

The Balboa Reservoir Neighborhood Design Standards and Guidelines (DSG)

Review of Public Draft Dated 2/24/2020



Balboa Reservoir Neighborhood Supplemental Online Presentation | 3.19.20

The Draft Development Standards and Guidelines (DSG) for the Balboa Reservoir neighborhood have been submitted to the Planning Department and are available for review online:

<https://sfplanning.org/project/balboa-reservoir-and-citizens-advisory-committee-cac>

This DSG document is the result of almost two years of effort on the part of the Balboa Reservoir Community Advisory Committee (BRCAC), neighbors, city staff, and the project team. We look forward to receiving additional public comment on the detailed public draft.

This presentation will provide a brief overview of the Development Standards and Guidelines and will then focus on the content in Chapter 7 Building Design and Chapter 4 Sustainability.

For additional information on the public benefits of the project, the open space amenities, and the affordable housing plan, please refer to the BRCAC presentation from February 10, 2020 available online:

https://default.sfplanning.org/plans-and-programs/planning-for-the-city/public-sites/balboareservoir_CAC_021020_presentation.pdf

Please submit comments and/or questions to BRCAC@sfgov.org.

DSG Overview

Related Documents

IMPLEMENTATION DOCUMENTS

1. Special Use District (SUD)
2. Development Agreement (DA)

DESIGN DOCUMENTS

3. **Design Standards and Guidelines (DSG)**
4. Infrastructure Master Plan (MIP)

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The Balboa Reservoir is guided by four key documents:

IMPLEMENTATION DOCUMENTS

1. The **Special Use District (SUD)** is a new project specific planning code section that integrates the DSG into the Planning Code.
2. The **Development Agreement (DA)** describes project sponsor and City commitments related to affordable housing, open space, transportation and other community benefits.

DESIGN DOCUMENTS

3. The **Design Standards and Guidelines (DSG)** establishes the design framework and detailed standards that guide the design of open spaces and buildings.
4. The **Master Infrastructure Plan (MIP)** is closely coordinated with the DSG and establishes the design of streets, grading and infrastructure.

These four documents are carefully coordinated to guide the design and implementation of the Balboa Reservoir Neighborhood.



Figure 2.1-1: Illustrative Plan

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DSG Overview

Chapter Headings

Chapter 1: Project Overview

Chapter 2: Design Framework

Chapter 3: Land Use

Chapter 4: Sustainability

Chapter 5: Circulation

Chapter 6: Open Space

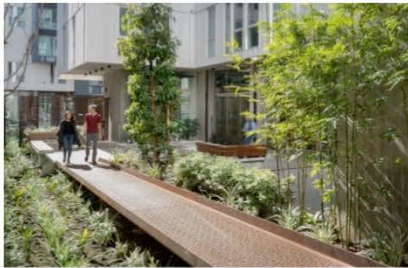
Chapter 7: Building Design

Chapter 8: Appendices

Please refer to Appendix slides at end of presentation for detailed content of each chapter.

It is important to keep in mind that the DSG is a guiding document, not the final design. Design teams for each building and open space will use this document as a step by step reference in the design process. The Planning Department, in turn, will rely on this document to evaluate and approve design proposals. While in this presentation we will focus on Chapters 4 and 7, the rest of the chapters have been further outlined in the appendix, so that readers can further understand the details in each chapter. The DSG is comprised of seven chapters and appendices, as outlined below:

- **Chapter 1** sets forth the project goals, addresses the history of the project, the regulatory and planning context, and key elements of the community input.
- **Chapter 2** establishes a design framework that builds on the project goals. This framework includes open space, the circulation network, general building configuration, and ideas about the character of the new neighborhood.
- **Chapter 3** addresses land use. This is a technical chapter that sets forth allowable uses for each parcel and establishes requirements such as maximum parking ratios.
- **Chapter 4** addresses sustainability at both site and building scales.
- **Chapter 5** addresses streets, pedestrian and bike networks. This chapter is closely coordinated with the Master Infrastructure Plan.
- **Chapter 6** Open Space addresses the programming of public open spaces and establishes a concept level framework for the design of these open spaces.
- **Chapter 7** Building Design establishes the parameters for the design of all buildings, including townhouses. The details of Chapter 7 are discussed in more detail in this presentation.
- **Chapter 8** Appendices includes definitions, a matrix of sustainability measures and a detailed checklist to facilitate the agency review of design proposals.



