frontage on public streets and/or open spaces. Articulated roof lines must measure a minimum of 6 feet in height from the structural deck or, in the case of a sloping roof line, must measure a minimum of 6 feet to the midpoint of the sloping roof line. The articulated roof line may consist of either a solid or open parapet extension and must be consistent with the material palette chosen for the building.

S.7.15.2 Measurement Across Two Blocks

At adjacent multifamily Blocks A and B, and Blocks C and D, articulated roof form requirement may be met by measuring roof forms and/or roof lines in aggregate across two blocks. For example the articulated roof forms could be concentrated at Block A provided the standard is met in aggregate measured across Blocks A and B.

S.7.15.3 Visibility

Articulated roof forms shall be located to be visible from public streets or common open spaces.

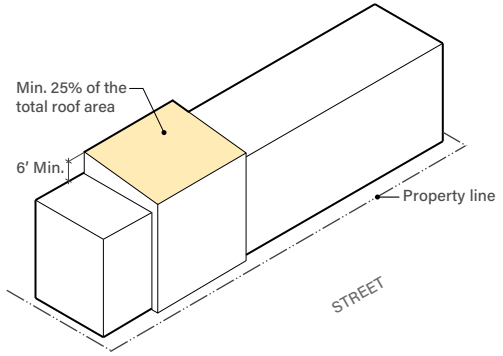


Figure 7.15–1: *Articulated Roof form*

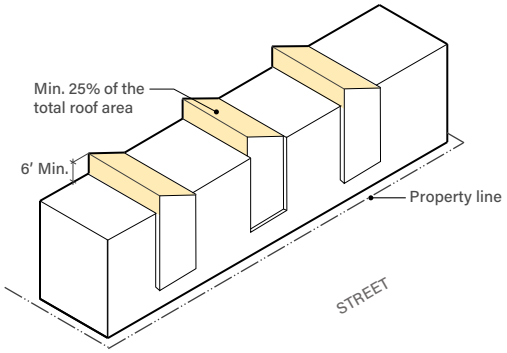


Figure 7.15–2: *Distributed Roof Form*

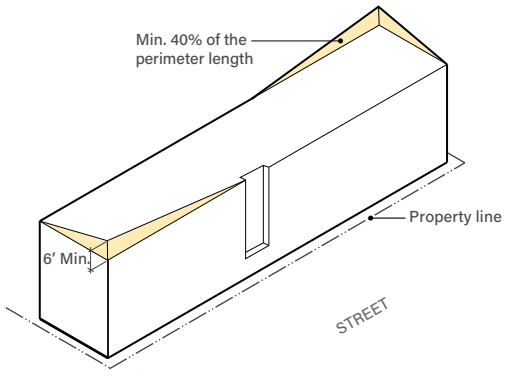


Figure 7.15–3: *Articulated Roofline*

S.7.15.4 Arrangement of Roof Forms

Roof forms shall be coordinated with massing breaks and building modulation elements. Roof forms may be either a single element or distributed elements.

S.7.15.5 Living Roofs

All building roofs shall comply with Planning Code Section 149 (Better Roofs: Living Roof Alternative Ordinance) by meeting one of the following standards:

- At least 30 percent of the roof area shall be overlaid by solar energy or heating systems (including photovoltaic "PV" panels), or,
- At least 30 percent of the roof area of each building shall be a living roof.

All building rooftops shall also comply with the San Francisco Green Building Code section on Renewable Energy and Better Roofs.

S.7.15.6 On-Site Renewable Energy

Roofs shall be designed to meet standards for renewable energy generation set forth in S.4.5.1.1 (On-Site Renewable Energy).

S.7.15.7 Roof Terraces

Where provided, occupied roof terraces shall be adjacent to public open space and be expressed on the facade of the buildings. Roof terraces shall provide wind protected areas while maximizing opportunity for views.

S.7.15.8 Railings at Roof

Railings visible from the grade at any of the adjacent streets shall be designed an integral part of the design composition.

S.7.15.9 Screening of Roof Top Equipment

See S.7.24.2 (Equipment Screening).

Distinctive roof shapes

Roof terrace expressed on facade

Articulated roofline

7.16 FACADE MODULATION AND COMPOSITION

Building facades shall be designed in a manner that reinforces distinct neighborhood places, enhances the pedestrian experience, creates continuity with adjacent blocks, supports connections between indoors and outdoors, and responds to climate and views. Building facades shall have strong organizing concepts with an emphasis on clear forms, careful proportions and a balance between articulation and restraint.

STANDARDS

S.7.16.1 Building Base Zone

All buildings five stories or more in height shall have a clearly defined base zone for at least 80% of the building frontage located on public way. The ground floor or base zone shall have a differentiated architectural expression from the upper floors. This may include, but is not limited to, increased transparency, horizontal or vertical shifts, changes in material and scale of modulation, and increased texture of facade elements.

Facade modulation by subtraction with a defined base

S.7.16.2 Facade Modulation Requirement

All facades located above the Building Base Zone shall provide modulation elements with a total area not less than 25% of the nominal streetwall. Modulation elements may be contiguous or may be comprised of separate design elements. Refer to the following figures for examples of facade modulation that meet the intent of this standard.

- **Subtraction**
  Subtraction modulation shall be recessed a minimum depth of 2 feet from the streetwall with an average horizontal spacing of 30 feet as measured from centerline of recessed element.
- **Projection**
  Projection modulation shall extend between 2 and 4 feet from the streetwall with an average horizontal spacing of 30 feet as measured from centerline of projecting element. Projections shall comply with allowable obstructions per Planning Code Section 136.

Modulation providing private outdoor space

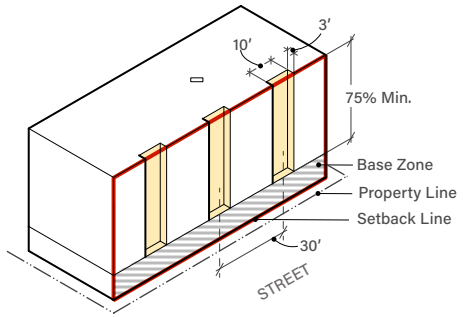


Figure 7.16–1: *Subtraction*

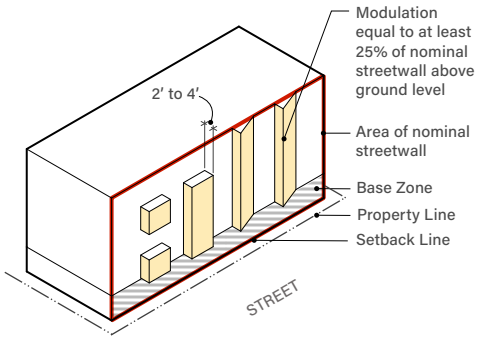


Figure 7.16–2: *Projection*

- **Shallow Modulation**
  Shallow modulation consists of projections and subtractions with a minimum offset depth of 2 feet. To qualify as a building modulation shallow modulation shall be equal to at least 40% of the nominal streetwall above the ground level.
- **Continuous Modulation**
  Continuous modulation consists of projections and subtractions with a minimum offset depth of 1 foot. To qualify as building modulation, shallow sculpting shall be equal to at least 60% of the nominal streetwall above the ground level.
- **Vertical or Horizontal Modulation**
  Modulation measures may consist of either vertical or horizontal elements or a combination of the two.

S.7.16.3 Balconies

Balconies may be incorporated in any of the facade modulation strategies outlined above.

S.7.16.4 Facade Areas without Openings

Facade areas without windows shall be limited to a maximum of 20 linear feet at any single story.

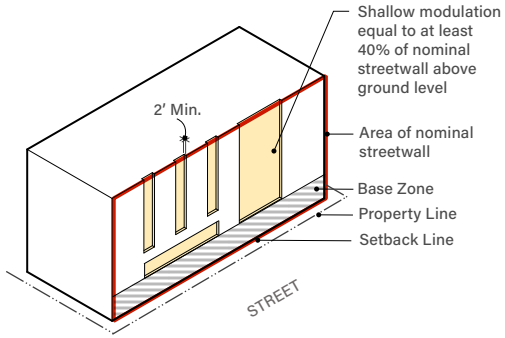


Figure 7.16–3: *Shallow Modulation*

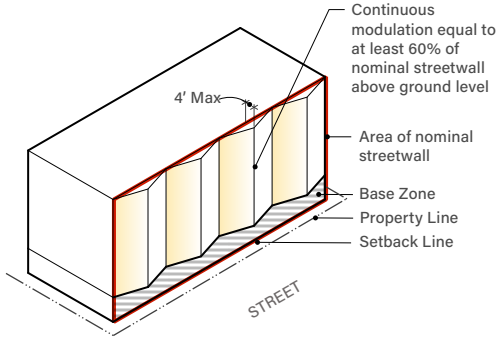


Figure 7.16–4: *Continuous Modulation*

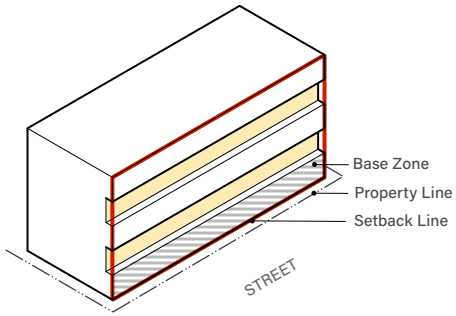


Figure 7.16–5: *Horizontal Modulation*

Shallow modulation

Continuous modulation

Horizontal modulation

GUIDELINES

G.7.16.1 Facade Organization

Each building frontage should have a strong visual hierarchy and should express a consistent rhythm of architectural elements that reflects the internal organization of the building.

G.7.16.2 Focused Articulation

Building facades should be articulated to emphasize the location of key elements of the building including prominent corner locations, main entries, and shared amenities.

G.7.16.3 Integration with Roof Form and Articulation

Facade composition and modulation should be integrated with roof articulation to emphasize clear architectural forms.

G.7.16.4 Sloping Frontage

At sloping frontages the facades should be organized to reflect the slope of street and or open space.

G.7.16.5 Transitions in Scale

Building facades should utilize modulation and materials to provide transition in scale to adjacent buildings within the Balboa Reservoir neighborhood as well as buildings in the surrounding neighborhoods.

G.7.16.6 Continuity

Building facades should reinforce the character of neighborhood places by expressing continuity between adjacent buildings through modulation, materials, fenestration and color.

G.7.16.7 Window Organization

Windows should be organized and patterned to reinforce building modulation and to provide an additional layer of visual detail.

Modulation created by projections and recesses

Facade modulation reflects sloping street

7.17 EXTERIOR MATERIALS AND FENESTRATION

Materials and fenestration shall be selected to reinforce the building design principles and to contribute to a cohesive neighborhood character. Exterior materials at the ground floor shall enhance the pedestrian environment and be able to withstand increased wear. Materials used above the ground floor shall balance the Balboa Reservoir vision of placemaking and continuity while differentiating between adjacent buildings.

STANDARDS

S.7.17.1 Required High Quality Materials

The exterior facade material shall include a minimum percentage of high quality cladding materials drawn from Category A in the material palette. High quality materials not included in the material palette may be substituted if similar in quality to one or more materials included in Category A. Percentages indicated below are exclusive of windows and other openings, but include all wall returns, soffits and other visible exterior surfaces.

- At facades facing streets and public open spaces at least 20% of facade area above the base zone exclusive of windows and other openings, shall consist of Category A – High Quality Materials.
- At the Reservoir Park, Brighton Paseo and SFPUC frontages, at least 40% of the facade area shall consist of Category A materials.
- High quality materials will be used in a manner that reinforces architectural forms. Materials will turn corners as appropriate to provide complete expression.

S.7.17.2 Materials at Building Base Zone

Where a defined building base is required under Section 7.16 (Facade Modulation and Composition), high quality exterior materials and glazing shall be provided to differentiate the ground floor and to enhance the pedestrian frontage. At least 50% of the exterior cladding shall consist of materials drawn from the Category A1 – High Quality Materials at Building Base Zone, or materials of similar quality that are appropriate for application at the building base.

High quality materials reinforce architectural form

S.7.17.3 Architectural Elements

The integration of high quality exterior elements such as decorative railings and projecting sunscreens are encouraged. Architectural elements indicated in Category C may be used in conjunction with any of the materials in the Category B to meet required percentages for high quality materials.

For example, a Category B material used in combination with a regular pattern of projecting sunscreens will be considered equal to a Category A material for purposes of these standards.

S.7.17.4 Prohibited Materials

The following materials are not allowed at frontages visible from public ways: vinyl or fabric awnings, vinyl planks or siding, and foam moldings.

S.7.17.5 Stucco Quality

All stucco facades shall be high quality. Finishes shall be light sand or smooth trowel. Control joints shall be high quality and located to reinforce facade composition.

Stucco may be consider a Category A material where windows are recessed at least 8 inches and stucco is installed with high quality hand finish and architectural grade trim, or other installation techniques that demonstrate a high visual quality.

S.7.17.6 Window Design

Windows facing public streets, paseos, and open spaces, and designed without trim, shall be recessed a minimum of 2 inches, or shall be provided with recessed frame with a minimum return dimension of 2 inches.

S.7.17.7 Storefront

Storefront glazing shall be high quality with integrated doors, trim and hardware. Storefront glazing at ground floor active uses shall be transparent. Reflective glazing is not allowed except at spandrel panels. Where storefront is interrupted by structural elements or other elements, metal fascia shall be provided to conceal structural elements at storefront and to create an integrated visual appearance.

S.7.17.8 Exterior Materials at Townhouses

Refer to Section 7.32 through Section 7.35 for standards and guidelines related to townhouses.

GUIDELINES

G.7.17.1 Material Selection

Material selection and application should be consistent with the Balboa Reservoir Material Palette. Similar materials may be used as part of a demonstrated strategy consistent with the Balboa Reservoir vision.

Variations in materials shall be utilized to reinforce the facade modulation and composition themes set forth in Section 7.16 (Facade Modulation and Composition).

G.7.17.2 Quality and Durability

Facade materials shall be durable and of architectural-grade quality suitable for long-term exposure in a coastal marine environment.

G.7.17.3 Natural Color and Finish

Materials selection should favor materials with inherent natural color. Where metal material are used the preference is for copper, anodized aluminum, weathered steel or zinc with a natural patina. Durable finishes that emulate these materials are acceptable. Matte finishes are preferred with the exception of special materials uses for trim and other architectural accents. Reflective materials, if any, should be used only in limited areas.

G.7.17.4 Alternate Materials and Methods

Alternate high quality materials and combinations of materials that do not meet the percentage stipulated above are acceptable provided they are consistent with the design intent and reinforce the overall design character.

G.7.17.5 Material Transitions

Changes in material shall be located at interior corners to appear integral with building massing, rather than as a surface application.

G.7.17.6 Window Organization

Windows should be organized, patterned, and grouped to reflect building organization and design concept.

G.7.17.7 Vents and Grilles

To the maximum extent feasible, mechanical grilles and vents should be located on secondary facades. Grilles should be integrated into facade design and should be architectural grade in material and finish.

G.7.17.8 Green Walls

Green walls and/or plantings are encouraged at the building base zone to provide a highly visible, green amenity, additional screening for

ground floor residential units and to reinforce the connection between indoors and outdoors.

Green walls should include a wire framework, cable stays or other durable framework specifically designed to support vegetation.

G.7.17.9 Exterior Soffits

Exterior soffits are an important visual element particularly at the base zone where they are highly visible to pedestrians. Soffits should be treated with materials at least equal in quality to the adjacent vertical facades. At building entries, unit entries and covered portals, soffits should be treated with special materials such as wood slats that emphasize the indoor outdoor transition.

G.7.17.10 Sustainable Materials

Selection of materials should be consistent with the goals, standards and guidelines set forth in Section 4.2 (Zero Emission Environments).

G.7.17.11 High Performance Building Envelopes

Design of exterior building systems should be consistent with the targets, standards and guidelines set for in Section 4.4 (Energy Efficient Environment).

CATEGORY A: High Quality Materials

High quality materials are distinguished from good quality materials by having inherent color variation and having greater variation in pattern and visual depth. In most cases, high quality materials are factory finished which provides greater durability and lower maintenance.

Category A materials include:

- Tile or brick cladding
- Factory finished wood siding
- Stone or terracotta
- Metal siding
- Pressure laminated panels
- Stucco with 8" minimum recess at windows and high quality finish as set forth in S.7.17.5 (Stucco Quality).

High pressure laminate panel

Seamed metal siding

Factory finished wood siding

Terracotta tile veneer

Formed metal panel

Corten steel or natural weathering steel

Figure 7.17–1: *Category A: High Quality Material Palette*

CATEGORY A1: High Quality Materials and Glazing at Building Base Zone

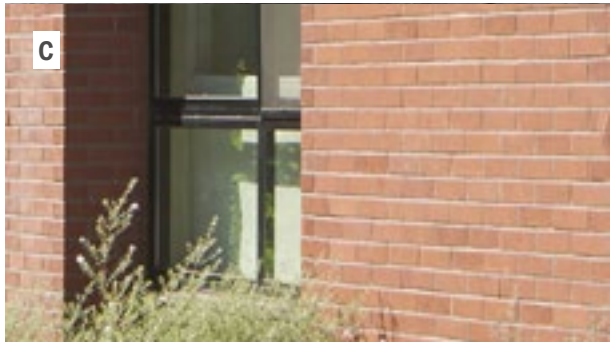
Exterior cladding at the building base zone shall be selected to create a strong connection between the building and the public realm, including the adjacent hardscape and landscape. These materials will also be suitable for ground floor application where the facade meets the sidewalk and/or adjacent landscaping, and where the facade is subject to high traffic.

Category A1 materials include:

- Cast-in-place concrete
- Tile or brick veneer
- Stone or terracotta
- Channel glass
- High quality storefront.

Cultured stone

Tile base



Brick or brick veneer

Channel glass

Board formed concrete and acetylated wood

Storefront with varying mullion patterns

Figure 7.17–2: *Category A1: High Quality Material Palette for Building Base Zone*

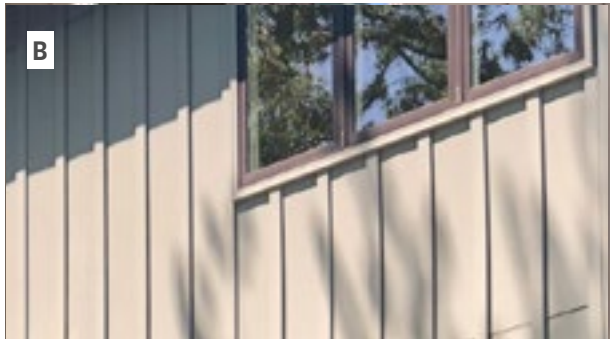
CATEGORY B: Good Quality Materials

Good quality materials generally include stucco and composite cement board products that are field finished. These materials rely on careful detailing and installation to provide a sense of quality and to ensure long term durability.

Category B materials include:

- Stucco
- Cement board panels
- Cement board siding
- Board and batten siding.

Flat fiber cement board siding

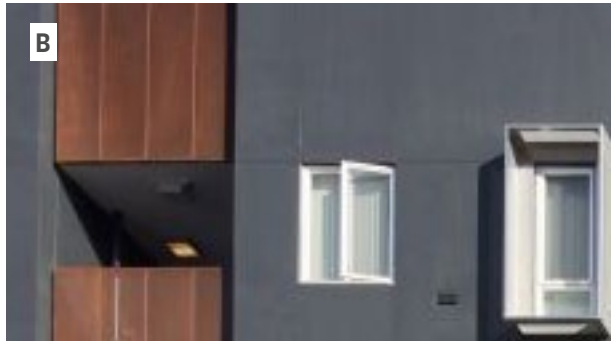


Fiber cement board and batten

Wood shingles

Fiber cement panel

Fiber cement board siding



High quality stucco

Figure 7.17–3: *Category B: Good Quality Material Palette*

CATEGORY C: Architectural Elements

Architectural elements such as sunshades, decorative railings, projecting canopies and screen elements add shadow and texture to the exterior of the building. Used in conjunction with good quality exterior cladding, these elements create a layered effect that can be visually equal to the use of high quality claddings and can provide other benefits in terms of shading and reducing weathering at the building exterior.