DSG Principles

Foundation for Design

1. Create distinct places
2. Connect indoor and outdoor
3. Embrace the natural setting
4. Reinforce neighborhood connections
5. Collaborate to create cohesive design
6. Activate the ground floor
7. Commit to a sustainable community
8. Use design to discover opportunities

For more information on the Design Framework, please refer to the [CAC Presentation](#) dated June 13, 2019.

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The Design Principles provide the foundation for all aspects of the DSG. Design teams working on specific projects will be expected to be familiar with these principles and to refer to them to understand the purpose of specific standards and guidelines. Similarly, the Planning Department and community members reviewing design proposals will refer to the Design Principles to ensure that the design is meeting the spirit of this document as well as the specific requirements. Refer to the DSG document for further discussion of each of these principles.

For more information on the Design Framework, please refer to the CAC Presentation dated June 13, 2019:

https://default.sfplanning.org/plans-and-programs/planning-for-the-city/public-sites/balboareservoir/balboareservoir_CAC_CPC_Informational-061319.pdf



Figure 2.1-1: Illustrative Plan

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From Principles to Details

Building Design

- Building Envelope
- Ground Floor
- Placemaking
- Building Details
- Townhouses

Sustainability

This presentation will focus on Building Design (Chapter 7) and Sustainability (Chapter 4).

Chapter 7 begins with standards and guidelines that establish the allowable building envelope, then proceeds to building articulation, building character and finally to specific details such as the use of materials, color and exterior lighting.

Chapter 4 introduces project goals, standards and guidelines to create a sustainable neighborhood and the project's adoption of the San Francisco Sustainable Neighborhoods Framework.