Phenolic resin panel sunscreens

Perforated metal guardrail

CNC screen/trellis

Perforated metal sunshade

Acetylated wood brise soleil

Terracotta baguette

Figure 7.17–4: *Category C: Architectural Elements Used in Conjunction with Preferred Materials*

7.18 COLOR

The thoughtful use of color, whether applied to an exterior surface or integral to a building material, shall contribute to a cohesive sense of place within the Balboa Reservoir neighborhood.

GUIDELINES

G.7.18.1 Color Selection

The color palette for each project will be developed based on the following principles:

- Color palette should build on the inherent colors in selected high quality materials so that the overall palette is grounded in the material natural qualities.
- Colors should complement the plantings and finishes at outdoor areas.
- Lighter tones should be prevalent at the upper portions of buildings to be consistent with the greater neighborhood. Avoid large areas of darker tones that stand out in the neighborhood context.
- Color should be used to highlight entrances or other important aspects of the building in a manner that provides a secondary layering of visual interest and information.

G.7.18.2 Coordination Between Buildings

Buildings at the Balboa Reservoir neighborhood should coordinate their selection of color and materials with adjacent buildings to support the overall goal of achieving a cohesive neighborhood quality. This could mean a varied palette within the same color family, similar to the adjacent single family neighborhoods or other means of expressing the individuality of distinct buildings.

G.7.18.3 Cohesive Palette

Each building should have a cohesive palette. Color and material selection should not be coordinated on a facade by facade basis.

G.7.18.4 Color and Transitions

Changes in color should be located at interior corners to appear integral with building massing, rather than as a surface application.

G.7.18.5 Color Harmony

The primary facade color should harmonize with accent colors through multiple tints, shades, and tones of selected base colors in order to balance restraint and accentuation.

7.19 ARCHITECTURAL DIVERSITY AND INNOVATION

Building design shall embrace new solutions and avoid standardized architectural expressions.

GUIDELINES

G.7.19.1 Innovative Strategies

The design of each building should include design innovations or creative expression that are rooted in one or more of the following strategies:

- **Innovative Use of Materials and Forms**
  Seek new and innovative combinations of materials and detailing to reinforce presence at building entrances, courtyard connections, and highlight important building locations.
- **Street Level Articulation**
  Focus innovative design elements at street level and near common areas to enhance the experience of the building at eye level.
- **Embrace of Sustainable Technologies**
  Develop new architectural methods and expressions to integrate emergent sustainable technologies.

Sustainability integrated with design

Creative use of materials and form

Prioritize the street level and shared amenities

Re-imagining the distinction between roof and wall

7.20 PRIVATE PARKING GARAGES

Off-street parking shall be located and designed to minimize the impact on streets and public open spaces. Parking shall be located partially or fully below grade and shall be screened from streets, paseos, and open spaces as described in the standards below. Public parking is allowed within private parking garages subject to the limitations set forth in the Development Agreement. Refer to Section 7.21 for additional standards related to public parking garages.

STANDARDS

S.7.20.1 Allowable Parking

Accessory parking is allowed at all residential uses. The maximum allowable parking ratio for on-site accessory parking is 0.5 spaces per dwelling unit in aggregate.

S.7.20.2 Allowable Parking at Townhouses

The maximum allowable parking ratio at the townhouse blocks is 1.5 spaces per dwelling unit. Parking spaces provided at the townhouses shall count towards the maximum of 0.5 spaces per unit in aggregate. Refer to Section 7.38 (Vehicle Access and Parking) for private parking at townhouses.

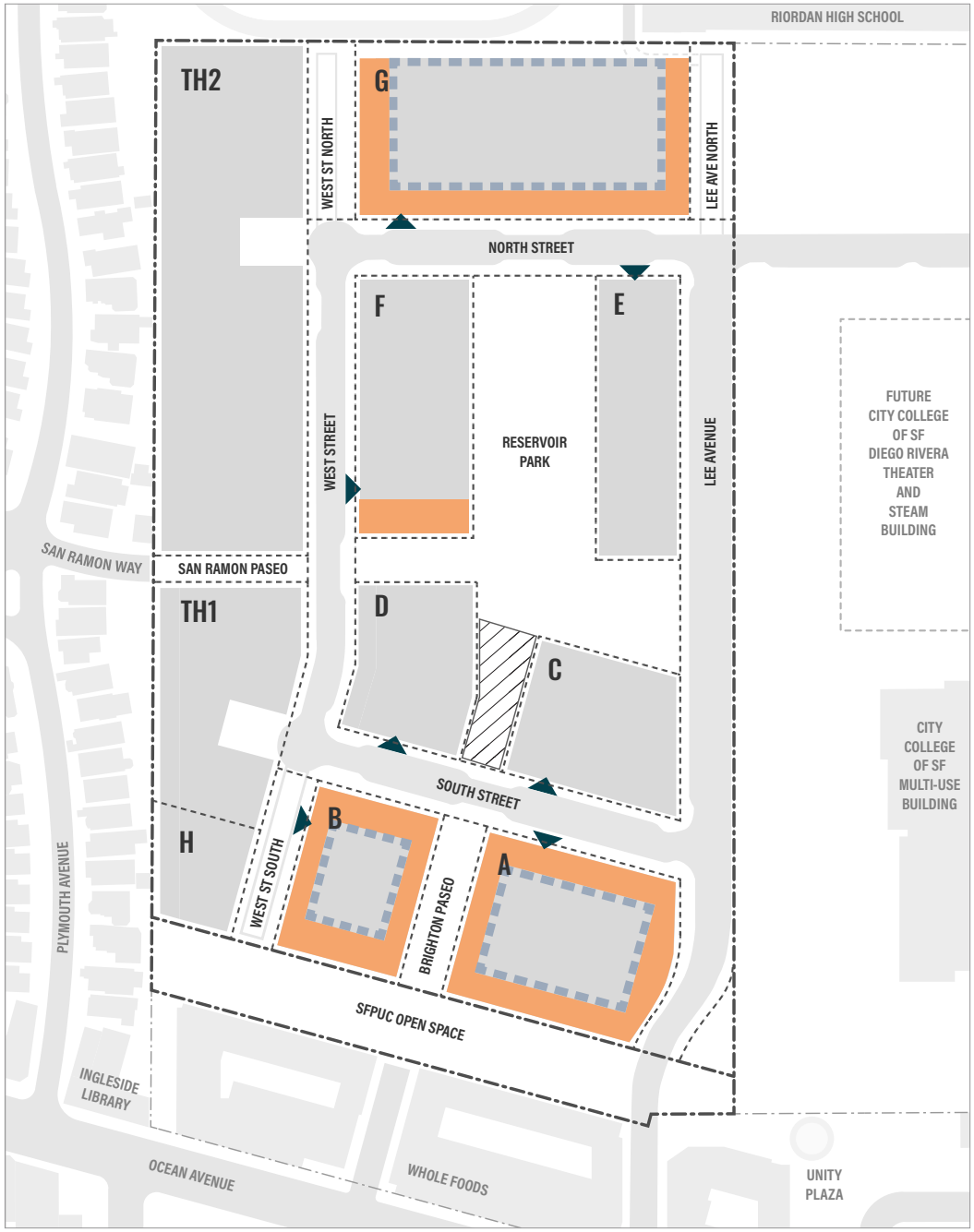


Figure 7.20–1: *Parking Locations*

S.7.20.3 Location of Private Parking Garages

Parking is allowed below grade at any of the multifamily blocks. Where parking is provided below grade, the top of the garage structure shall not extend above the adjacent sidewalk grade more than 4 feet, except as allowed in the standards below.

S.7.20.4 Parking at Blocks A, B and G

Off-street parking at Blocks A, B and G may be located either below grade as set forth above, or may be located above grade at the locations indicated on Figure 7.20–1 (Parking Locations).

If located above grade, parking structure shall be screened from streets, paseos and open spaces with a liner of active use not less than 20 feet in depth as indicated in Figure 7.20–1 and Figure 7.20–2.

S.7.20.5 Off-Street Parking at Blocks C and D

Below grade parking at Blocks C and D may extend below Reservoir Park to create a connected parking garage. The top of garage structure shall be fully integrated into park design. Refer to S.6.12.8 (Soil Depth) for design of landscaping over parking structure.

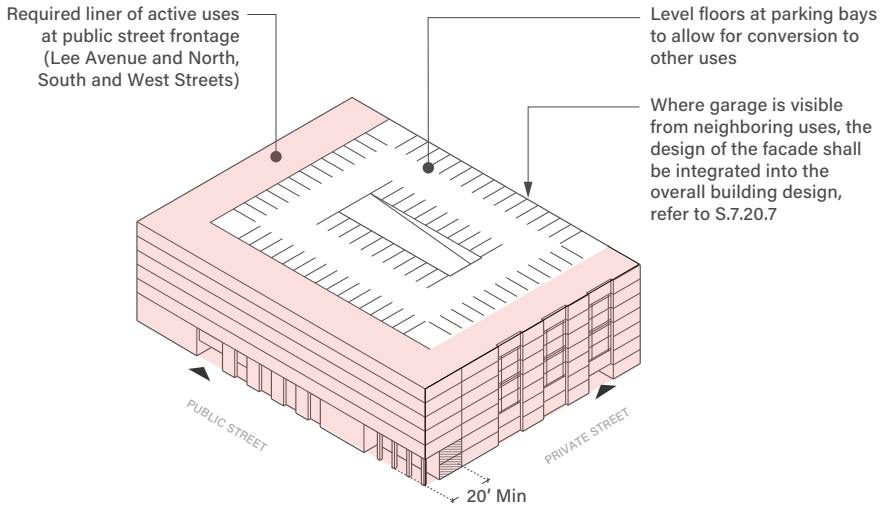


Figure 7.20–2: *Active Use Liner at Above-Grade Garage*

S.7.20.6 Off-Street Parking at Block F

At Block F, where the below grade garage is parallel to a sloping street, the top of the garage may extend above grade up to 10 feet above the sidewalk at West Street provided that the top of the garage is no more than 2 feet above grade at the sidewalk at the highest point of the site at North Street.

The southern frontage at Reservoir Park shall be occupied by residential common areas with a depth of not less than 20 feet. Refer to Figure 7.20–1 for location of residential common areas.

S.7.20.7 Exposed Garage Facade at Block G

At Block G the portion of any above grade garage visible from the Riordan High School shall provide screened openings that prevent light spillage and views into the garage; and harmonize in material and scale with adjacent residential buildings. Green walls and other special elements are encouraged as part of the facade composition.

S.7.20.8 Exposed Portions of Below-Grade Garage

Exposed portions of the garage shall be integrated into the ground floor design of the building. Stoops, stairs and other elements shall be used to reduce the visual impact of the

exposed garage wall. Any openings into below-grade garages for ventilation or other purposes shall be screened to prevent views into the garage from public ways.

S.7.20.9 Location of Parking Access

Vehicular access to on-site garages shall be located at the preferred locations indicated on Figure 7.20–1, or at an alternate location that is coordinated with required ground floor uses and provides safe and convenient access. Ingress and egress shall be located together with a single curb cut, where feasible. Ingress and egress may be separated where necessary to accommodate site specific conditions.

S.7.20.10 Design of Garage Entries

Garage entries shall be integrated into the building design to minimize the impact on the public realm or public frontage. Measures to reduce impact shall include recessing garage doors from the main facade or combining with other facade elements such a projecting terraces or bays.

S.7.20.11 Dimension of Garage Doors and Curb Cuts

All garage entries shall be designed to provide the minimum necessary width in order to minimize impacts to the pedestrian realm. Garage doors at shared garages shall have a maximum width of 20 feet measured from the inside of the jambs. The maximum width of the curb cut shall be 20 feet as well. Where separate ingress and egress doors are provided the maximum width of the door shall be 10 feet measured from the inside of jambs. The maximum width of the curb cut at a single ingress or egress garage door shall be 12 feet.

S.7.20.12 Design for Visibility

Garage entrances shall be designed to allow adequate visibility between pedestrians, cyclists and motorists.

Garage entrances shall be located not less than 6 feet from the intersection of the public right-of-way.

S.7.20.13 Lighting Design and Lighting Spillage

To reduce light spillage to the exterior, indirect lighting should be used to light interior areas of the garage visible to the exterior. Parapet edges of the parking trays should be higher than vehicle headlights to screen adjacent properties.

GUIDELINES

G.7.20.1 Location of Waste Handling

Where feasible, waste handling facilities should be located within parking garages to reduce the impacts of service entries on the public realm or public frontage.

G.7.20.2 Design of Garage Doors

All garages should be provided with attractive and durable garage doors consistent with the following:

- The design of the garage door should be treated as an opportunity to enhance the building design through patterning and use of high quality materials.
- Garage doors should provide between 20-50% transparency through the use of glazed panels or perforated metal that limits views into the garage while allowing for required ventilation.
- Where separate ingress and egress doors are provided the minimum separation should be not less than 2 feet between jambs.

G.7.20.3 Convertibility

To the extent feasible, above-grade parking structures should be designed to allow the structure to be converted to a different use in the event that parking is no longer needed through the following design features:

- Flat floors and "speed" ramps.
- Minimum floor to floor height of 12 feet.

7.21 PUBLIC PARKING GARAGES

Public use parking is permitted consistent with the limitations set forth in Chapter 3. If a multistory garage is provided, care must be taken in garage location and configuration to limit the impact on the public realm..

STANDARDS

S.7.21.1 Location of Public Parking

Public parking is permitted below-grade at any of the multifamily blocks or above-grade at Blocks A and G. The design of public parking including access gates shall be consistent with Section 7.20 (Private Parking Garages), and with additional standards provided in this section.

S.7.21.2 Parking Access

Public parking garages shall be limited to one entry/exit per block located to minimize disruption to pedestrians and cyclists.

S.7.21.3 Parking Access Door/Gate

Public parking access shall be through a secure, motorized door. Shared parking facility access shall remain open during times of peak traffic and shall be controlled off-peak.

Parking access shall be designed to allow queuing of vehicles without blocking street or sidewalk.

S.7.21.4 Active Use Liner

Above grade public parking at Blocks A or G shall be wrapped with a multistory liner as required by S.7.20.4 (Parking at Blocks A, B and G).

S.7.21.5 Pedestrian Entry to Public Garage

Any public garage providing more than 100 spaces shall provide a dedicated pedestrian access point that is designed to readily visible, welcoming and well-integrated into the design of the building.

S.7.21.6 EV Charging Stations

EV charging stations shall be located at all garage levels.

GUIDELINES

G.7.21.1 Public Parking Co-Located with Private Parking

Public parking may be located within private parking garages subject to the following limitations:

- Any public parking that is co-located with residential parking shall be located below grade or above grade in the locations allowed in Section 7.20 (Private Parking Garages).
- The total number of spaces available for public parking and hours of public use will be limited as set forth in the Development Agreement.
- Access to the garage should be arranged to ensure that parking areas reserved for residents remain secure.

7.22 FACILITIES FOR RESIDENTIAL MOVING

Each multifamily block shall be designed to accommodate resident move-ins and move-outs in a manner that minimizes disruptions to vehicle, pedestrian and bicycle circulation in the public right-of-way.

STANDARDS

S.7.22.1 Required Loading Areas

Off-street loading to accommodate resident move-ins and move-outs shall be provided as required by the SUD. Refer to Balboa Reservoir Infrastructure Plan, for more details regarding location of off-street loading.

S.7.22.2 Moving Vehicles

Facilities for residential moving shall be designed to accommodate a 26-foot fixed-body truck, the maximum size normally available from commercial rental companies. Note that the actual dimensions of 26-foot trucks vary depending on manufacturer. Loading areas are not required to accommodate moving vehicles larger than a standard 26-foot fixed-body truck.

S.7.22.3 Loading Dock Dimensions

Loading docks located within buildings shall meet the standards of the Planning Code, as modified below:

- Maximum size of loading door shall be 12 feet wide by 14 feet high.
- Curb cut shall not exceed 14 feet in width.
- Interior of loading area shall be a minimum of width of 12 feet and a minimum depth of 30 feet.
- Loading doors shall be not more than 25% transparent or open.
- A 26-foot box truck turn template shall be provided to demonstrate that the maneuvers are possible. A wider curb cut may be justified with 26-foot box truck turn templates subject to the SFMTA review and approval.

S.7.22.4 Access to Elevator

Loading areas and loading docks shall be located to allow convenient access to an elevator serving all primary residential floors.

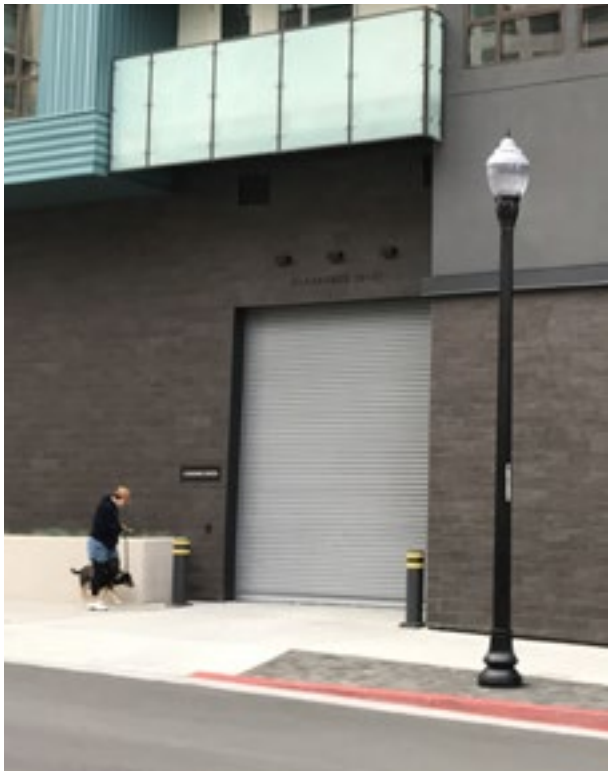
GUIDELINES

G.7.22.1 Loading Dock Location

Loading docks should be located to minimize visual impact. Where feasible combine loading docks with parking entries or other service elements to minimize curb cuts and other interruptions to the streetscape.

G.7.22.2 Design of Loading Docks

Loading docks should be designed as an integrated component of the building facade similar to entries to parking garages, refer to S.7.20.10 (Design of Garage Entries).



Loading dock integrated with building facade

7.23 ON-SITE BICYCLE PARKING

To encourage bicycle use and to reduce reliance on automobiles, the on-site bicycle parking and service facilities will be convenient, secure and well-designed. Particular attention will be paid to providing convenient access to bike parking from the building entry and from residential units so that biking is an easy and obvious alternative.

STANDARDS

S.7.23.1 Design Standards for Class I Spaces

Class I on-site bicycle parking at multifamily blocks shall be provided in accordance with the definitions and standards set forth in Planning Code Section 155.1, except as modified below:

- Doors accessing bicycle parking facilities shall have mechanical openers for ease of access.

S.7.23.2 Class ! Spaces for Oversized Bicycles

A minimum of 30 Class I bicycle parking spaces for oversize bicycles shall be provided on the project site. These spaces shall be distributed across blocks and shall be designed to accommodate oversize bicycles such as cargoes and long tails.

S.7.23.3 Location Standards for Class II Spaces

Class II on-site bicycle parking shall be provided near all main pedestrian entries in accordance with the definitions and standards set forth in Planning Code Section 155.1.

S.7.23.4 Off-Site Bicycle Parking

Refer to Chapter 5 (Circulation) and Chapter 6 (Open Space Network) for standards related to off-site bicycle parking.

S.7.23.5 On-Site Bicycle Parking at Townhouses

Refer to Section 7.39 (On-Site Bicycle Parking) for standards related to bicycle parking at townhouses.