Building Envelope

Parameters for Design

Height

Setbacks

Mass Reduction

Roof Shape

Ground Floor

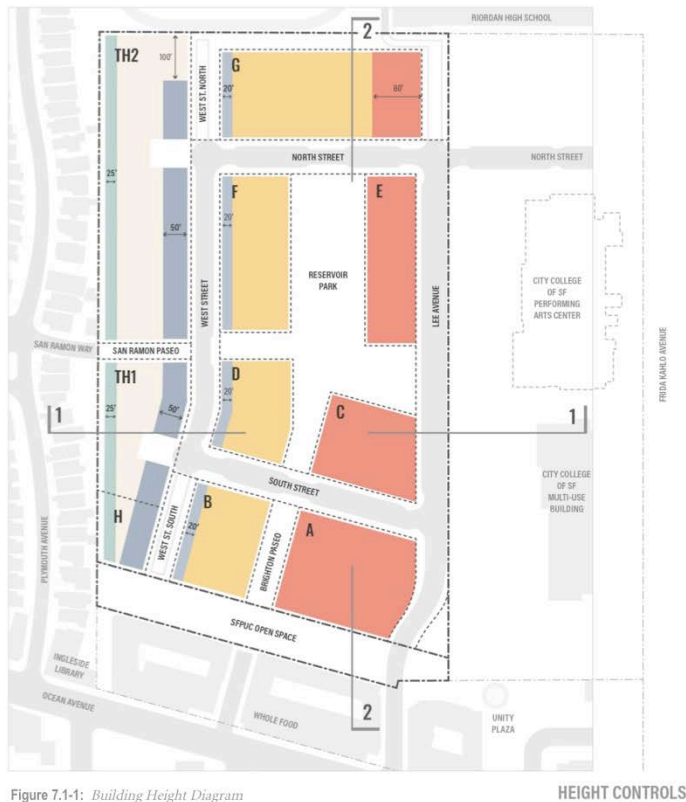


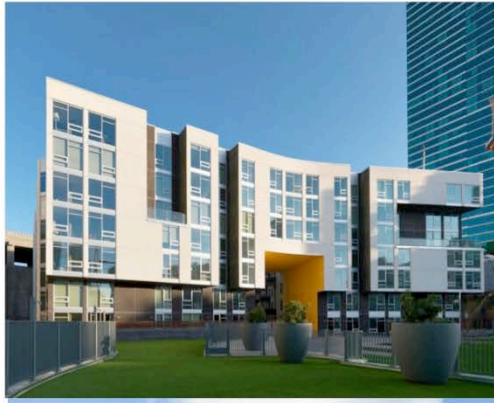
Figure 7.1-1: Building Height Diagram

HEIGHT CONTROLS



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The Building Envelope section establishes fundamental building standards related to maximum height and required setbacks. Maximum allowable height steps up from 25 feet at the western property line to 78 feet adjacent to City College. This stepped massing provides a gradual transition from the lower scale neighborhoods along the western property line to the institutional scale of City College. It also allows maximizes views to the west and provides wind sheltering at the central open space.



Mass Reduction

Carving the Building

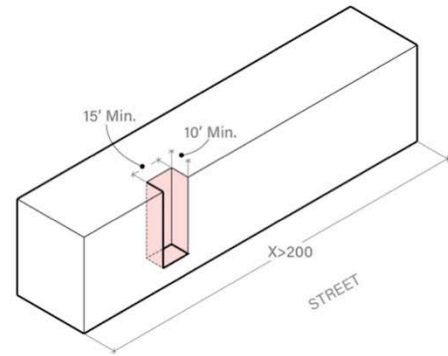


Figure 7.5-1: *Exterior Recess*

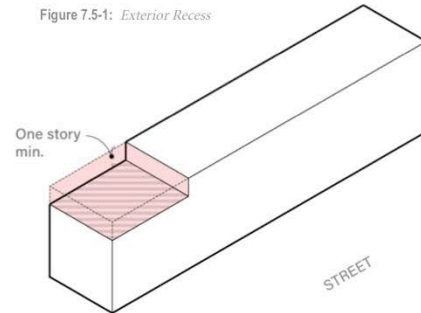


Figure 7.6-2: *Step Back, End Condition*

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Within the allowable building envelope, each block is required to reduce the visible length and height of buildings by creating breaks in the building wall and step downs at the roof. Every building frontage *more than 200 feet in length is required to have a significant break that extends essentially the full height of the building*. All blocks are also required to provide step downs at the top floor equal to 15-20% of the roof area in order to create varied roof heights.