GUIDELINES

G.7.23.1 Design of Bicycle Parking Spaces

Bicycle storage should be designed as an amenity space. Design features should include daylighting where feasible, high quality artificial lighting and careful attention to interior site lines. Floor and wall surfaces should be designed to be attractive and easily cleaned. Views to exterior public areas should be limited to avoid creating a security issue.

G.7.23.2 Bicycle-Supportive Amenities

A bicycle repair station should be provided and maintained within buildings. The repair station should provide a clear work area at least 4 feet by 8 feet and a bike standard permanently fixed to the floor. The fix-it station should include a work bench at least 2 feet deep by 4 feet long, air pump and basic bike tools permanently secured to the work bench or the immediate area.

Class I bicycle parking

Bicycle supportive amenities

Additional supportive amenities should be provided with particular attention to supporting family use of bicycles. These additional amenities might include storage lockers for helmets, cargo bags and other bike gear.

G.7.23.3 Charging Facilities for Electric Bicycles

Design should include provision of outlets conveniently located to allow charging of electric bicycles, with a capacity equal to 20% of the total number of bike parking spaces.

Screening of rooftop mechanical equipment

7.24 UTILITIES AND SERVICES

Care must be taken in the design and location of services and utilities including waste handling areas, utility meters, backflow preventers, transformers, fans, and HVAC units, to conceal these devices and minimize visual impact on the public realm.

STANDARDS

S.7.24.1 Rooftop Equipment Step Back

Rooftop mechanical equipment taller than the parapet shall be located a ratio of 1 foot horizontal from exterior walls for every foot above the maximum height limit of the building. Elevators, solar panels and devices specifically required and located by code shall be exempted from this step back.

S.7.24.2 Equipment Screening

Equipment extending above the level of the roof parapet shall be screened. Screening shall extend to a height at least equal to the highest point of the equipment.

S.7.24.3 Site Utilities

Site utilities such as meters and backflow preventers shall be located inside utility rooms where feasible or shall be screened with a combination of low walls or screens and landscaping.

Electrical transformers shall be located either in below grade vaults or in equipment rooms screened from street with solid doors.

S.7.24.4 Location and Screening of Utilities at Townhouses

Refer to Section 7.41 (Utilities and Services) for additional standards and guidelines related to utilities and services at townhouses.

S.7.24.5 Waste Handling Facilities

Waste handling facilities shall be located within the building and designed to minimize impact on building entries and active ground floor uses. Provide adequate space for storage, staging and collection of waste and recycling materials.

S.7.24.6 Recycling and Zero Waste

Waste handling areas shall be designed in accordance with project goals, standards and guidelines set forth in Section 4.13 (Waste Generation and Recovery).

GUIDELINES

G.7.24.1 Equipment Grouping

Where feasible, equipment should be grouped to reduce the quantity of screened areas.

G.7.24.2 Equipment Screening Design

Screening should be thoughtfully designed with materials that complement the facade to integrate with the building design. Equipment screens shall consist of durable materials and shall be no more than 50% transparent. Perforated metal, sturdy wood and combinations of materials are acceptable.

G.7.24.3 Solar Panels

Solar panels are not required to be screened from view, however any solar panels visible from the street level or from adjacent properties should be integrated into the building design such that the panels do not detract visually from the overall design character.

G.7.24.4 Site Utility Locations

Site utilities should not be located at residential common areas frontages identified in Section 7.10 (Common Areas and Ground Floor Units), adjacent to sidewalks, paseos, or publicly-accessible open spaces.

Screening of rooftop utilities

Screened facade

7.25 ON-SITE LIGHTING

Effective and attractive on-site lighting is necessary to complement the vision for the Balboa Reservoir neighborhood. Lighting must be energy efficient, commensurate in scale with its intended application, and shall provide a safe environment for pedestrians, cyclists, residents and visitors. Lighting shall be selected to harmonize with the design of open spaces and buildings.

STANDARDS

S.7.25.1 Coordination with Off-Site Lighting

On-site lighting shall be coordinated with off-site lighting at streets and public open spaces. Refer to Section 5.12 (Street Lighting) and Section 6.7 (Open Space Lighting) for standards related to off-site light.

S.7.25.2 Exposed Elements Prohibited

Exposed electrical elements including wires, conduit, junction boxes, transformers, ballasts, and panel boxes shall be prohibited.

S.7.25.3 Lighting Levels

Lighting levels shall be provided at the minimum level allowed under the Illumination Engineering Society of North America (IESNA) lighting guidelines and applicable codes.

S.7.25.4 Illumination Quality

Building area lighting shall achieve a minimum Color Rendering Index (CRI) of 90 and R9 value of 50 with a Correlated Color Temperature (CCT) between 2700-3200K.

S.7.25.5 Shielding Required

Lighting shall incorporate shielding to prevent light from emitting above a 90° plane and shall be designed and located to minimize glare and light trespass into neighboring buildings.

GUIDELINES

G.7.25.1 Indirect Light Sources

Lighting design should rely primarily on indirect sources that light adjacent surfaces. Direct view of light fixtures should be minimized except for decorative fixtures.

G.7.25.2 Secure and Attractive Pedestrian Routes

Lighting should be designed to enhance the experience and security of pedestrian routes and entry points such as entrances and common spaces.

G.7.25.3 Courts and Shared Spaces

Courts and exterior shared spaces should be illuminated with small, distributed, low-wattage lighting whenever feasible. Lighting should highlight landscape elements and avoid direct glare from fixtures.

Soft lighting with minimum glare

Small, distributed, low-voltage lighting

G.7.25.4 Conservation and Smart Technologies

Smart and networked technologies such as motion, occupancy, and daylight sensors should be integrated to the maximum extent feasible to limit excess lighting and conserve energy.

7.26 ON-SITE SIGNAGE

Signage should provide convenient wayfinding and enhance the overall aesthetic character of buildings and spaces. Signage must be designed to provide effective wayfinding, increase resident safety, and contribute to the sense of place consistent with the vision for the Balboa Reservoir neighborhood.

STANDARDS

S.7.26.1 Residential Project Signs

At multifamily buildings, one project sign is allowed at each shared entry. At townhouses, one common project sign is allowed at Blocks H, TH1, and TH2. Project signs shall be limited to a total face area of 40 square feet per building.

S.7.26.2 Prohibited Signs

Box signs, programmable digital signs, reflective signs, kinetic and inflatable signs, waterfall awnings, billboard signs, applied window signs, and freestanding signs at residential buildings shall be prohibited.

S.7.26.3 Exposed Elements Prohibited

Exposed electrical elements including wires, conduit, junction boxes, transformers, ballasts, and panel boxes shall be prohibited.

S.7.26.4 Illuminated Signage

Signage shall be externally illuminated or integrated into sign design. Illuminated signage shall be limited, unless otherwise required by law, to:

- **Commercial Uses:** business operation
- **Residential Uses:** sunset to 11pm

S.7.26.5 Commercial Signage

Signage at retail, arts related uses or other commercial frontage shall conform with Planning Code Section 607.1 (Neighborhood Commercial Signage).

S.7.26.6 Temporary Signage

Temporary signs and banners shall be limited to two (2) signs per block with a maximum height of 12 feet and maximum area of 144 feet. Supergraphic wrap of construction scaffolding shall be allowed without area restrictions.

GUIDELINES

G.7.26.1 Integrated Design

Signage should incorporate similar forms, materials, and motifs as streetscape and site palette elements.

G.7.26.2 Signage Placement

Signage should be placed to avoid interrupting key sight-lines and views of common areas and entrances.

Signage integrated with design facade

Creative signage is encouraged

G.7.26.3 Illuminated Signage

Integrally illuminated signage should conceal the illumination source within the design of the sign to minimize glare.

G.7.26.4 Commercial Signage

Retail signage incorporating creative logos and iconic graphic elements should be encouraged in lieu of typography.

Townhouses

7.27 OVERVIEW

The townhouses are intended to be an integral part of the Balboa Reservoir neighborhood. The lower scale of these blocks also provides a transition in scale between the single family homes at Westwood Park and the multifamily buildings within the interior of the Balboa Reservoir neighborhood.

The standards in the following sections apply to all buildings at Blocks H, TH1, and TH2.

STANDARDS

S.7.27.1 Permitted Residential Uses at Blocks H, TH1, and TH2

Residential units at Blocks TH1 and TH2 shall be townhouses. Residential units at Block H may be either townhouses or multifamily housing. Refer to Table 3.6.–1 (Balboa Reservoir Land Uses) for permitted uses. Refer to Appendix A for definition of townhouses and multifamily housing.

S.7.27.2 Reference Standards

For standards governing height, setbacks and other general zoning envelope standards for Blocks H, TH1, and TH2 refer to the sections indicated below:

Height — Section 7.2
Setbacks — Section 7.3
Streetwalls — Section 7.4
Active Ground Floor Uses — Section 7.10
Entries to Ground Floor Units — Section 7.12
Allowable Parking — Section 7.20

Townhouses at West Street, illustrative photo

S.7.27.3 Multifamily Housing at Block H

Multifamily housing located at Block H shall comply with all standards and guidelines for Townhouses except as indicated otherwise in the following sections..

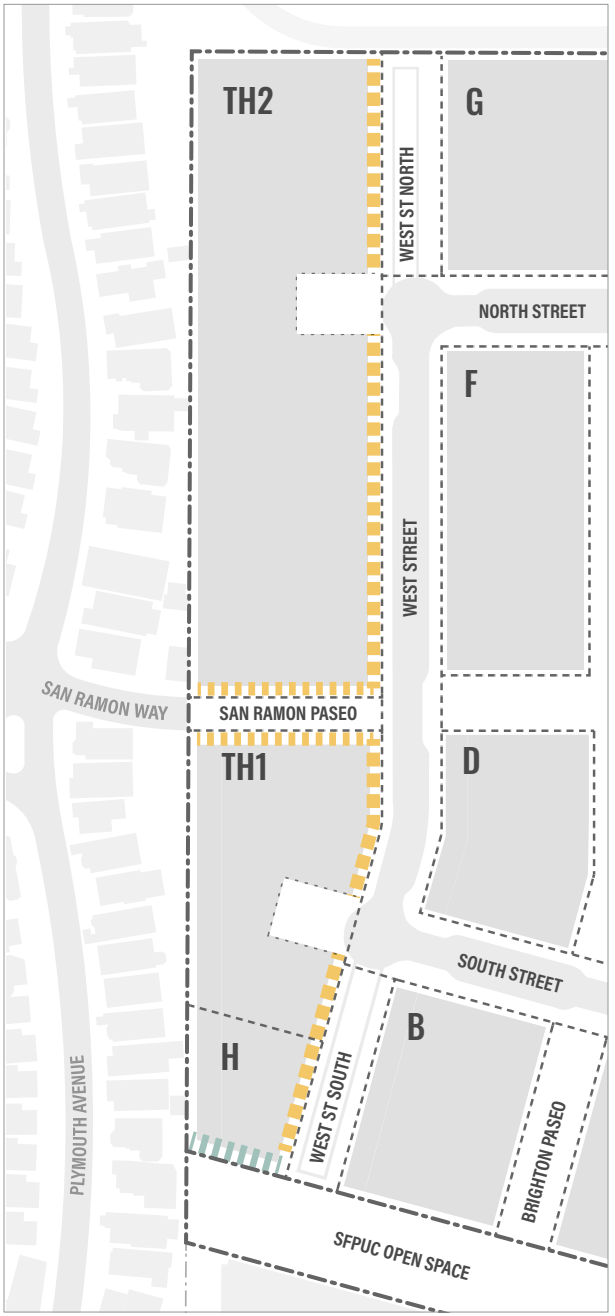


Figure 7.27–1: *Townhouse Blocks*

7.28 TOWNHOUSE FRONTAGE AT WEST STREET AND SAN RAMON PASEO

STANDARDS

S.7.28.1 Townhouses Fronting on West Street and San Ramon Paseo

Townhouses shall front on West Street to provide a defined streetwall as required under Section 7.4 (Streetwalls).

- Occupied residential space shall be located at all levels of the townhouse frontage, with primary windows overlooking the street or paseo.
- Occupied residential space at the first level shall have a minimum interior depth of 5 feet and may include an entry foyer and/or stairway providing access to the upper levels.
- Refer to Section 7.30 for required pedestrian connections at West Street and San Ramon Paseo.
- Refer to Section 7.32 for facade modulation at West Street.
- All standards that apply to frontage at West Street shall also apply to frontage on the shared streets West Street North and West Street South

S.7.28.2 Unit Entries at West Street

Units fronting on West Street shall have a primary pedestrian entry directly from West Street. Units with frontages on both West Street and San Ramon Paseo or on an entry court, shall provide an entry either on West Street or on the adjacent publicly accessible space.

- Unit entries at townhouses on West Street shall have raised stoops as set forth in Section 7.12 (Entries to Ground Floor Units) except where an accessible path of travel to unit entry is required to meet accessibility standards, or in cases where sloping site conditions make raised stoops infeasible.
- Where raised stoops are not feasible, entry doors and landings are permitted to be less than 2 feet above adjacent grade provided the front door is set back not less than 8 feet from the property line.
- In no case shall the landing at the unit entry be below the adjacent grade at the sidewalk.

S.7.28.3 Unit Entries at San Ramon Paseo

- Townhouses with a frontage on San Ramon Paseo shall have an entry directly accessed from the paseo and primary living spaces facing San Ramon. At a minimum, four townhouse entries shall be provided on each side of San Ramon Paseo.
- Townhouses with a frontage on both West Street and San Ramon Paseo shall have a primary entry accessed directly from either West Street or San Ramon Paseo.
- Townhouse entries at San Ramon Paseo may be located at grade provided the front door is set back from the streetwall not less than 5 feet. Allowing unit entries to be at-grade provides flexibility to accommodate the significant lateral slope that occurs in this location.

Stoops at unit entries at West Street, illustrative photo

S.7.28.4 Multifamily Housing at Block H

Multifamily housing at Block H, if any, is not required to comply with the frontage standards for townhouses set forth in Section 7.28. Multifamily housing at Block H shall comply with standards for required ground floor entries set forth in Section 7.12 (Entries to Ground Floor Units).

7.29 ENTRY COURTS

Primary access to the townhouse neighborhood shall be provided at the termination of North Street and South Street, creating defined entry courts that connect the townhouses within the Balboa Reservoir neighborhood.

The entry courts shall provide access for bicycles, pedestrians and autos.

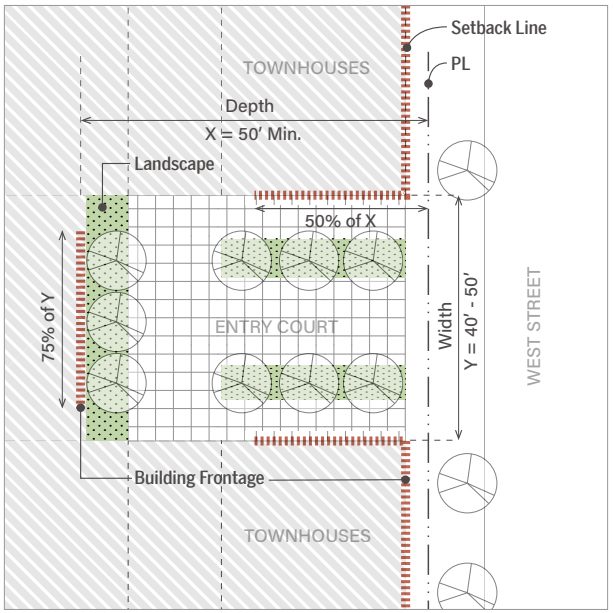


Figure 7.29–1: *Entry Courts*

STANDARDS

S.7.29.1 Width and Depth of Entry Court

The width of the entry court shall be not less than 40 feet and not more than 50 feet measured between the facades at the adjacent buildings. The depth of the entry courts shall be not less than 50 feet measured from the property line at West Street to the primary building facade at the termination of the entry court.

S.7.29.2 Building Frontage at Entry Courts

Entry courts shall be bounded by building frontage on the north and south for a depth of not less than 50% of the total depth of the entry court, measured from the property line at West Street. Building frontage shall be provided at the west end of the entry court with a width of not less than 75% of the total width of the entry court (Figure 7.29–1). Garage doors are not allowed to face the entry courts.

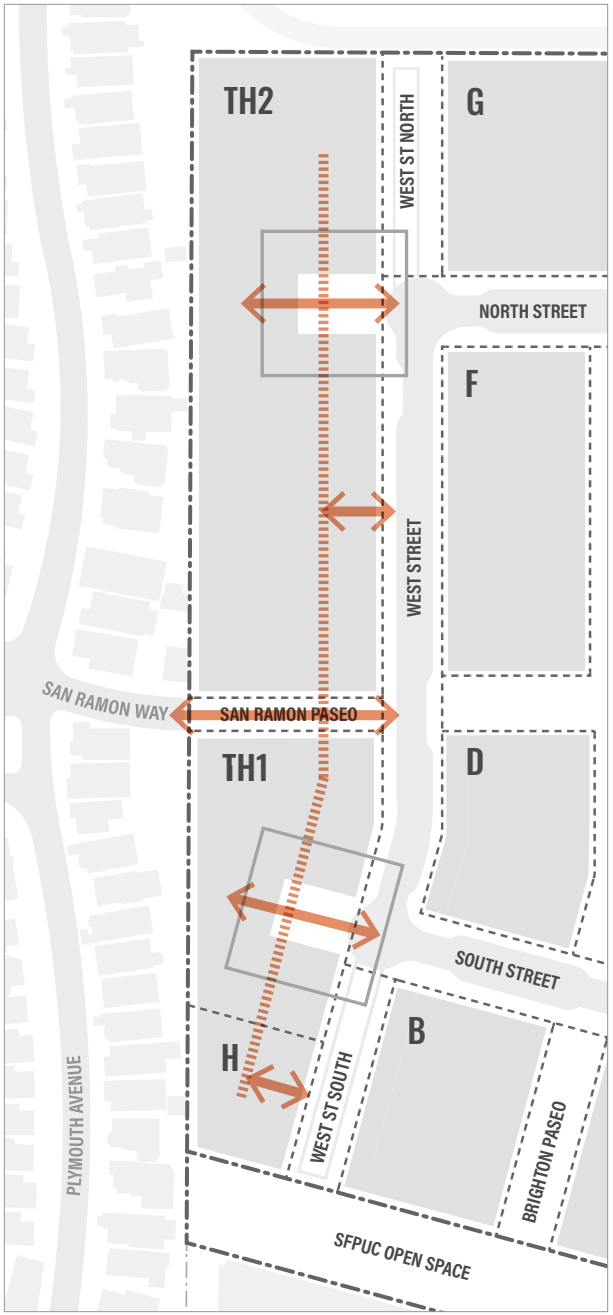


Figure 7.29–2: *Entry Courts and Pedestrian Connections*

- At required building frontage, living spaces shall overlook entry courts. The combined area of windows and doors facing entry courts shall be equal to not less than 20% of the facade area. Unit entries on entry courts are encouraged.

S.7.29.3 Landscape at Entry Courts

Entry courts shall be defined by a zone of special paving and landscaping. Refer to Section 5.17 (Townhouse Entry Courts and Private Drives) for additional standards regarding paving, landscape and driveways.

- A planted area at least 8 feet deep and 20 feet wide shall be provided at western edge of the court to provide a visual termination. Other landscape configurations are allowed if they provide an equal visual termination.
- A pedestrian walkway not less than 5 feet wide and a planting strip not less than 5 feet wide shall be provided on each side of the entry court. The entry court shall be designed without curbs. Walkways shall be distinguished from drive aisles by a difference in paving, either in color, material or pattern.
- Trees shall be provided at landscape areas with an average spacing of not more than 25 feet on-center.

7.30 PEDESTRIAN CONNECTIONS

In addition to entry courts, publicly accessible pedestrian connections shall be provided between West Street and San Ramon Paseo and the townhouse neighborhood as indicated on Figure 7.29–2. These pedestrian connections shall be accessible to the public at all times.