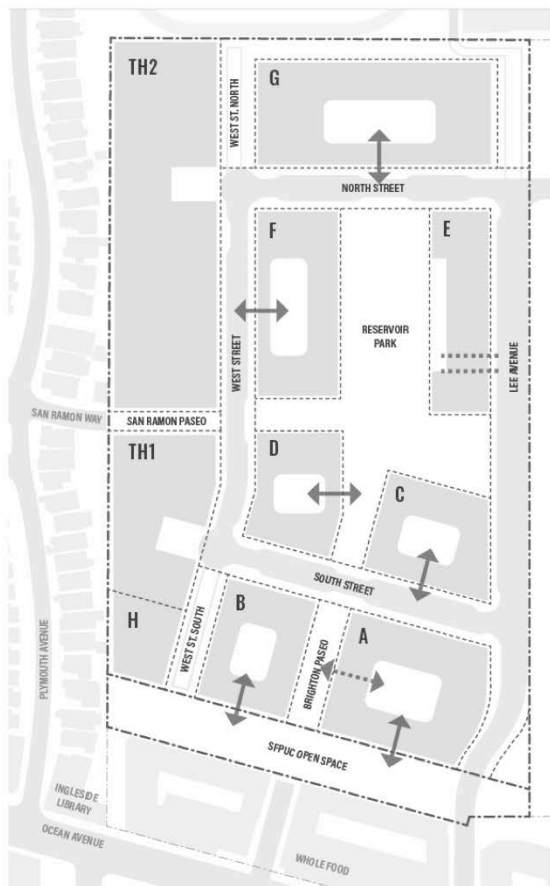


Figure 7.7-1: Openings to Interior Courtyards Diagram

Openings to Courts

Creating an Open Space Network

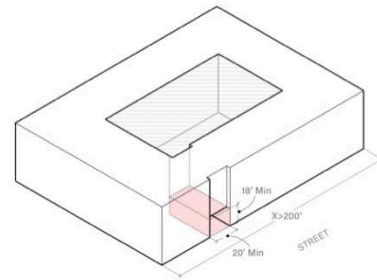


Figure 7.7-2: Opening to Interior Courtyards



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As part of the mass reduction strategies, each multifamily block is required to provide an opening of at least 20 feet in width from the street or public open space to the interior courtyard. In addition to helping reduce the scale of the buildings, these openings provide a visual connection between the public and private open spaces to create a network of green space.

Shaping the Roof

Varied Building Silhouette

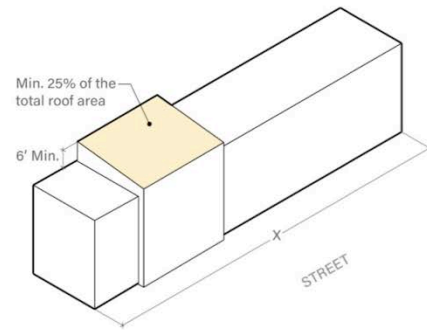


Figure 7.15-1: *Articulated Roof Form*

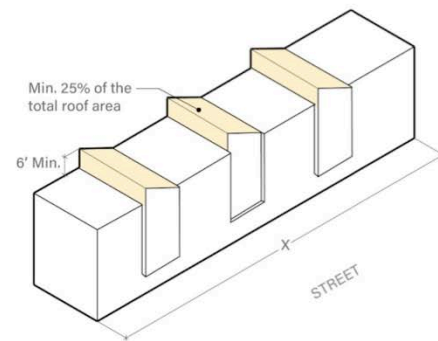


Figure 7.15-2: *Distributed Roof Form*

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The Balboa Reservoir Neighborhood will be visible from the surrounding hillside neighborhoods. To avoid a concentration of flat roofed buildings that would feel out of place in the neighborhood, each of the multifamily blocks is required to provide sloping roof elements equal to not less than 25% of the overall roof area. These elements can have traditional roof forms such as gables or they can be more inventive. The key is to create a varied building silhouette as seen from the distance, as well as from within the new neighborhood. This also supports the goal of creating a distinct neighborhood character for the Balboa Reservoir Neighborhood.