STANDARDS

S.7.30.1 Pedestrian Connection at West Street and San Ramon Paseo

- A minimum of two pedestrian connections shall be provided at West Street in addition to entry courts at North and South Street.
- The maximum distance between pedestrian connections at West Street shall not exceed 150 feet.
- A minimum of two pedestrian connections shall be provided at San Ramon Paseo, one from the north and one from the south.
- Pedestrian connections shall be linked by a publicly accessible route within the townhouse neighborhood. A private drive meeting other standards may serve as all or part of this internal pedestrian route. Refer to Section 5.17 for additional standards for private drives.

S.7.30.2 Design of Pedestrian Connections

- Required pedestrian connections shall be not less than 10 feet in width measured from building to building and shall provide a shared pedestrian path at least 6 feet in width.

Building openings and pedestrian access

- Private drives may serve as pedestrian connections provided they provide an uninterrupted accessible route.

S.7.30.3 Pedestrian Connections at Block H

- In the event multifamily housing is provided at Block H, pedestrian connections indicated in this section are not required.

7.31 NEIGHBORHOOD EDGE AT WESTERN PROJECT BOUNDARY

The western boundary of the project borders the rear yards of existing homes on Plymouth Avenue. Townhouses and any multifamily houisng at Block H adjacent to the western project boundary will be designed to step down in scale and to reduce the impacts on privacy at the neighboring homes. See Section 7.2 (Height) and Section 7.3 (Setbacks) for required step down and required setbacks adjacent to the western boundary.

STANDARDS

S.7.31.1 Openings Between Buildings

Buildings less than 25 feet from the western project boundary shall provide openings between buildings at intervals not to exceed 100 feet. Buildings more than 25 feet from the western project boundary shall provide openings between buildings at intervals not to exceed 150 feet. These openings between buildings shall be not less than 10 feet in width and shall be open to the sky.

S.7.31.2 Setbacks at Western Project Boundary

Setbacks at the western project boundary shall meet the minimum requirements for either a side yard or rear as defined below:

- **Side Yard:** a side yard fronts a building wall with neither a front door nor garage entry and is no less than 12 feet wide and open to the sky.
- **Rear Yard:** a rear yard is a space no less than 15 feet wide and open to the sky.

S.7.31.3 Buildings Perpendicular to Western Project Boundary

Buildings perpendicular to the western property boundary shall provide an offset in the plane of the building frontage at intervals of not less than 100 feet. The required offsets shall be at least 2 feet in depth, at least 15 feet in width, and shall extend the full height of the building.

S.7.31.4 Windows

West facing windows located above the first story and located less than 25 feet from the western project boundary shall be subject to the following standards:

- Total window area shall not exceed 15% of the wall area at the second floor.
- Windows shall be located to limit views to adjacent rear yards. Corner windows are encouraged as opposed to windows that look directly towards the adjacent yards.
- Translucent glazing, window sills at least 5 feet above the floor or other means shall be used as appropriate to provide privacy between townhouses and adjacent rear yards.

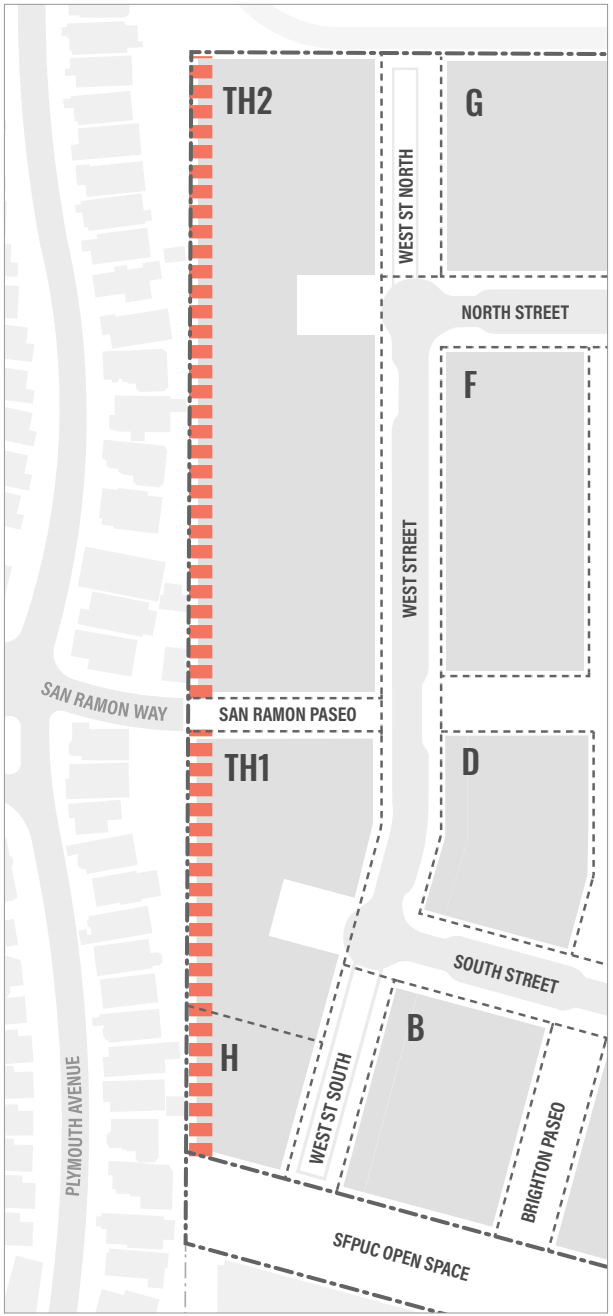


Figure 7.31–1: *Neighborhood Edge at Western Project Boundary*

S.7.31.5 Balconies and Outdoor Space

Balconies, roof terraces or other occupied outdoor spaces above the ground floor are not allowed less than 25 feet from the western project boundary.

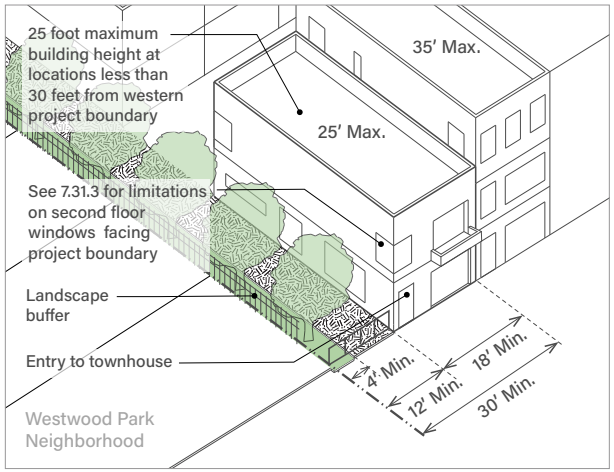


Figure 7.31–2: *Side Yard Condition at Western Project Boundary*

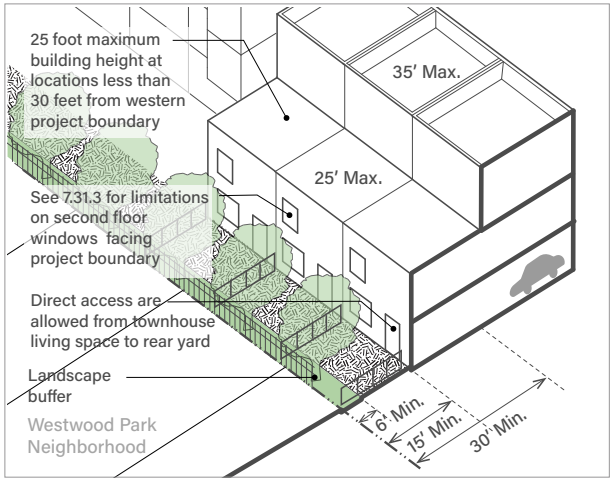


Figure 7.31–3: *Rear Yard Condition at Western Project Boundary*

S.7.31.6 Private Drives Adjacent to Western Project Boundary

Private drives located adjacent to the western property boundary shall be no more than 20 feet in width and shall be set back a minimum of 6 feet from the property line and shall be separated from the property line by a 6 foot wide landscape buffer, as set forth in S.7.31.7 (Fencing and Landscape).

Lighting at private drives adjacent to western project boundary shall be mounted at no more than 8 feet above grade with illumination directed down to the surface. Lighting levels at private drives shall not exceed the minimum required by applicable building codes.

S.7.31.7 Fencing and Landscape

Continuous fencing shall be provided at the western project boundary. Fencing shall be solid up to a minimum height of 6 feet from the adjacent ground or top of retaining wall and shall consist of 1 inch nominal thickness wood boards or other materials that provide similar visual and acoustic separation.

Fencing may extend up to 8 feet in height provided that fencing above 6 feet is at least 50% open.

Plantings shall be provided adjacent to fencing to provide visual screening between townhouses and existing rear yards. Plantings shall be at least four feet in width and consist of trees at a minimum of 15 foot on center or tall plantings or hedges planted at a spacing that will create an 8 foot high visual screen within four to six years, or a combination of these planted elements.

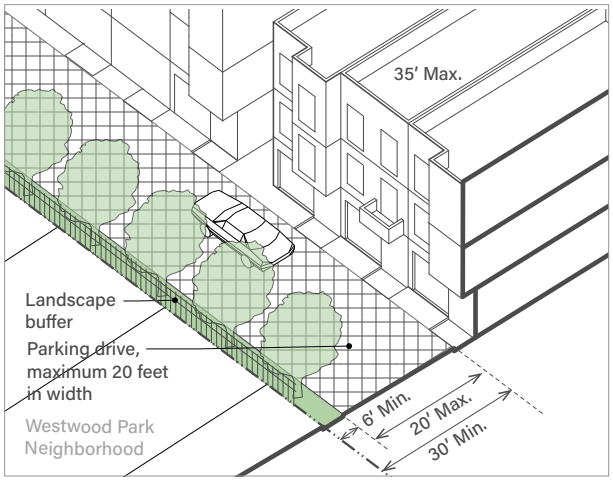


Figure 7.31–4: *Private Drive Adjacent to Western Project Boundary*

S.7.31.8 Retaining Walls at Project Boundary

Retaining walls are allowed adjacent to western and north project boundary subject to the following limitations:

- The face of the retaining wall shall be set back not less than 6 inches from the property line.
- The top of the retaining wall shall not be more than 2 feet above grade at the property line.
- The retaining wall shall be constructed of cast-in-place concrete, concrete masonry blocks or other durable materials. Wood retaining walls are not allowed.
- Fencing located on top of the retaining wall or adjacent to the retaining wall shall not exceed height allowed in S.7.31.7, measured from the lowest grade on either side of the retaining wall.

7.32 BUILDING FACADES AT WEST STREET AND SAN RAMON PASEO

The building facades at townhouses shall be designed to emphasize a rhythm reflecting the scale of the individual townhouses. The facades shall also be designed as larger compositional elements that relate to the scale of the multifamily buildings on the opposite side of West Street. Refer to G.7.14.2 for the relationship between townhouses and multifamily buildings at West Street.

STANDARDS

S.7.32.1 Facade Modulation

Townhouse facades facing West Street and San Ramon Paseo shall provide facade modulation elements at an average spacing not to exceed 20 feet measured to the centerline of the modulation element. Modulation elements may include any of the elements indicated below. Refer to Figure 7.32–1 for illustration.

- Recessed portions of the facade with an average depth of not less than 1 foot. The area of recess shall be equal to at least of 15% of the facade area of the townhouse unit.
- Projecting bays with a average projection of not less than 2 feet from required streetwall. The area of the bay shall be equal to at least 15% of the facade area of the townhouse unit. Projecting bays are allowed to extend into the required setback zone as set forth in Section 7.3 (Setbacks).
- Balconies with a width of not less than 6 feet measured from outside of railing and a minimum projection from the streetwall of not less than 2 feet. Balconies are allowed to project up to 3 feet into the required setback. Doors shall be provided from occupied space to balconies.
- Other modulation measures or combinations of modulation measures shall be allowed subject to quantitative analysis that demonstrates the proposed modulation provides visual relief similar to the measures described above.

S.7.32.2 Buildings at Sloping Frontages

Where the slope at the public frontage on West Street and San Ramon Paseo exceeds 3%, the floor levels of a townhouse shall step to follow the grade. The average distance between steps shall not exceed 80 feet. Required stepping shall occur at all floor levels and shall provide a clear visual step at the building facade. Where feasible, steps in building level shall occur at pedestrian passages.

S.7.32.3 Exterior Materials

- Facades fronting on West Street and San Ramon Paseo shall meet the standards and guidelines in Section 7.17 and the additional requirements included below:

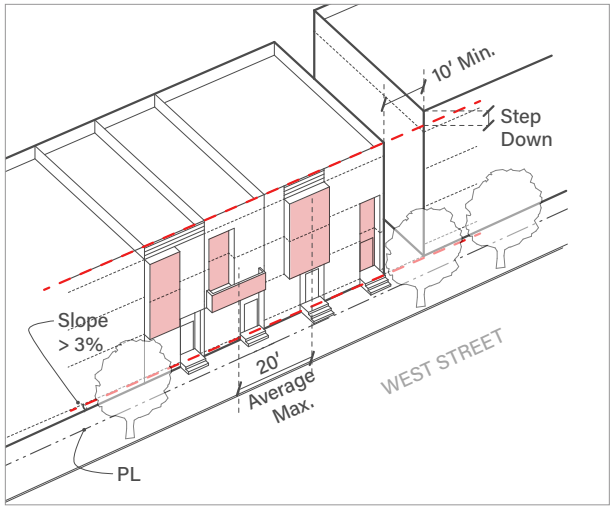


Figure 7.32–1: *West Street Frontage*

- At townhouse facades fronting on West Street and on San Ramon Paseo at least 25% of the facade area, exclusive of fenestration, shall consist of Category A materials. High quality materials shall be concentrated at the first level to enhance the street level character of the buildings.

S.7.32.4 Windows and Doors

The combined area of exterior windows and doors fronting onto West Street or onto San Ramon Paseo shall equal not less than 25% of the facade area of each townhouse unit. The combined area of windows and doors shall be not be less than 20% at any single floor level.

7.33 BUILDING FACADES ON PRIVATE DRIVES

Private drives are important shared spaces, providing light and views at units and internal circulation for pedestrians and cyclists, as well as autos. The building facades at private drives shall be designed to emphasize a rhythm of elements that reflects the scale of the individual townhouses.

STANDARDS

S.7.33.1 Facade Modulation

Townhouse facades facing private drives shall provide facade modulation elements at an average spacing not to exceed 20 feet measured to the centerline of the modulation element. Modulation elements may include any of the elements indicated below. Refer to Figure 7.33–1 for illustration. These modulations include:

- Recessed portions of the facade with an average depth of not less than 1 foot. The area of recess shall be equal to at least 10% of the facade area of the townhouse unit.
- Projecting bays with an average projection of not less than 1 foot from primary wall. The area of the bay will be not less than 10% of the facade area of the townhouse unit.
- Balconies or occupied space with a width of not less than 6 feet measured from outside of railing and a minimum projection from the primary wall of not less than 2 feet. Doors shall be provided from occupied spaces to balconies.
- Other modulation measures or combinations of modulation measures shall be allowed subject to quantitative analysis that demonstrates that the proposed modulation provides visual relief similar to the measures described above.

S.7.33.2 Buildings at Sloping Frontages

Where the average slope at a private drive exceeds 3%, the floor levels at townhouses shall step to follow the grade. The average distance between steps shall not exceed 80 feet. Required stepping shall occur at all floor levels and shall provide a clear visual step at the building facade. Where feasible, steps in building level shall occur at pedestrian passages.

S.7.33.3 Exterior Materials

Facades fronting on private drives shall be composed of any materials indicated in Section 7.17 (Exterior Materials and Fenestration). For facades on private drives there is no requirement for a minimum percentage of Category A materials.

S.7.33.4 Unit Entries

Unit entries shall be provided at the private drives at an average spacing not to exceed 80 feet. Secondary drives less than 80 feet in length are not subject to this requirement.

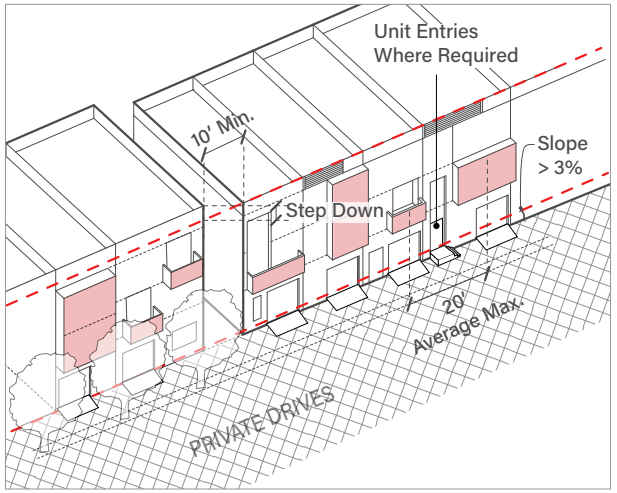


Figure 7.33–1: *Private Driveway Frontage*

S.7.33.5 Windows and Doors

The combined area of exterior windows and openings fronting onto private drives shall equal not less than 20% of the facade area of each townhouse unit. Garage doors shall not be considered openings for purpose of meeting this standard.

S.7.33.6 Garages

Refer to Section 7.38 (Vehicle Access and Parking) for standards related to garages and garage doors.

Stepped townhouses at sloping street

7.34 BUILDING FACADES AT WESTERN AND NORTHERN PROJECT BOUNDARIES

Facades fronting on the western and northern project boundaries will be highly visible from the surrounding community. These facades shall be designed as integral elements of the building and shall not be treated as secondary elements.

STANDARDS

S.7.34.1 Facade Standards

Facades fronting on the western and northern property lines will meet the standards for facade modulation at private drives.

7.35 GENERAL STANDARDS FOR ALL TOWNHOUSE FACADES

- All townhouse facades shall be treated as an integral part of the building design and shall provide windows, building articulations and material treatment as appropriate to the frontage.
- No portions of the facade shall exceed 20 feet without a window or opening except where the distance between townhouse buildings is 12 feet or less.
- Windows shall be placed to avoid direct views into adjacent units.

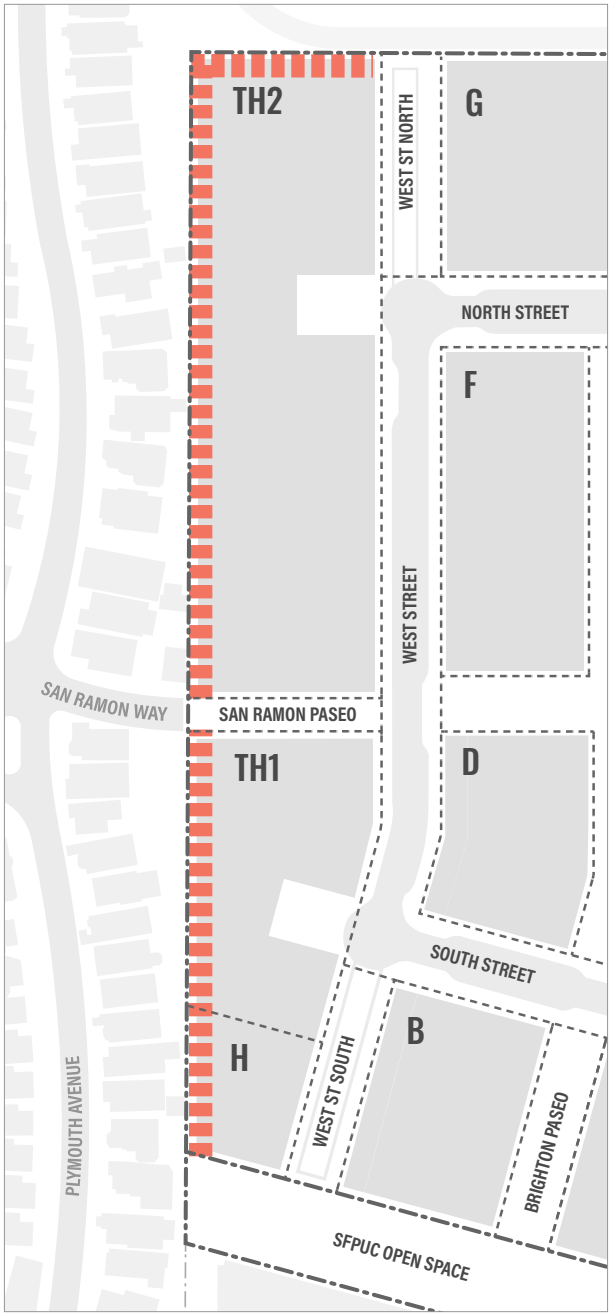


Figure 7.34–1: *Building Facades at Western and Northern Project Boundaries*

7.36 DWELLING UNIT EXPOSURE AND REAR YARDS

STANDARDS

S.7.36.1 Dwelling Unit Exposure

All townhouses and any units in multifamily buildings at Block H shall face onto a street or open space that meets one of the following definitions:

- A public street, private street, private drives or pedestrian way at least 20 feet in width.
- An open area, an inner court or a space between separate buildings, which is unobstructed (except obstructions permitted in the Planning Code Section 136) and is no less than 20 feet in every horizontal direction.

S.7.36.2 Rear Yards

Townhouses are not subject to rear yard requirements set forth in Planning Code Section 134.

7.37 OPEN SPACE

STANDARDS

S.7.37.1 Usable Open Space at Townhouses

A minimum of 40 square feet of usable open space per dwelling unit shall be provided at the townhouse blocks. Usable open space at townhouses may be provided by any combination of private and common open space.

- Balconies facing West Street are permitted to project up to 3 feet into the required setback.
- Private outdoor space, located at grade or at the same level as the ground floor living space, is allowed at all locations on the site, including within required setbacks.
- Roof terraces are allowed at all locations except at locations adjacent to the western project boundary as provided under Section S.7.31.5 (Balconies and Outdoor Space).
- Required common usable open space shall be located on the same block as the townhouse units it serves, and may be located anywhere on the block, subject to compliance with the other standards contained in Chapter 7.

Usable open space at townhouses

7.38 VEHICLE ACCESS AND PARKING

STANDARDS

S.7.38.1 Garage Access and Location

Garages serving dwelling units on West Street shall be accessed primarily from the private drives at the interior of the townhouse blocks.

S.7.38.2 Garage Doors at Townhouses

No individual townhouse unit shall have more than one garage door. Garage doors shall not exceed 10 feet in width.

S.7.38.3 Garage Doors on West Street

Garage doors on West Street, West Street North, and West Street South and shall be subject to the following limitations:

- Garage doors shall be separated by not less than 60 feet measured from centerline of garage door.
- The number of garage doors fronting on West Street shall not exceed four total.
- The number of garage doors fronting on the shared streets West Street North and West Street South shall not exceed two on each street.
- Garage doors may serve individual garages or may serve shared garages with multiple parking spaces.
- Curb cuts serving garage doors shall not exceed 10 feet in width.

S.7.38.4 Garage Space at West Street and San Ramon Paseo

Enclosed garage space is allowed adjacent to the West Street and San Ramon Paseo frontage provided it does not occupy more than 25% of the ground floor frontage. The remainder of the ground floor frontage shall be residential space meeting these standards and guidelines.

S.7.38.5 Access to Private Drives

Private drives may be accessed from West Street and from the shared streets at the following locations, as shown in Figure 7.38–1:

- Entry courts as defined in this chapter.
- From private streets, including West Street North and West Street South.
- From West Street at a maximum of two locations, in addition to entry courts.

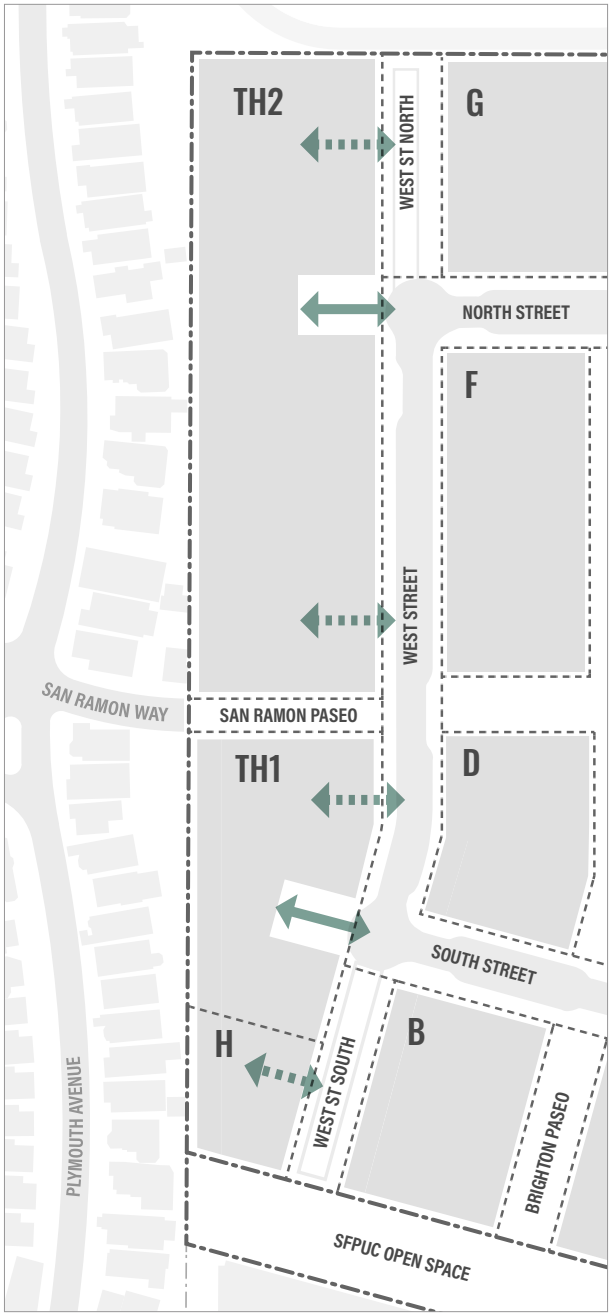


Figure 7.38–1: *Access to Private Drives*

S.7.38.6 Private Drives

Private drives shall be designed for shared use by autos, cyclists and pedestrians. Refer to Section 5.17 for standards related to streetscape and landscape.

- The travel lane for vehicles shall not exceed 20 feet unless required by the Fire Department.
- No vehicle access or driveway is allowed at San Ramon Paseo.

Setback from Project Boundary

- Private drives shall be setback at least 6 feet from western and northern project boundaries.
- The area between private drive and property line shall be planted as required in Section 7.30 (Pedestrian Connections).

S.7.38.7 Private Drives at Townhouses

Private drives shall be open at all times. Security gates and other access control measures are not allowed.

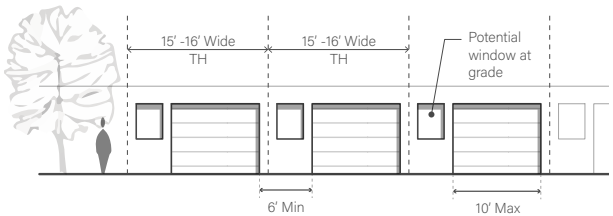


Figure 7.38–2: *Single Garage Doors*

S.7.38.8 Garage Doors at Private Drives

At private drives, garage doors shall not exceed a clear width of 10 feet. Individual garage doors shall be located not less than 6 feet apart as indicated in Figure 7.38–2 and Figure 7.38–3. No more than two garage doors may be located side by side provided the minimum wall area between the doors is not less than 2 feet and the distance between pairs of garage doors is not less than 10 feet, refer to Figure 7.38–3.

GUIDELINES

G.7.38.1 Private Drives at Townhouses

Private drives should be designed as an integrated part of the landscape with high quality paving and planting.

Provide occupancy controls at exterior lighting to ensure all exterior areas are safe and well-lit. Lighting may be mounted on buildings or poles but must be activated by sensor and centrally controlled.

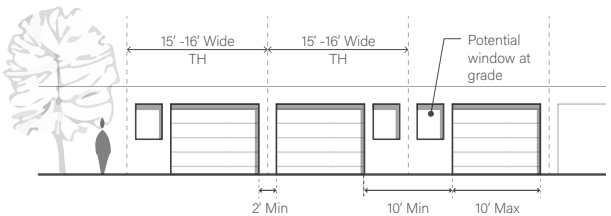


Figure 7.38–3: *Side by Side Garage Doors*

7.39 ON-SITE BICYCLE PARKING

STANDARDS

S.7.39.1 Class I On-Site Bicycle Parking at Townhouses

Bike parking shall be provided in accordance with the definitions and standards set forth in Planning Code Section 155.1 and 155.2, except as modified below:

- At townhouses with attached garages the garage shall provide sufficient area to accommodate at least one cargo or long tail bicycle in addition to the parked vehicle. The required bicycle parking space will be arranged to allow the bicycle to enter and exit the garage without moving a parked vehicle.
- For townhouses without attached garages, the required Class I parking shall be provided either within the unit at the entry level or in another secured location not more than 150 feet from the townhouse entry.
- Refer to S.7.23.1 (Design Standards for Class I Spaces) for standards related to Class I parking for oversized bicycles.

7.40 RETAINING WALLS

STANDARDS

S.7.40.1 Site Retaining Walls and Sloping Conditions at Townhouses

Retaining walls and sloped site areas shall be integrated into the architecture and landscaping.

Retaining walls shall not exceed an average height of five feet in height measured from grade at base of wall to grade at top of wall.

Required railings at retaining walls, if any, shall be not less than 50% transparent and shall be integrated with the architecture of the buildings. Refer to S.7.31.8 (Retaining Walls at Project Boundary)for limitations on retaining walls at the western project boundary.

7.41 UTILITIES AND SERVICES

STANDARDS

S.7.41.1 Waste Location

Private garages shall be designed to accommodate storage of individual waste bins, including separate bins for waste and recycling. Where townhomes are not provided with garages, enclosures shall be provided for waste and recycling bin. Enclosures shall be integrated into the architecture and landscaping

S.7.41.2 Location and Screening of Mechanical Equipment

Condensing units and similar mechanical equipment serving individual townhouse units shall be located in locations that are not visible from public streets or paseos.

Mechanical equipment, including roof mounted equipment, shall be screened from view from the public streets, shared streets, paseos and from neighboring homes on Plymouth Avenue. Screening shall consist of permanent elements that are integrated with the architecture and landscape to ensure a cohesive appearance.

S.7.41.3 Electric Meters

Electrical meters and other utility panels shall be integrated with the building design. Meters and utility panels are not allowed to face West Street, San Ramon Paseo or entry courts unless enclosed and integrated with the building design.

Enclosed utilities

APPENDICES

8

Appendix A BALBOA RESERVOIR DEFINITIONS

Capitalized terms used in this Appendix A that are not individually defined herein are defined in Planning Code Section 102 as of the effective date of the Balboa Reservoir Special Use District

Active Uses
Consist of the any of the following uses:

- Retail, Sales and Service
- Entertainment, Arts, and Recreation
- Childcare or Community Use
- Residential: dwelling units with direct access to a street or public open space or accessory uses to residential uses that are social in nature, such as lobbies and waiting areas, fitness rooms, workshops for hands-on projects and to conduct repairs, leasing offices, shared kitchens, resident libraries or reading rooms, community rooms, children's playrooms and classrooms, which may also serve as general assembly rooms, and accessory mail room.

Arts Activities
Per Section 102: a Retail, Entertainment, Arts and Recreation Use that includes performance, exhibition (except exhibition of films), rehearsal, production, post-production and some schools of any of the following: dance, music, dramatic art, film, video, graphic art, painting, drawing, sculpture, small-scale glassworks, ceramics, textiles, woodworking, photography, custom-made jewelry or apparel, and other visual, performance and sound arts and craft.
It shall exclude accredited Schools and Post-Secondary Educational Institutions.
It shall include commercial arts and art-related business service uses including, but not limited to, recording and editing services, small-scale film and video developing and printing; titling; video and film libraries; special effects production; fashion and photo stylists; production, sale and rental of theatrical wardrobes; and studio property production and rental companies.

Arts spaces shall include studios, workshops, archives and theaters, and other similar spaces customarily used principally for arts activities, exclusive of a Movie Theater, Amusement Enterprise, Adult Entertainment, and any other establishment where liquor is customarily served during performances.

Art related activity is required to be open to the public at regularly scheduled times with a minimum of 20 hours of public access a week.

Block
A Block means a Building Project block or a Publicly Accessible Open Space block as depicted on Figure 3.1–1 (Land Use Plan).

Car Share
A car share service that allows members to rent cars for short periods of time, often by the hour. A car share service maintains its vehicle fleet and provides automobile insurance for its members when they are using a car share vehicle.

Childcare Facility
Per Section 102: an Institutional Community Use defined in California Health and Safety Code Section 1596.750 that provides less than 24-hour care for children by licensed personnel and meets the open-space and other requirements of the State of California and other authorities.

Community Room
A facility within a privately-owned building but open for public use, in which the chief activity is not carried on as a gainful business and whose chief function is the gathering of persons from the immediate neighborhood in a structure for the purposes of recreation, culture, social interaction, health care, or education other than Institutional Uses as defined in Section 102 of the SF Planning Code. It shall exclude health care uses.

Fenestration
The arrangement of windows and openings on the exterior of the building.

Frontage
The vertical exterior face or wall of a building and its linear extent that is adjacent to or fronts on a street, right-of way, or open space.

Green Connections

A city wide project that aims to make the City more healthy, sustainable, and livable through features such as pedestrian and bicycle infrastructure, street trees and other landscaping, stormwater management, and opportunities for beautification, public art, and community stewardship. (https://sfplanning.org/project/green-connections)

Interim Uses

Interim uses are uses allowed prior to completion of construction. Interim uses may include Public and Private parking lots, tree nurseries: farmers' markets; arts or concert uses; and rental or sales offices incidental to new development.

Living Roof

A living roof is defined as the media for growing plants, as well as the set of related components installed exterior to a facility's roofing membrane. "Living Roof" shall include both "roof gardens" and "landscaped roofs" as defined in Planning Code Section 149.

Parcel

A development Block under one ownership that constitutes a complete and separate functional unit of development, and that does not extend beyond the property lines along streets or alleys.

Parking Garage

Per Section 102: a Non-Retail Automotive Use that provides temporary parking accommodations for automobiles, trucks, vans, bicycles, or motorcycles in a garage not open to the general public, without parking of recreational vehicles, mobile homes, boats, or other vehicles, or storage of vehicles, goods, or equipment. Provisions regulating automobile parking are set forth in Sections 155, 156, 303(t) or (u) and other provisions of Article 1.5 of this Code.

Parking Garage

Per Section 102: a Retail Automotive Use that provides temporary parking accommodations for automobiles, trucks, vans, bicycles, or motorcycles in a garage open to the general public, without parking of recreational vehicles, mobile homes, boats, or other vehicles, or storage of vehicles, goods, or equipment. Provisions regulating automobile parking are set forth in Sections 155, 156, 303(t) or (u) and other provisions of Article 1.5 of this Code.

Project Sponsor

Any other entity with rights to develop the property pursuant to the development agreement approved in conjunction with the SUD.

Projection

A part of a building surface that extends outwards from the primary facade plane. Projections may include balconies, bay windows and other architectural features. Projections may extend into the building setback or the public right-of-way subject to limitations set forth in the Standards and Guidelines.

Public Serving Uses

Public serving uses consist of privately owned uses that provide public services to the community. These uses may include Arts Activities, a Community Room, a Childcare Facility, a Public Parking Garage, Retail and Publicly Accessible Open Spaces.

Publicly Accessible Open Spaces

A usable open space that is accessible to the public, including an unenclosed park or garden at street grade or following the natural topography, improvements to hillsides or other unimproved public areas, an unenclosed plaza at street grade, or an unenclosed pedestrian pathway, or a shared pedestrian/vehicular right-of-way.

Residential Use

Uses that provide housing for San Francisco residents, rather than visitors, including Dwelling Units, Group Housing, Residential Hotels, Senior Housing and Student Housing.

Multifamily Housing

A residential building where multiple separate housing units for residential inhabitants are contained within one building.

Townhouse
A single-family dwelling unit that shares a wall with another dwelling and with direct access into the dwelling unit from a street or Publicly Accessible Open Space that does not require access through a lobby, corridor, or other common indoor space shared with other housing units.

Sales and Services
The use described in Section 102, except for Retail Automobile Uses, Adult Business, Hotel, Motel, and Self-Storage.

Roof Area
Roof area shall include areas of roof located above enclosed space. Roof area shall not include roof area above balconies or other non enclosed spaces, Roof area does not include the area of eaves, sunshades or other elements that are not located above enclosed space.

SF Plant Finder
SF Plant Finder is a resource for gardeners, designers, ecologists and others interested in greening neighborhoods, enhancing our urban ecology and surviving droughts. The Plant Finder recommends appropriate plants for sidewalks, private backyards and roofs that are adapted to San Francisco's unique environment, climate and habitats.

SFPUC Open Space
The fee parcel retained by SFPUC (San Francisco Public Utilities Commission) at the southern property boundary of the Balboa Reservoir to allow access to SFPUC water infrastructure. All improvements to this parcel and public use of this parcel are subject to approval by SFPUC.

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

Appendix B SUSTAINABLE NEIGHBORHOOD FRAMEWORK

The City of San Francisco, led by SF Planning, in collaboration with fellow agencies, has developed a Sustainable Neighborhood Framework, which builds on years of work around various "eco-districts" (e.g., Mission Rock, Central SoMa Area Plan) and global best practices. The Framework seeks to synthesize citywide sustainability, climate, and resilience-related policies into a comprehensive yet streamlined tool that helps any scale development amplify environmental performance, quality of life, and community co-benefits. It also seeks to ensure investments throughout the built environment support San Francisco's global commitment to be a net-zero city by 2050 by embedding the City's bold and urgent climate and related goals: healthy air, renewable energy, clean water, robust ecosystems, and zero waste.

As a platform, the Framework aims to:

- Provide a consistent vision and set of priorities for sustainable development throughout the City;
- Advance equity and climate resilience through the thoughtful, integrated, and innovative pursuit of environmental sustainability regulations; and
- Help identify opportunities, constraints, best practices, and potential partnerships for success.

The Sustainable Neighborhood Framework is centered on five goals, which are supported by 15 targets that guide project based sustainability efforts. Refer to Figure 8.1–1.

Figure 08.1–1: *San Francisco Sustainable Neighborhood Framework*

The Balboa Reservoir neighborhood has adopted the San Francisco Sustainable Neighborhood Framework (SNF) to guide all aspects of sustainable design and operations. The SNF matrix on the following pages provides a summary of sustainability goals and standards for the project. Refer to Chapter 4 for the full description of the sustainability goals, standrds and guidelines for the Balboa Reservoir.