Active Ground Floor

Entries and Common Areas

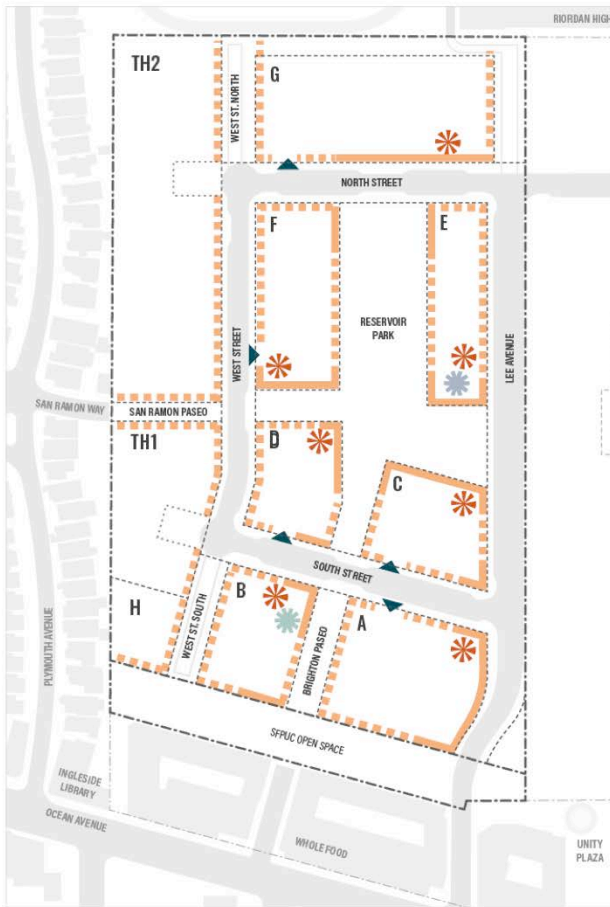


Figure 7.10-1: Ground Floor Active Uses



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Neighborhoods are shaped by their ground floor experience. To ensure an active and attractive ground floor, every building is required to have active uses on streets and public open spaces. Active uses can include dwelling units with entries and windows on the street, or it can be shared entries, common rooms or other amenity spaces. These spaces are required to be relatively transparent, to have extra height, and to have features such as canopies and landscaped elements that create a lively and comfortable street experience.

Stoops and Terraces

Connecting Residents to the Street

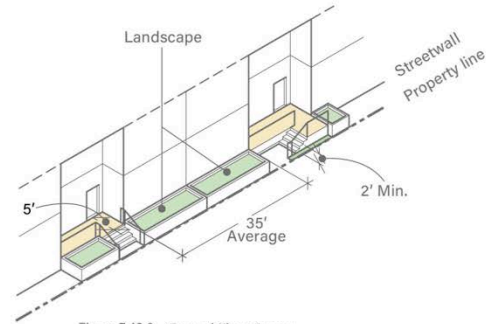
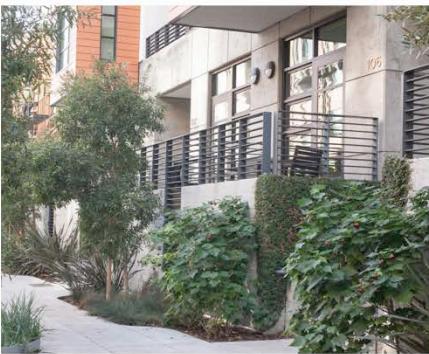
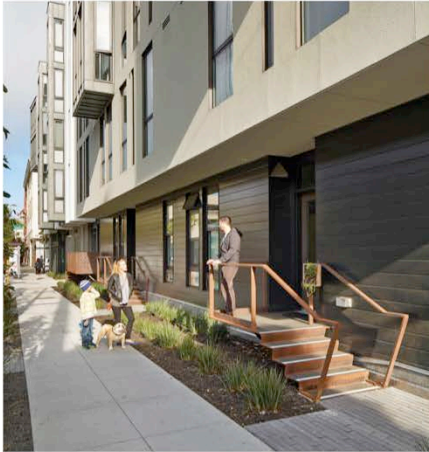