GOAL 1

Ensure Non-Toxic & Comfortable Air Indoors & Out

EQUITY

OPPORTUNITIES: Keep from exacerbating the health impacts of cumulative air pollution like respiratory and cardiovascular; decrease hospital visits for those with limited access to health insurance

CONSIDERATIONS: projects in neighborhoods with populations with greatest sensitivity to extreme heat should take additional measures to provide habitable environments; population-specific health challenges may warrant additional study

RESILIENCE

OPPORTUNITIES: better respond to heat waves and bad air quality days

CONSIDERATIONS: integrate future heating and cooling needs into energy capacity scaling equipment; extreme heat puts pressure on essential services such as energy, transport, and health

CLIMATE

OPPORTUNITIES: lower toxic pollutants; renewable electricity exports; reduced risks of ozone production due to higher temperatures

CONSIDERATIONS: analyze long-term climate impacts of strategies to respond to high temperatures

CITY TARGET	APPROACHES	CITY REQUIREMENTS	GOALS FOR THE BALBOA RESERVOIR NEIGHBORHOOD	PROJECT STANDARDS & GUIDELINES FROM DSG
ZERO-EMISSION environments	**LAND USE**			**G.4.2.1.1** Electric Building Systems **G.4.2.1.2** Domestic Water Heating **G.4.2.3.1** Construction Indoor Air Quality Management Plan **S.4.2.2** TDM Ordinance **S.4.2.4.1** EV Charging Stations **S.4.2.4.2** Future Capacity **S.6.6.8** Bike Repair Stand
	ALL-ELECTRIC	All-electric preferred [GBC '20]	• 100% of building systems will be designed for electricity. Buildings will reduce all sources of local GHG.	
	CONSTRUCTION PRACTICES	/ Construction Air Filtration [GBC]	• Minimize particulate matter emissions associated with diesel fuel engines during construction by implementing a Clean Construction Plan.	
	MATERIAL SELECTION	/ GHG Emissions checklist [CEQA]		
	ACTIVE MOBILITY	/ Transportation Demand Management (TDM) / Sidewalk widening, bike racks [BSP, PC]	• 80% of the trips to and from the site will be by sustainable modes and the project will achieve a vehicle trip reduction of at least 30% compared with a comparable project without TDM measures.	
	ELECTRIC VEHICLES	/ 100% EV-ready off-street parking [EC] / EV charges @ 5% of spaces [EC]	• EV charging stations to be installed at 100% of the on-site parking spaces while avoiding any upgrades to the electrical infrastructure.	
100% NON-TOXIC interiors	**MATERIAL SELECTION**	/ Low-Emitting Materials [GBC/LEED]	• 100% of interior materials will meet all low-emitting materials and emissions testing requirements of the current version of LEED.	**G.4.3.1.1** Low Emitting Materials **S.4.3.2.1** Ventilation Requirements **G.4.3.2.1** Improved Ventilation and Windows **G.4.3.2.2** Non-Toxic Cleaning and Pest Control
	AIR FILTRATION	/ High Quality Air Filtration [Art 38]		
COMFORTABLE micro-climate	**PASSIVE EXTERIOR COOLING**		• The project will provide thermal and clean air safety zones for heat wave and compromised air quality relief. • 50% of the units will be designed to have cross ventilation.	
	INTERIOR RESPITES			

GOAL 2

ACHIEVE AN EFFICIENT & FOSSIL FUEL-FREE ENVIRONMENT

EQUITY

OPPORTUNITIES: healthier air; lower utility costs & minimized rate volatility; improved indoor comfort; energy revenues for local economy; equal access to energy efficiency upgrades for renters; increase job opportunities for energy upgrade work.

CONSIDERATIONS: avoid passing upfront retrofit costs to residents; limited triggers/funding for existing building retrofits; explore opportunities for community-owned solar.

RESILIENCE

OPPORTUNITIES: reduced outages; emergency power supplies; reduced risk from natural gas explosions; secure against global oil price shifts and instability; better respond to heat waves and bad air quality days.

CONSIDERATIONS: plan for most vulnerable communities; tenant education about energy measures are great opportunities to foster stronger and connected communities.

CLIMATE

OPPORTUNITIES: emission free; increasing energy efficiency reduces overall demand and accommodates fuel switching; reduce toxic pollutants.

CONSIDERATIONS: when assessing carbon footprint factor-in gas leak rates at well sites, forgo gas infrastructures to receive credits.

CITY TARGET	APPROACHES	CITY REQUIREMENTS	GOALS FOR THE BALBOA RESERVOIR NEIGHBORHOOD	PROJECT STANDARDS & GUIDELINES FROM DSG
MAXIMUM ENERGY EFFICIENT environments	SOLAR ORIENTATION BUILDING FORM ENVELOPE & FAÇADE TREATMENTS MECHANICAL SYSTEMS VEGETATION	/ Reduce energy use by 5% [Title 24/ GBC]	• Building envelope will be designed to be at least 5% better than the current energy code standard. • All buildings will utilize heat recovery ventilation at locations where the result is a significant increase in the efficiency and efficacy of the mechanical system. • All units will have smart thermostat controls to shift the load on the electricity grid and reduce carbon emissions.	**S.4.4.1.1** Glazing **G.4.4.1.1** Natural Ventilation **G.4.4.1.2** Reduced Solar Gain **G.4.4.1.3** Window Sizing **S.4.4.2.1** Infiltration **G.4.4.2.1** High Efficiency HVAC Systems **G.6.7.1** Energy-Efficient Lighting **S.6.7.2** Energy-Efficient Lighting Fixtures
100% CARBON-FREE energy	ON-SITE RENEWABLE POWER GENERATION SOLAR THERMAL HOT WATER BATTERY STORAGE ALL-ELECTRIC GREEN POWER PURCHASE	/ 15% roof area installed with solar PV or solar thermal systems [GBC]	• The project will generate 25% of its building energy demand via on-site renewable energy generation systems, in conjunction with measures to reduce EUI. • The project will evaluate providing battery storage for PV systems on a building by building basis to provide power supply in the event of a power outage or emergency.	**S.4.5.1.1** On-Site Renewable Energy **S.4.5.2.1** Solar Thermal Arrays **S.4.5.4.1** SFPUC Power
SMART systems & operations	AUTOMATION & CONTROL REPORTING & ENGAGEMENT		• Each building will participate in a whole building monitoring system consistent with LEED standards, reporting energy and water use to a third party utility tracking provider. • The project will provide thermal and clean air safety zones for heat wave and compromised air quality relief at community room or at childcare. Safety zones will include centralized emergency power and communication zones where people can charge phones or refrigerate medications during extended power outages.	**S.4.6.1.1** Individual Metering **S.4.6.2.1** Resident Education **G.4.14.1** Common Areas **G.4.14.2** Connect Residents with Local Resources

GOAL 3

SUPPORT BIODIVERSITY & CONNECT EVERYONE TO NATURE DAILY

EQUITY

OPPORTUNITIES: access to healthy and affordable food; physical and mental health improvement; social cohesion and connection to one's environment; reduced exposure to noise, air pollution, and extreme heat; robust biodiversity minimizes rodent infestations.

CONSIDERATIONS: inequitable access, use, or quality of green spaces by vulnerable populations; additional maintenance costs (public & private); potential existing contaminants for safe food production.

RESILIENCE

OPPORTUNITIES: ecosystem services improve shoreline and urban flood management, reducing housing and work place instability and access due to flooding; planted hillsides are less susceptible to erosion and landslides; wildlife biodiversity.

CONSIDERATIONS: increased landscaping that includes too much impervious surface can increase flooding; poor plant selection or irrigation equipment can exacerbate water scarcity.

CLIMATE

OPPORTUNITIES: enhance climate regulation and carbon sequestration; reduce carbon footprint associated with to large-scale food production; distribution and waste; improve water efficiency.

CONSIDERATIONS: gas-powered lawn equipment exacerbates emissions and health impacts of landscaping; poor landscaping maintenance practices can lead to additional methane from decomposing green waste.

CITY TARGET	APPROACHES	CITY REQUIREMENTS	GOALS FOR THE BALBOA RESERVOIR NEIGHBORHOOD	PROJECT STANDARDS & GUIDELINES FROM DSG
GREEN space equivalent to 1/2 site area	**OPEN SPACES**	/ X SF per unit, X SF if common space (does not require greening) [PC]	• 50% of site area will be vegetated, including areas of tree canopy and green roofs or landscaping at courtyards.	**G.4.7.1** Planting at On-Site Open Space **G.4.7.2** Green Roofs **S.4.11.1** Stormwater Management **G.4.11.1** Infiltration
	LIVING ROOFS	/ 25% front yard set-back landscaped (50% pervious) [PC] / 30% roof area as living roof [PC alt]		
	GREEN WALLS			
	GREEN INFRASTRUCTURE	/ Manage 25% of stormwater onsite [SMO option]		
	RIGHT-OF-WAY	/ 1 street tree every 20' [PC]		
BIODIVERSE landscapes of 100% climate appropriate, majority local species	**TREE CANOPY**		• 100% healthy landscaping practices - minimizing or eliminating pesticide, herbicide or fertilizer use following the City's Integrated Pest Management Ordinance. • All non-turf green areas shall be climate-appropriate plants, 70% of which shall be native. • Use all-electric / clean fuel landscape maintenance equipment.	**S.4.8.1** Native Landscaping **G.4.8.1** Low Emissions Maintenance **G.4.8.2** Ecological Placemaking **G.4.8.3** Daily Maintenance **G.4.8.4** Quarterly Horticultural Services **S.5.9.1** Native Plant Ratio **S.6.3.1** Planting Requirement
	UNDERSTORY PLANTING			
	NATURAL AREAS			
	BUILDING FAÇADES			
HEALTHY food & wildlife systems	**BUILDINGS**	/ Bird Safe Buildings [PC]	• Collaborate with City College culinary program to create on-site programs to assist resident and neighbors in growing and preparing healthy foods.	**G.4.9.1** Access to Community Gardens **G.4.9.2** Healthy Food Education **G.4.9.3** Food Corridor **G.4.9.4** Sustainable Pest Control **G.6.9.1** Public Education
	OPEN SPACES			
	OPERATIONS			

GOAL 4

MAXIMIZE CONSERVATION, FLOOD PROTECTION & WATERSHED HEALTH

EQUITY

OPPORTUNITIES: Keep from exacerbating the health impacts of populations impacted by toxins in water; reduce home-based health hazards; reduce the disproportionate racial impact of flooding.

CONSIDERATIONS: ground water pollution is more prevalent in disadvantaged communities; in case of emergency plan for large-scale temporary relocation of low-income residents; use high quality potable water filters.

RESILIENCE

OPPORTUNITIES: decrease risk of flooding of power generation, transmission, and distribution networks; reduce vulnerability to droughts; better respond to heat waves and bad air quality days.

CONSIDERATIONS: In urban centers, critical services like healthcare, food supply, transportation, energy systems, schools and retail share interdependencies with water.

CLIMATE

OPPORTUNITIES: decrease in energy and emissions associated with extraction, conveyance, treatment and consumption of water.

CONSIDERATIONS: climate change is expected to impact water quality by increasing the nutrient content, pathogens, and the sediment levels of surface water.

CITY TARGET	APPROACHES	CITY REQUIREMENTS	GOALS FOR THE BALBOA RESERVOIR NEIGHBORHOOD	PROJECT STANDARDS & GUIDELINES FROM DSG
REGENERATIVE systems that minimize consumption & maximize reuse	**EFFICIENT FIXTURES**	/ Reduced water consumption [GBC]		**S.4.10.1.1** Smart Metering **S.4.10.2.1** Plumbing Fixtures **S.4.10.3.1** Drip Irrigation **S.4.10.3.2** Gray Water Irrigation **S.4.10.3.3** Edible Plating Irrigation **S.4.10.5** Non-Potable Reuse **G.4.10.5** Gray Water Treatment
	SMART-METERING	/ Residential multifamily water sub-metering [GBC/CA Water Code]		
	NON-POTABLE REUSE	/ Onsite systems for non-potable flushing and irrigation [Art 12C]	• Project will meet 100% of the site's non-potable demand through gray water treatment and reuse. For subsidized residential units the goal will be balanced with available funding and priorities related to affordability.	
	IRRIGATION	/ Low water, climate appropriate plants [GBC]	• Use 100% climate appropriate trees and plantings including turf areas.	
100% FLOOD-SAFE buildings & sidewalks	**DESIGN ELEVATIONS**	/ Sea level rise consideration [CEQA] / 100-yr flood disclosure		**S.4.11.1** Stormwater Management **S.4.11.2** SFPUC Open Space **G.4.11.1** Infiltration **G.5.10.3** Permeable Paving **S.6.2.1** Building Stormwater **S.6.2.2** Landscape Stormwater Features **S.6.2.3** Rain Garden Design **S.6.2.4** Permeable Paving **G.6.5.2** Permeable Paving **G.6.9.2** Stormwater Interpretataive Signage **S.6.12.4** Percentage of Pervious Surface
	GREY INFRASTRUCTURE	/ Ensure positive sewage flow, raise entryway elevation and/or special sidewalk construction and deep gutters if risk of ground-level flooding	• 70% of surfaces within the SFPUC Retained Fee Open Space to be pervious, subject to review and approval by the SFPUC.	
	GREEN INFRASTRUCTURE	/ Front setback 25% permeable [PC]	• Maximize localized stormwater managment through green infrastructure throughout the site including at streets, open spaces and buildings to protect against flooding and to provide co-benefits.	
HIGH QUALITY waterways & sources	**EROSION PREVENTION**	/ Slowed stormwater flow rates [SMO]	• All units will be provided with filtration at either the kitchen faucet or a the refrigerator to ensure high quality drinking water at all times.	
	POLLUTANT MANAGEMENT	/ Reduced runoff and pollution from construction [GBC] / (MS4) filter or treat 80% on site [SMO]		

GOAL 5

PRIORITIZE RESOURCE CONSERVATION, RESPONSIBILITY & REUSE

EQUITY

OPPORTUNITIES: Keep from exacerbating the health impacts of cumulative air pollution like respiratory and cardiovascular; decrease hospital visits for those with limited access to health insurance.

CONSIDERATIONS: projects in neighborhoods with populations with greatest sensitivity to extreme heat should take additional measures to provide habitable environments; population-specific health challenges may warrant additional study.

RESILIENCE

OPPORTUNITIES: better respond to heat waves and bad air quality days.

CONSIDERATIONS: integrate future heating and cooling needs into energy capacity scaling equipment; extreme heat puts pressure on essential services such as energy, transport, and health.

CLIMATE

OPPORTUNITIES: lower toxic pollutants; renewable electricity exports; reduced risks of ozone production due to higher temperatures.

CONSIDERATIONS: analyze long-term climate impacts of strategies to respond to high temperatures.

CITY TARGET	APPROACHES	CITY REQUIREMENTS	GOALS FOR THE BALBOA RESERVOIR NEIGHBORHOOD	PROJECT STANDARDS & GUIDELINES FROM DSG
100% RESPONSIBLE material use	RESOURCE EXTRACTION		• Establish a Sustainable Procurement Program for each building targeting 100% of materials to meet at least one sustainable materials criteria. • Evaluate carbon sequestration concrete and utilize as demonstration project. • Prioritize Forest Stewardship Council (FSC) Certifed Wood and use FSC certifed wood for 50% of total framing materials.	**S.4.2.3.1** Sustainable Procurement Evaluation **G.4.2.3.1** Prioritize Local Materials and Manufacturers **G.4.2.3.2** Material Life Cycle **S.4.13.1** Recycling and Composting Ordinance **S.4.13.2** Recycling of Construction Waste **G.4.13.1** Recycling **G.4.13.2** Balanced Cut and Fill **G.6.5.3** Sustainable Materials **G.6.6.1** Waste Receptacles **S.6.6.4** Natural Site Elements
	REUSABLE PRODUCTS	/ Accessible and sufficient collection systems / Recycling and composting (buildings)		
Significantly REDUCED per-capita waste generation	3-STREAM WASTE COLLECTION		• Divert 100% of residential waste generated from landfll.	
	CONSUMPTION & PURCHASING			
	COST MONITORING			
100% materials RECOVERED from waste stream	MATERIAL RE-USE			
	CONSTRUCTION DEBRIS	/ Construction waste diversion (65%)	• Divert 75% of construction and demolition waste with a minimum of 4 separate waste streams.	

Appendix C COMPLIANCE CHECKLIST

Project Name, if applicable:	
Block and Lot:	
Applicant / Authorized Agent:	

Balboa Reservoir Design Standards & Guidelines

Compliance Checklist for Projects: §249.88 of the San Francisco Planning Code

This project requires (check as applicable and briefly outline):

☐ Director Determination (e)(3) :	
☐ Conditional Use Authorization (e) :	

CHAPTER N° / NAME	SUB-CHAPTER N° / NAME	STANDARD N° / NAME	STANDARD	PROJECT COMPLIANCE	NOTES
3.0: Land Use	3.1: Overview	Figure 3.1-1: Land Use Plan	Project complies with parcelization and Land Use for each parcel codified in the Land Use diagram.	☐	
	3.2: Residential Uses	S.3.2.2: Dwelling Unit Mix	The dwelling unit density shall include: • a minimum of 30% 2 bedroom units • a minimum of 10% 3 bedroom units in aggregate for the project.	☐	
	3.4: Public Parking Garage	S.3.4.1: Public Parking Garage	If proposed, a public parking garage • Shall not exceed 450 parking spaces; • is allowed subgrade at blocks A-G; and • is allowed above grade at Blocks A and G.	☐	
	3.6: Permitted Uses	S.3.6.1: Permitted Uses	Uses shall be permitted as shown in Table 3.6-1.	☐	
4.0: Sustainability	4.2.2: Transportation Demand Management	S.4.2.2.1: TDM Ordinance	The project contributes to the overall Balboa Reservoir Neighborhood implementation of TDM strategies achieving 30 points in San Francisco's TDM Menu and achieve performance not exceeding 70% of environmental review estimated trips	☐	
	4.2.4: EV Charging Stations	S.4.2.4.1: EV Infrastructure	The project provides EV charging stations at a minimum of 20% of the off street parking spaces.	☐	
	4.4.1: Envelope and Façade Treatments	S.4.4.1.1: Glazing	Glazing will not exceed a solar heat gain coefficient of 0.25	☐	
	4.5.1: On-Site Renewable Power Generation	S.4.5.1.1: On-Site Renewable Energy	The project maximizes the roof area available for Solar PV and/or Solar Thermal installation while allowing for building maintenance and roof-mounted equipment	☐	
		S.4.5.2.1: Solar Thermal Arrays	Where solar thermal arrays are used, they should be sized to provide 80% of annual hot water demand; this equals approximately 25% of building roof area	☐	

Project Name, if applicable:	
Block and Lot:	
Applicant / Authorized Agent:	

CHAPTER N^{O} / NAME	SUB-CHAPTER N^{O} / NAME	STANDARD N^{O} / NAME	STANDARD	PROJECT COMPLIANCE	NOTES
	4.8: Biodiversity	S.4.6.1: Native Landscaping	The project shall provide 70% of non-turf landscaping for native species and support of biodiversity	☐	
	4.10.3 Drought Tolerant Landscape	S.4.10.3.1: Drip Irrigation	All landscape areas shall provide drought tolerant species and drip irrigation		
	4.11.1: Stormwater	S.4.11.1: Stormwater Management	Low Impact Development shall be used to reduce peak and total stormwater volume by 25% for the site.	☐	
		S4.11.2: SFPUC Retained Fee Open Space	The SFPUC Retained Fee Open Space shall provide 50% pervious surfaces	☐	
	5.4: Overview	S.5.4.1: Pedestrian Throughway Zone	• All streets shall provide at minimum a 6-foot-wide pedestrian throughway. • At sidewalks where there is a continuous planting zone, a minimum of 3-foot by 5-foot passing zone at a maximum of 200-feet on center shall be provided.	☐	
		S.5.4.2: Furnishing Zone	A minimum 4-foot-wide accessible pathway shall be centered adjacent to parking in the furnishing zones	☐	
	5.5: Street Trees	S.5.5.1: Street Trees	Street trees shall be in a minimum 24 inch box spaced at maximum 20 feet on center.	☐	
	5.9: Street Planting Palette	S.5.9.1: Native Plant Ratio	100% of non-turf green areas must be climate appropriate plants, within which 75% must be native species	☐	
	5.13-5.17: Street Design By Individual Case		Streets conform to the dimensions and intent provided in Chapter 5, Subchapter 5.13-5.17.	☐	
6.0: Open Space Network	6.2: Working Urban Ecosystem	S.6.2.1: Building Stormwater	Buildings that are directly adjacent to public open space shall direct at least 50% of the building's stormwater to open space rain gardens.	☐	
	6.3: Open Space Planting Palette	S.6.3.1: Planting Requirement	76% of regular planting and stormwater areas must be native species as provided in the Open Space Planting pallette, Figure 6.3-1 - 6.3-2.	☐	
	6.6: Site Furnishing	S.6.6.1: Built-In Seating	• Furnishings shall be integrated into the permanent features of the open space • Furnishings shall be distributed throughout all program areas. • Seating shall be constructed with high-quality durable materials, with a combination of backed and backless seating	☐	

Project Name, if applicable:	
Block and Lot:	
Applicant / Authorized Agent:	

CHAPTER N^{O} / NAME	SUB-CHAPTER N^{O} / NAME	STANDARD N^{O} / NAME	STANDARD	PROJECT COMPLIANCE	NOTES
		S6.6.5: Metalwork Requirement and Finish	Finishes shall be either Tnemec steel coating or equal, galvanized metal, or 316 grade stainless steel.	☐	
	6.7: Lighting	S.6.7.3: Pedestrian Scale Lighting	The project provides a variety of lighting zones with different light types and levels in accordance with Figure 6.7-2.	☐	
	6.9: Wayfinding & Signage	S.6.9.3: Free Standing Signage	Billboards are prohibited	☐	
	6.10: Carts and Kiosks in Open Spaces	S.6.10.1: Location of Carts and Kiosks	Carts and kiosks shall not block areas of emergency vehicle access (EVA) or accessible paths for travel	☐	
		S.6.10.2: Size of Carts and Kiosks	Within public open spaces, the maximum size for carts is 200 square feet and the maximum size for kiosks is 200 square feet	☐	
	6.12: Reservoir Park	S.6.12.1: Program	Open space Program shall conform to the minimum and maximum areas listed in table S.6.12.1	☐	
		S.6.12.3: Stormwater	The Reservoir Park stormwater management area should treat 50% of Block C,D,E, & F stormwater	☐	
		S.6.12.4: % of Pervious Surface	• At least 50% of the Park shall be pervious surface • 20% of the Park shall be permeable paving.	☐	
		S.6.12.5: Pedestrian Path	• Main paths in Reservoir Park shall be 8 feet • Secondary accessible paths in Reservoir Park shall be 6 feet wide.	☐	
		S.6.12.9: Tree Planting at Plaza	Tree planting at Lee Terrace and Pavillion Plaza shall provide a minimum of 700 cubic feet of uncompacted soil.	☐	
	6.13: Pavilion Plaza	S.6.13.1: Size	The maximum allowable footprint for the pavilion structure is 1,800 square feet. The height can vary from 10' to 14'.	☐	
		S.6.13.2: Program	The Pavilion shall provide built-in seating, a picnic table, a pet/human friendly drinking fountain, a serving counter and/or a barbecue	☐	
		S.16.13.4: Wind and Shade Protection	Vertical screens at Pavillion Plaza shall have 45% porosity to maintain transparency for safety and wind mitigation	☐	

Project Name, if applicable:	
Block and Lot:	
Applicant / Authorized Agent:	

CHAPTER N^{O} / NAME	SUB-CHAPTER N^{O} / NAME	STANDARD N^{O} / NAME	STANDARD	PROJECT COMPLIANCE	NOTES
	S.6.15: Gateway Landscape	S.6.15.1: Slopes	Side slopes at the Gateway Landscape shall not exceed a 3:1 ratio.	☐	
	S6.16: Brighton Paseo	S6.16.1: Percentage of Pervious Surfaces	• Minimum of 50% of Brighton Paseo shall be planted • Additional 20% of Paseo shall have permeable paving.	☐	
		S6.16.2: Pedestrian and Slow Bike Shared Path	A minimum 10 foot wide shared path shall be provided at the Brighton Paseo.	☐	
		S.6.16.4: Elevated Walkway	Elevated walkways over bioretention areas shall be elevated no higher than 30 inches above grade.	☐	
	6.16: San Ramon Paseo	S6.17.1: Percentage of Pervious Surface	• Minimum of 50% of San Ramon Paseo shall be planted • Additional 20% of Paseo shall have permeable paving.	☐	
		S.6.16.1: Pedestrian & Slow Bike Shared Path	A minimum 10 foot-wide shared path shall be provided at San Ramon Paseo.	☐	
		S.6.16.3: Elevated Walkway	Elevated walkways over bioretention areas shall be elevated no more than 30 inches from the adjacent grade.	☐	
		S.6.17.8: Planting Buffer	The shared path shall be set at a minimum of 8 feet away from the building parcel line	☐	
	6.18: Dog Relief Area	S.6.18.1: Size	A minimum of 2000 square feet is required sitewide for dog parks.	☐	
		S.6.18.2: Fencing and Security Gate	• The perimeter fence shall be no taller than 5' high measured from adjacent finished grade and shall be at least 85% transparent. • 8 foot by 8 foot minimum entry corral with two gates shall be required	☐	

Project Name, if applicable:	
Block and Lot:	
Applicant / Authorized Agent:	

CHAPTER N^{O} / NAME	SUB-CHAPTER N^{O} / NAME	STANDARD N^{O} / NAME	STANDARD	PROJECT COMPLIANCE	NOTES
7.0: Building Design	7.2: Height	S7.2.1: Maximum Height and Number of Stories	Proposed building Height and shall not exceed the maximums indicated on Figure 7.2-1, Figure 7.2-2, and Figure 7.2-3.	☐	
		S7.2.2: West Street Step-Down	At Blocks B, D, F & G, The maximum height of buildings West Street shall be limited to 48 feet for a depth of 20 feet as measured from the required setback. Refer to Figure 7.2-1.	☐	
		S7.2.3: Step Down at Western Property Line	At blocks TH1, TH2, and H the maximum height of buildings adjacent to the western property line is limited to 25 feet for a depth of 20 feet measured from required setback.	☐	
		S.7.2.5: Exceptions to Height Limits	The following exceptions to allowable height apply in addition to features listed in Planning Code §260(b)(1): ● Solar energy collection devices shall be allowed to a max. height of 10 feet. ● Rooftop enclosed utility sheds for living roofs shall not exceed area of 100 square feet and a maximum height of 10 feet ● Projections to accommodate additional ceiling height at top floor common amenity rooms to a maximum height of 10 feet average measured to finished surface at ceiling. ● Non-occupied architectural features, including wind screens shall be allowed up to 8 feet above the allowable height.	☐	
	7.3: Setbacks	S.7.3.1: Minimum Setbacks	Minimum setbacks measured from face of building finish to property line shall conform to Figure 7.3-1 and S7.3.4-7.3.8	☐	
		S.7.3.2: Obstructions	Exception to Planning Code §136: Obstructions into required setback areas may be up to four feet in horizontal depth.	☐	
		S.7.3.2: Planted Areas	Setbacks should provide continuous planted areas with a minimum average depth of 3 feet. Raised planters should not exceed an average of 3 feet above the adjacent grade level.	☐	
	7.4: Streetwalls	S.7.4.2: Streetwall Locations	Streetwalls may be offset from the setback line or property line by a maximum of 2 feet towards the interior of the parcel	☐	
		S.7.4.3: Extent of Required Streetwall	Street walls shall be provided at not less than 60% of the total area of the building façade area. Openings to interior courtyards and other breaks in the street wall required under 7.5: Mass Reduction shall not count towards the required Street Wall.	☐	

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	7.5: Mass Reduction at Long Façades	S.7.5.1: Applicability of Mass Reduction Standards	Buildings with a frontage exceeding 180 feet in length and height of 4 stories or 48 feet shall incorporate at least one massing strategy: ● Exterior Recess: min. width of 15 feet, min. depth of 10 feet, min. height 75% of façades ● Vertical Elements: min. width 10 feet, min. depth of 5 feet, min. height 75% of façades with a cumulative base footprint of recess equalling a minimum of 150 square feet.	☐	
		S7.5.2: Alternative Methods	Alternative strategies for Mass Reduction are allowed if they demonstrably provide an equivalent or greater mass reduction to the standards in S.7.5.1.	☐	
	7.6: Stepbacks at Upper Floors	S7.6.1: Block A, C, & E	Buildings at Blocks A, C and E shall provide: ● a one story contiguous step back equal to 15% of the total roof area or ● one-story non-contiguous stepbacks equal to 25% of the total area. The contiguous step backs shall have a minimum horizontal dimension of not less than 10 feet.	☐	
		S7.6.2: Blocks B, D, F, & G	Buildings at Blocks B, D, F & G shall provide a top floor step back equal to 10% of the total roof area at enclosed spaces. These step backs may be contiguous or may be comprised of multiple elements provided each step back element has a minimum horizontal dimension of not less than 10 feet in all directions.	☐	
	7.7: Opening to Interior Courtyards	S7.7.1: Required Openings	Courtyards at multifamily blocks shall provide a minimum of (1) opening between the courtyard and the adjacent public way or public open space. Where there are (2) or more courtyards on a single block, the opening shall be at the larger courtyard.	☐	
		S.7.7.2: Size and Configuration of Required Openings	Openings to internal courtyards shall provide: ● a minimum clear width of 20 feet ● a minimum clear height of 18 feet measured above grade at setback line ● Open-air walkways may cross the opening where providing 10 foot clearance and a maximum 8 foot in depth	☐	
	7.8: Dwelling	S.7.8.1: Unit Exposure at Multifamily Yards	All residential units shall face onto a street or open space that meets one of the following definitions. ● A public street, public alley, or paseo (public or private) min. 25 feet in width. ● An open area, an inner courtyard or a space between separate buildings on the same lot which is unobstructed (except for obstructions permitted in Planning Code Section 136) and is no less than 25 feet in every horizontal dimension.	☐	

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	7.9: Usable Open Space	S.7.9.1: Usable Open Space	Publicly accessible open space including paseos shall not count towards the required on-site usable open space.	☐	
		S.7.9.2: Required Amount	At the multifamily blocks, a minimum of 40 square feet of usable open space per dwelling unit shall be provided on site.	☐	
		S.7.9.3: Minimum Dimensions	• Any space credited as private Usable Open Space shall have a minimum horizontal dimension of five feet and a minimum area of 35 square feet. • Any space credited as common Useable Open Space shall have a minimum horizontal dimension of 10 feet and a minimum area of 150 square feet.	☐	
		S.7.9.4: Minimum Dimensions at Courts	• Inner Courts enclosed by building walls four stories or more height: a minimum rectangular area 30 feet by 40 feet enscribed within the enclosing walls. • Outer Courts enclosed by building walls four stories or more height: a minimum rectangular area 25 feet by 25 feet enscribed within the enclosing walls.	☐	
		S.7.9.7: Gates and Screens at common Usable Open Space	Gates, fences and screens separating common usable open space from public areas shall have 50% porosity for 75% of the length of any gate or screen.	☐	
	7.10: Ground Floor Activation	S.7.10.1-S.7.10.2: Definition of Ground Floor Uses	Ground floors shall be activated by Residential Common Areas or Residential Units in accordance with to Figure 7.10-1: • Residential Common Areas include lobbies, leasing areas, administrative office, and resident amenity spaces including fitness areas, pet and bike maintenance spaces, mail rooms and lobbies serving parking garages. Childcare, community room or retail space may be located at any ground floor locations where residential common areas are required. • Residential Units shall have direct access to the adjacent street or public way, except as otherwise allowed in these standards to provide activation.	☐	
		S.7.10.3: Required Entries	• At least one entry from street to a common area shall be provided at each location requiring ground floor common area. • Entries to ground floor units will be provided at a maximum average space of 35 feet.	☐	
		S.7.10.4: Minimum Depth	• Minimum depth of ground floor common areas shall be 20 feet from outside face of exterior wall. • Minimum depth of ground floor residential units shall be 15 feet from outside of exterior wall.	☐	

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		S.7.10.5: Minimum Height of Ground Floor	• Minimum height of ground floor common areas shall be 15 feet from adjacent sidewalk grade to floor surface of next story above. • At Block E & F minimum height may be reduced to 12 feet if located within 100 feet of North Street property line • Minimum ground floor height at residential units shall be 10 feet as measured from floor surface to floor surface of the story above.	☐	
		S.7.10.6: Transparency	• Ground floor common areas shall have a minimum transparency of 50% between two feet and twelve feet above finished floor with visible light transmittance of 80%. • Residential common areas shall provide direct visual access between the active space and the street with an average sill height of openings not exceeding 2 feet in height from finished floor. • Screening of required transparent openings is allowed below 8 feet above the adjacent sidewalk grade at bike storage rooms, administrative offices, business centers, pet amenity rooms and resident workshops. Light transmittance at screen areas shall not be less than 50%. • Ground floor residential units shall have a transparency of not less than 25% with average sill height of openings not exceeding 4 feet in height from finished floor.	☐	
		S7.10.9 Service Areas	Service areas including electrical rooms, mechanical rooms, refuse rooms and pump rooms may be located where ground residential units are required, subject to the following limitations: • Services shall not exceed a maximum total length of 40 feet or 25% of the required active frontage, whichever is greater. • Services shall be located a minimum of 25 feet from any corners as measured from the property line. • Building services are not allowed at ground floor locations where common areas are required.	☐	
		S.7.10.10: Façade Areas without Openings	No portion of the ground floor facade shall exceed 10 feet in height and 20 feet in length at Active Ground Floors without an opening into an active ground floor use, or a opening to a service area as allowed under Section 7.10.8.	☐	
		S7.10.11: Defined Building Base at Active Uses	A clearly defined base zone with a differentiated architectural expression from upper floors is required for a min. of 80% of the building frontage at active ground floor uses.	☐	
		S.7.10.13: Childcare Facility	• Floor to floor height at classrooms, meeting areas, lobby and primary circulation areas shall be minimum 14 feet. • Childcare facilities shall provide transparency as required for residential common areas as described in S.7.10.6. • Screening of required transparent openings is allowed to a maximum 8 feet above the sidewalk where necessary for security at classrooms or other childcare spaces.	☐	

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	7.11: Building Entries	S.7.11.1: Main Entry Porch	Each multifamily building shall provide a primary entry with a sheltering exterior porch with minimum horizontal dimensions of 8 feet by 12 feet.	☐	
		S.7.11.2: Location	Primary entries shall be located where indicated on Figure 7.10.1. Alternate locations are allowed if they provide equal activation of public areas and equal convenience.	☐	
		S.7.11.3: Direct Access	Common lobbies and primary entries shall be directly accessible to the public way or public open space without intervening gates or walls.	☐	
	7.12: Entries to Ground Floor Units	S.7.12.2: Location and Spacing	• Front stoops and landings serving ground floor units shall be provided at frontages identified in Section 7.10. • The distance between unit entries shall not exceed an average of 35 feet measured from center, or to face of door where perpendicular to street where required.	☐	
		S.7.12.3: Design of Entries and Front Stoops at Multifamily Buildings	• The Landing Elevation at stoops shall be not less than 2 feet and not more than 5 feet above the adjacent sidewalk grade. • Up to 25 percent of the required stoops on a given frontage can deviate from these requirements to accommodate sloping site conditions and/or configuration of primary entry internal to building.	☐	
		S.7.12.4: At Grade Entries	Where site constraints prevent units from being raised above grade: landings and entries may be located less than 2 feet above grade, provided the entry door is setback a minimum of 8 feet from property line	☐	
		S.7.12.5: Private Outdoor Space in Lieu of Entries	Where sloping conditions result in unit entries located higher than five feet above adjacent grade, elevated private terraces may be provided in lieu of stoops.	☐	
	7.13: Ground Floor Retail	S.7.13.2: Depth and Height	• Minimum depth of ground floor retail shall be 30 feet from exterior wall • Typical minimum ground floor height shall be 14 feet as measured from floor to floor above	☐	
		S.7.13.3: Transparency & Daylighting	• Transparency at retail frontage shall be not less than 75% with a visible light transmittance of at least 80%. • Average sill height shall not exceed 2 feet. Interior partitions exceeding 4 feet in height shall be set back not less than 10 feet from exterior glazing.	☐	

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	7.14: Frontage Character	S.7.14.2: Ground Floor Articulation	The ground floor on Lee Avenue shall be articulated as a defined base zone with a minimum height of 15 feet at residential common areas and a minimum height of 10 feet at residential units.	☐	
		S.7.14.3: Vertical Articulation at West Street	• Vertical massing breaks shall be provided at the building frontage at 100 feet on center, average. • Massing breaks shall be min. 8 feet wide and min. 5 feet deep extending vertically through no less than three floor levels.	☐	
		S.7.14.4: Shared Spaces at Park Frontage (S.7.14.5 for SFPUC Open Space)	Each frontage on Reservoir Park shall provide at least two shared elements that activate the park and provide visual focal points: • outdoor covered porch or canopy serving a building entry and/or common building amenity with a min. floor to ceiling height of 15 feet and a min. width of 25 feet. • shared outdoor terrace with min. width of 30 feet and a min. depth of 12 feet • shared roof terrace accessible to all building residents with a min. width of 30 feet, a min. depth of 10 feet, at a location overlooking the park. • Large glazed openings at indoor common residential area in conjunction with Common entry porch, terrace, or upper floor roof terrace allowing unobstructed views between the shared interior common space and the park	☐	
		S.7.14.8:Usable Open Space at Stoops (Brighton Paseo frontage)	A minimum of four unit entries with raised stoops shall be provided at Brighton Paseo. Each required front stoop shall provide a landing area not less than 5 feet by 6 feet.	☐	
	7.15: Roof Design	S.7.15.1: Articulated Roof Forms	Buildings exceeding 3 stories in height shall provide an articulated roof form incorporating or combining the following: • Option 1: An articulated roof form equal to a minimum 25% of the total building roof area with a minimum average slope not less than 2:12 and minimum vertical projection of 6 feet. • Option 2: An articulated roof line with a minimum cumulative length of 40% of total frontage on public streets and/or open spaces. • Articulated roof lines must measure a minimum of 6 feet in height from the structural deck or, in the case of a sloping roof line, must measure a minimum of 6 feet to the midpoint of the sloping roof line.	☐	
		S.7.15.5: Living Roofs	Roofs shall meet either standard: • At least 30 percent of the total roof area of each building shall be overlaid by solar energy or heating systems (including photovoltaic ("PV") panels); • At least 30 percent of the total roof area of each building or total project shall be a living roof.	☐	

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	7.16: Façade Modulation and Composition	S.7.16.1: Building Base Zone	Where active ground floor uses are required, all building frontages five stories or more in height shall have a clearly defined base zone for at least 80% of the building frontage.	☐	
		S.7.16.2: Façade Modulation Requirement	All façades located above the Building Base Zone shall comply with a minimum of two (2) different modulation methods which must equal at least 25% of the required streetwall: • Subtraction modulation shall be recessed a minimum depth of 2 feet from the streetwall with an average horizontal spacing of 30 feet from centerline • Projection modulation shall extend between 2 and 4 feet from the street wall with an average horizontal spacing of 30 feet from centerline of building element. • Shallow modulation consists of projections and subtractions with a minimum offset depth of 2 feet. Shallow modulation shall be equal to at least 40% of the nominal streetwall area above the ground level. • Continuous modulation consists of projections and subtractions with a minimum offset depth of 1 foot. Shallow sculpting shall be equal to at least 60% of the nominal streetwall above the ground level	☐	
		S.7.16.4: Façade Areas without Openings	Façade areas without openings shall be limited to a max. of 20 linear feet at any single story.	☐	
	7.17: Exterior Materials and Fenestration	S.7.17.1: Required High Quality Materials	• At façades facing streets and public open spaces at least 20% of façade area, shall consist of Category A high quality materials. • At façades facing Reservoir Park or the SFPUC at least 40% of the façade area shall consist of Category A high quality materials. Percentages are exclusive of windows and other openings, but include all wall returns, soffits and other visible exterior surfaces.	☐	
		S.7.17.2: Materials at Building Base Zone	Where a defined Building Base is required under Section 7.16, at least 50% of the exterior façade cladding shall consist of materials drawn from the Category A1 Preferred Materials at Building Base, or materials of similar quality that are appropriate for application at the Building Base.	☐	
		S.7.17.4: Prohibited Materials	The following materials are prohibited for exterior use: vinyl or fabric awnings, vinyl planks or siding, EIFS, and foam or stucco moldings.	☐	
		S7.17.6: Window Design	Windows facing public streets, paseos, and open spaces, and designed without trim, shall be recessed a minimum of 2", or shall be provided a recessed frame with a minimum return dimension of 2" .	☐	
		S.7.17.7: Storefront	Storefront glazing at ground floor active uses shall be transparent. Reflective glazing is not allowed except at spandrel panels	☐	