Figure 7.12-3: Ground Floor Stoops

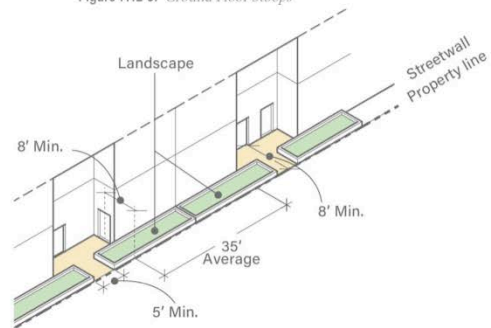


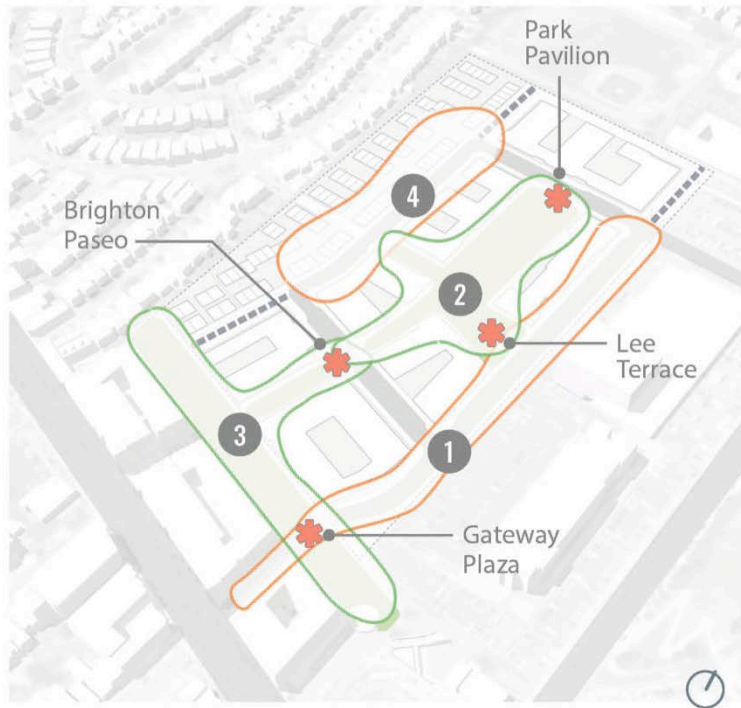
Figure 7.12-4: Unit Entry at Grade

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Chapter 7 includes specific requirements for ground floor entries to dwelling units, including maximum spacing between stoops, minimum height of stoops, setbacks for entries and required landscaping. These elements are designed to both enliven the street and to make ground floor units more livable.

Placemaking

Creating Distinct Places



Balboa Reservoir Neighborhood Places

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1. Lee Avenue
2. Reservoir Park
3. SFPUC Open Space
4. West Street

The next tier of guidelines addresses the question of how to guide the character of the buildings. The DSG does not dictate a specific design style, but it does require that buildings frame key streets and public spaces in a way that creates a sense of place. Within the neighborhood we have defined four spaces, each with a distinct character:

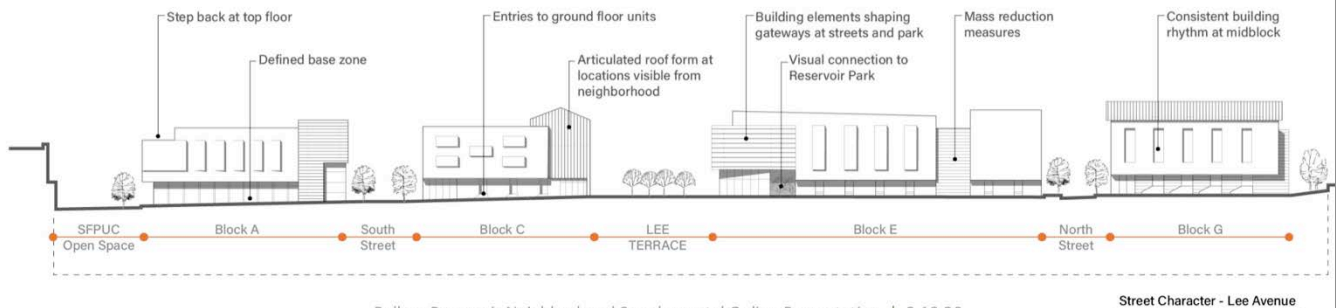
Lee Avenue, Reservoir Park, SFPUC Open Space, and West Street.