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	7.20: Private Parking Garages	S.7.20.1-S.7.20.2: Allowable Parking	• The maximum allowable parking ratio for on-site accessory parking is 0.5 spaces per dwelling unit in aggregate. • The maximum allowable parking ratio at the townhouse blocks is 1.5 spaces per dwelling unit. • Parking spaces provided at the townhouses shall count towards the maximum of 0.5 spaces per unit in aggregate.	☐	
		S.7.20.3: Location of Private Parking Garages	• Parking is allowed below grade at any of the multifamily blocks. • Where parking is provided below grade, the top of the garage structure shall not extend above the adjacent sidewalk grade by more than 4 feet	☐	
		S.7.20.4: Off-Street Parking at Blocks A, B and G	• On-site parking at Blocks A, B and G may be located either below grade as set forth above, or may be located above grade at the locations indicated on Figure 7.20.1. • If located above grade, garage shall provide a liner of active space not less than 20 feet in depth	☐	
		S.7.20.5: Off-Street Parking at Blocks C and D	Below grade parking at Blocks C and D may extend below Reservoir Park to create a connected parking garage.	☐	
		S.7.20.6: Off-Street Parking at Block F	At Block F, where the below grade garage is parallel to a sloping street, the top of the garage may extend above grade up to 10 feet above the sidewalk at West Street provided that the top of the garage is no more than 2 feet above grade at the sidewalk at the highest point of the site at North Street.	☐	
		S.7.20.11: Dimension of Garage Doors and Curb Cuts	• Garage Doors at shared garages shall have a maximum width of 20 feet • Maximum curb cut width shall be 20 feet • Separate ingress/egress doors shall provide a maximum door width of 10 feet and a maximum curb cut of 12 feet per entry.	☐	
		S.7.20.12: Design for Visibility	Garage entrances shall be located not less than 6 feet from the public right-of-way	☐	
	7.21 Public Parking Garages	S.7.21.2: Parking Access	Parking shall be limited to 1 entrance/exit per block located to minimize disruption to pedestrians and cyclists.	☐	
		S.7.21.5: Pedestrian Entry to Public Garage	Any public parking garage providing more than 100 spaces shall provide a dedicated pedestrian access point.	☐	

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	7.22: Facilities for Residential Moving	S.7.22.2: Moving Vehicles	• Facilities for residential moving shall be designed to accommodate a 26 foot fixed body truck • Loading areas are not required to accommodate moving vehicles larger than a standard 26 foot fixed-body truck.	☐	
		S.7.22.3: Loading Dock Dimensions	• Loading docks located within buildings shall meet the following standards: • Maximum size of loading door shall be 12 feet wide by 14 feet high. • Curb cut shall not exceed 14 feet in width. • Interior of loading area shall be a minimum of width of 12 feet and a minimum depth of 30 feet. • Loading doors shall be not more than 25% transparent or open. • A 26 foot box truck turn template shall be provided to demonstrate that the maneuvers are possible.	☐	
	7.23: On Site Bicycle Parking	S.7.23.1: Design Standards for Class I Spaces	• Doors accessing bicycle parking facilities shall have mechanical openers for ease of access. • A minimum of 10% of the required Class I spaces shall be designed to accommodate oversized bicycles, such as cargos or long tails	☐	
		S.7.22.3: Location Standards for Class II Spaces	Class II on-site bicycle parking shall be provided near all main pedestrian entries in accordance with the definitions and standards set forth in Planning Code Section 155.1.	☐	
	7.24: Utilities and Services	S.7.24.1: Rooftop Equipment Step-Back	• Rooftop mechanical equipment taller than the parapet shall be located a ratio of 1 foot horizontal from exterior walls for each 1 foot above the maximum height limit of the building. • Elevators, solar panels, and devices specifically required and located by code shall be exempted from this step back.	☐	
		S.7.24.2: Equipment Screening	Equipment extending above the level of the roof parapet shall be screened. Screening shall extend to height at least equal to the highest point of the equipment.	☐	
		S.7.24.3: Site Utilities	Site utilities such as utility meters and backflow presenters shall be located inside utility rooms where feasible or shall be screened with a combination of low walls or screens and landscaping.	☐	
		S.7.23.5: Waste Handling Facilities	Waste handling facilities shall be • located within the building • designed to minimize impact on building entries and active ground floor uses.	☐	

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	7.25: Lighting	S.7.25.4: Illumination Quality	Building area lighting shall achieve • a minimum Color Rendering Index (CRI) of 90 • R9 value of 50 • Correlated Color Temperature (CCT) between 2700-3200K.	☐	
		S.7.25.5: Shielding Required	Lighting shall incorporate shielding to prevent light from emitting above a 90º plane and shall be designed and located to minimize glare and light trespass into neighboring buildings.	☐	
	7.26: Signage	S.7.26.2: Prohibited Signs	Box signs, programmable digital signs, reflective signs, kinetic and inflatable signs, waterfall awnings, billboard signs, applied window signs, and freestanding signs at residential buildings shall be prohibited.	☐	
		S.7.26.6: Temporary Signage	Temporary signs and banners shall be limited to two (2) signs per block with maximum height of 12 feet and maximum area of 144 feet. Supergraphic wrap of construction scaffolding shall be allowed without area restrictions.	☐	
	7.28: Building Frontage at West Street and San Ramon Paseo	S.7.28.1: Townhouses Fronting on West Street and San Ramon Paseo	• Townhouses shall front on West Street to provide a defined streetwall as required under Section 7.4. • Occupied residential space shall be located at all levels of the townhouse frontage, with primary windows overlooking the street or paseo. • Occupied residential space at the first level shall provide a covered foyer and/or stairway providing access to upper levels with a minimum interior depth of 5 feet measured from the primary front wall.	☐	
		S.7.28.2: Unit Entries at West Street	• Units fronting on West Street shall have a primary pedestrian entry directly from West Street. Units with frontage on both West Street and on San Ramon Paseo, or on an entry court, shall provide an entry either on West Street or on the adjacent publicly accessible space. • Unit entries at townhouse buildings on West Street shall have raised stoops as set forth in Section 7.12, except where infeasible due to path of travel or sloping site conditions. • Where raised stoops are not feasible, entry doors and associated landings are permitted to be less than 2 feet above adjacent grade provided the front door is setback at least 8 feet from the setback line. • Unit landings shall not be below the adjacent grade at the sidewalk	☐	

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		S.7.28.3: Unit Entries at San Ramon Paseo	• Units fronting San Ramon Paseo shall have an entry directly accessed from the Paseo and primary living spaces facing San Ramon. At a minimum four townhouse entries shall be provided on each side of San Ramon. • Townhomes with frontage on both West Street and San Ramon shall have a primary entry accessed directly from either. • Unit entries at San Ramon Paseo may be located at grade provided the front door is set back from the streetwall at least 5 feet.	☐	
	7.29: Entry Courts	S.7.29.1: Width and Depth of Entry Court	• The width of the entry court shall be not less than 40 feet and not more than 50 feet measured between the facades at the adjacent buildings. • The depth of the entry courts shall be not less than 50 feet measured from the back of setback line at West Street to the primary building façade at the termination of the entry court.	☐	
		S.7.29.2: Building Frontage at Entry Courts	• Entry courts shall be bounded by building frontage on the north and south for a depth of not less than 50% of the Entry Court depth. • Building frontage shall be provided at the west end of the entry court with a minimum width of 75% of the width of the Entry Court. No garage doors are allowed. • At required building frontage, living spaces shall overlook entry courts at all levels. The combined area of windows and doors facing entry courts shall be equal to not less than 20% of the facade area.	☐	
		S.7.29.3: Landscape at Entry Courts	• A landscape zone at least 8 feet deep and 20 feet wide shall be provided at western edge of the court to provide a visual termination. Other arrangements of landscape are allowed if they provide an equal visual termination. • A pedestrian walkway and planting strip with minimum dimension of 5 feet each shall be provided on both sides of the entry court.	☐	
	7.30: Pedestrian Connections	S.7.30.1: Pedestrian Connection at West Street and San Ramon Paseo	• A minimum of 2 pedestrian connections shall be provided at West Street in addition to Entry Courts at North and South Street. • The maximum distance between pedestrian connections at West Street shall not exceed 150 feet. • A minimum of two pedestrian connections shall be provided at San Ramon Paseo, one from the north and one from the south.	☐	
		S.7.30.2: Design of Pedestrian Connections	• These openings shall be not less than 10 feet in width measured from building to building • Openings shall provide a shared pedestrian path at least 6 feet in width. • Private driveways may serve as pedestrian paths provided they provide an uninterrupted accessible route.	☐	

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	7.31: Neighborhood Edge at Western Project Boundary	S.7.31.1: Opening Between Buildings	• Buildings less than 25 feet from the western project boundary shall provide openings between buildings at intervals not to exceed 100 feet. • Buildings more than 25 feet from the western project boundary shall provide openings between buildings at intervals not to exceed 150 feet. • These openings between buildings shall be not less than 10 feet in width and shall be open to the sky.	☐	
		S.7.31.2: Setbacks at Western Project Boundary	Setbacks shall be defined as: • Side Yard: a side yard setback shall be no less than 12 feet wide and open to the sky • Rear Yard: a rear yard setback shall be no less than 15 feet wide and open to the sky	☐	
		S7.31.3: Buildings Perpendicular to Western Project Boundary	Buildings perpendicular to the western property boundary shall provide • An offset in the plane of the building frontage at least 15 feet in width and 2 feet in depth • Offset shall be provided at intervals of not less than 100 feet.	☐	
		S.7.31.4: Windows	Windows located above the first story less than 25 feet from the western project boundary shall be subject to the following standards: • Total window area shall not exceed 15% of the wall area at the second floor. • Windows shall be located to limit views to encouraged as opposed to windows that look directly towards the adjacent yards. • Translucent glazing, window sills at least 5 feet above the floor, or other means shall be used as appropriate to provide privacy between townhouses and adjacent rear yards.	☐	
		S.7.31.5: Balconies and Outdoor Space	Balconies, roof terraces or other occupied outdoor spaces above the ground floor shall not be allowed less than 25 feet from the western project boundary	☐	
		S7.31.6: Private Drives Adjacent to the Western Project Boundary	Private drives located adjacent to the western property boundary: • Shall be no more than 20 feet in width • Shall be set back a minimum of 6 feet from the property line • Shall be separated from the property line by a 6 foot wide landscape buffer	☐	

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		S.7.31.7: Fencing and Landscape	Continuous fencing shall be provided at the western project boundary: ● Fencing shall be solid up to a minimum height of 6 feet from the adjacent ground or top of retaining wall and shall consist of 1 inch nominal thickness wood boards or other materials that provide similar visual and acoustic separation. ● Fencing may extend up to 8 feet in height provided that fencing above 6 feet be at least 50% open. ● Plantings shall be provided adjacent to fencing to provide visual screening between townhouses and existing rear yards and: ○ Shall be at least four feet in width and consist of trees at a minimum of 15 foot on center; or ○ Tall plantings or hedges planted at a spacing that will create an 8 foot high visual screen within four to six years; or ○ A combination of these planted elements.	☐	
		S.7.31.8: Retaining Walls at Property Line	Retaining walls are allowed adjacent to western and north property lines subject to the following limitations: ● The face of the retaining wall shall be set back not less than 6 inches from the property line. ● The top of the retaining wall shall not be more than 2 feet above grade at the property line. ● Wood retaining walls shall not be not allowed. ● Fencing located on top of the retaining wall or adjacent shall not exceed height allowed in S.7.31.7, measured from the lowest grade on either side of the retaining wall.	☐	
	7.32: Building Façade at West Street and San Ramon Paseo	S.7.32.1: Façade Modulation	Townhouse facades facing West Street and San Ramon Paseo shall provide facade modulation elements at an average spacing not to exceed 20 feet measured to the center line. Refer to Figure S.7.32.1 for illustration: ● Recessed facade elements with an average depth of not less than 1'-0" providing area equal to at least of 15% of the facade area of a townhouse unit. ● Projecting bays with a minimum average projection of 2' from required streetwall that provides area equal to minimum of 15% of the unit facade area. ● Balconies with a width of not less than 6 feet measured from outside of railing and a minimum projection from the streetwall of not less than 2 feet. Balconies are allowed to project up to 3 feet into the required setback. Doors shall be provided from occupied space to balconies. ● Other modulation measures or combinations of modulation measures shall be allowed subject to dimensional analysis that demonstrates the proposed modulation provides visual relief similar to the measures described above.	☐	

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CHAPTER N^{O} / NAME	SUB-CHAPTER N^{O} / NAME	STANDARD N^{O} / NAME	STANDARD	PROJECT COMPLIANCE	NOTES
		S.7.32.2: Buildings at Sloping Frontages	• Where the slope at the public frontage on West Street and San Ramon Paseo exceeds 3% the floor levels at townhouse shall step to follow the grade. • The average distance between steps shall not exceed 80 feet.	☐	
		S.7.32.3: Exterior Materials	Facades fronting on West Street and San Ramon Paseo shall meet the standards and guidelines in Section 7.17 and the following: • At townhouse facades fronting on West Street and on San Ramon Paseo at least 25% of the facade area, exclusive of fenestration, shall consist of Category A high quality materials concentrated at the first level.	☐	
		S.7.32.4: Windows and Doors	The combined area of exterior windows and doors fronting onto West Street or onto San Ramon Paseo shall equal not less than 25% of the facade area of each townhouse unit. The combined area of windows and doors shall be not less than 20% at any single floor level.	☐	
	7.33 Building Façades on Private Drives	S.7.33.1: Façade Modulation	Townhome facades facing private drives shall provide facade modulation elements at an average spacing not to exceed 20 feet measured to the center line. Refer to Figure S.7.33.1 for illustration. • Recessed facade elements with average depth of not less than 1 foot providing area equal to at least 10% of the facade area of townhouse unit. • Projecting bays with an average projection of not less than 1 foot from primary wall that provides area equal to minimum of 10% of the unit facade area. • Balconies or occupied space with a width of not less than 6 feet measured from outside of railing and a minimum projection from the primary wall of not less than 2 feet. Doors shall be provided from occupied space to balconies. • Other modulation measures or combinations of modulation measures shall be allowed subject to dimensional analysis that demonstrates the proposed modulation provides visual relief similar to the measures described above.	☐	
		S.7.33.2: Buildings at Sloping Frontages	Where the average slope at a private drive exceeds 3% the floor levels at townhouse shall step to follow the grade. The average distance between steps shall not exceed 80 feet.	☐	
		S.7.33.4 Unit Entries	• Unit entries shall be provided at the private drives at an average spacing not to exceed 80 feet. • This requirement exempts units fronting on secondary drives less than 80 feet in length.	☐	
		S.7.32.5: Windows and Doors	The combined area of exterior windows and doors fronting onto private drives shall equal a minimum 20% of the facade area of each townhouse unit. Garage doors shall not be considered openings to meet this requirement.	☐	
	7.34: Building Façade at Western and Northern Property Lines	S.7.34.1: Façade Standards	Facades fronting on the western and northern property lines meet the standards for facade modulation at private drives.	☐	

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CHAPTER N^{O} / NAME	SUB-CHAPTER N^{O} / NAME	STANDARD N^{O} / NAME	STANDARD	PROJECT COMPLIANCE	NOTES
	7.35: General Standards for All Townhouse Façades		• No portions of the façade shall exceed 20 feet without a window or opening except where distance between buildings is 10 feet or less. • Windows are placed to avoid direct views into adjacent units.	☐	
	7.36: Dwelling Unit Exposure and Rear Yards	S.7.36.1: Dwelling Unit Exposure	All units at Townhouse Buildings shall face onto a street or open space that meets one of the following definitions: • A public street, private street or pedestrian way at least 20 feet in width. • An open area, an inner court or a space between separate buildings which is unobstructed and is no less than 20 feet in every horizontal direction.	☐	
	7.37: Open Space	S.7.37.1: Usable Open Space at Townhouses	Useable open space shall be provided as required in Section 7.9 and in conformance with the following: • Balconies facing West Street are permitted to project up to 3 feet into required set back. • Private roof terraces are allowed at all locations except at locations adjacent to western property line as provided under Section 7.30. • Required common usable open space shall be located on the same block as the townhouse units it serves	☐	
	7.38 Vehicle Access and Parking	S.7.38.1: Garage Access and Location	Garages serving dwelling units on West Street shall be accessed primarily from the private streets at the interior of the Townhouse site.	☐	
		S.7.38.2: Garage Doors at Townhouses	• No townhouse unit shall have more than 1 garage door • Garage doors shall not exceed 10 feet in width	☐	
		S.7.38.3: Garages on West Street	• Garage doors shall be separated by 60 feet minimum measured from center. • The number of garage doors fronting on West Street shall not exceed 4 total. • The number of garage doors fronting on the private streets West Street North and West Street South shall not exceed 2 on each street. • Garage doors may serve individual garages or may serve shared garages.. • Curb cuts serving garage doors shall not exceed 10 feet in width.	☐	
		S.7.38.4: Garage Space at West Street and San Ramon Paseo	Enclosed garage space is allowed adjacent to the West Street and San Ramon frontage provided it does not occupy more than 25% of the ground floor frontage.	☐	
		S.7.38.5: Access to Private Drives	Private Driveways may be accessed from West Street and from the private streets at the Locations shown in Figure 7.38-1: • Entry Courts • private streets • from West Street at a maximum of two locations.	☐	

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		S.7.38.6: Private Driveways	• The travel lane for vehicles shall not exceed 20 feet unless required by the Fire Department • Private driveways shall be setback at least 6 feet from western property line. • Vehicle access or driveway is prohibited at the San Ramon Paseo	☐	
		S.7.38.7: Private Drives at Townhouses	Security gates and other access control measures shall not be allowed at private access roads	☐	
		S.7.38.7: Garage Doors at Private Drives	• Garage doors shall not exceed a clear width of 10 feet. • Single garage doors shall not be located less than 6 feet apart • Side by side garage doors shall not be located to reduce the wall depth to less than 2 feet and the distance between pairs of garage doors to less than 10 feet	☐	
	7.39: On-Site Bicycle Parking	S.7.39.1: Class I On-Site Bicycle Parking at Townhouses	Townhouses with attached garages shall provide sufficient garage area for: • Minimum one cargo or long tail bicycle in addition to the parked vehicle. The required bicycle parking space will be arranged to allow the bicycle to enter and exit the garage without moving a parked vehicle. • Townhouses without attached garages shall provided Class I bicycle parking within the unit at the entry level or in another secured location not more than 150 feet from the townhouse entry. • A minimum of 50% of the required Class I spaces at the townhouse units shall be designed to accommodate oversized bicycles, such as cargos or long tails.	☐	
	7.40: Retaining Walls	S.7.40.1: Site Retaining Walls	• Retaining walls shall not exceed an average height of five feet in height measured from grade at base of wall to grade at top of wall. • Required railings at retaining walls, if any, shall be not less than 50% transparent and shall be integrated with the architecture of the buildings.	☐	
	7.41: Utilities and Services	S.7.41.1: Waste Location	• Private garages shall be designed to accommodate interior storage of individual waste bins, including separate bins for waste and recycling. • Where townhomes are not provided with garages, enclosures shall be provided for waste, compost, and recycling bins.	☐	
		S.7.41.3: Electric Meters	Meters and utility panels shall not face West Street, San Ramon Paseo or entry courts except if enclosed in a service closet.	☐	