Lee Avenue Looking North

Lee Avenue

*Front Door to the
Balboa Neighborhood*



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Street Character - Lee Avenue

Buildings fronting on Lee Avenue will reinforce this street as the front door to the Balboa Reservoir Neighborhood and will also emphasize their connection to the institutional buildings at City College. These taller buildings are required to have a clear ground floor definition, a regular pattern of articulation at upper floors, and elements that create focal points at the entry to Reservoir Park, SFPUC Open Space and at street corners. Building design is required to coordinate between adjacent blocks so that there is a sense of continuity between buildings without resorting to uniformity.



Reservoir Park Looking North



Community Terrace

Reservoir Park

*Buildings Embrace Shared
Green Space*



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Reservoir Park is intended to feel like a comfortable living room with spaces for play, gathering and gardening that are welcoming to the larger community as well as the residents of the Balboa Reservoir neighborhood. Buildings defining the edges of the Park are required to provide wide terraces, porches and common rooms and similar shared amenities that encourage people to utilize the outdoor space at various times of day. The upper facades of the buildings provide a layering of elements such as balconies and roof terraces that provide additional opportunities for activity, overlook the park, and help reinforce the connection between indoors and outdoors.

SFPUC Open Space

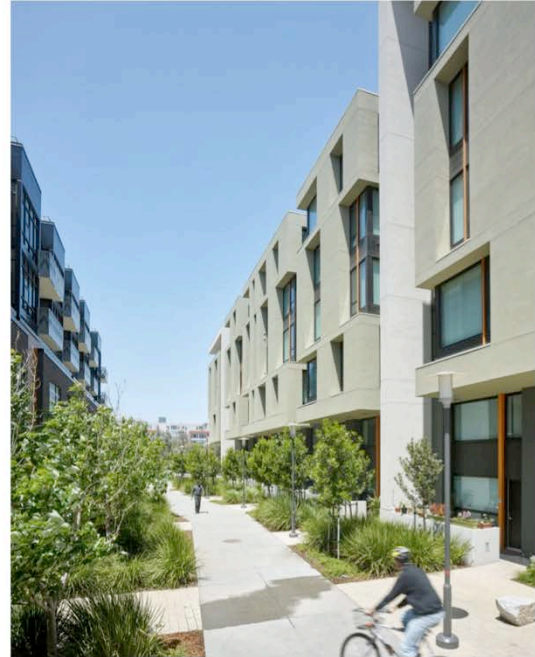
Gateway and Active Urban Space



Brighton Paseo



Lee Avenue Gateway



Brighton Paseo Illustrative Photograph

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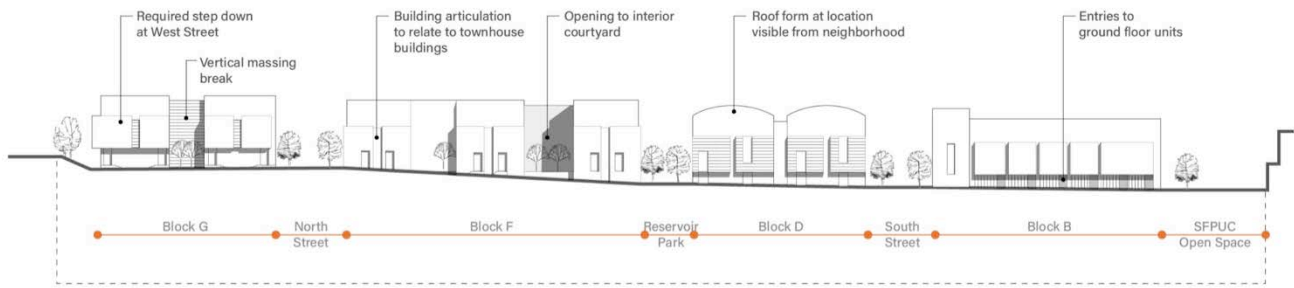
The SFPUC Open Space provides a transition from the busy Ocean Avenue commercial district to the Balboa Reservoir neighborhood. This space will host a range of activities over time that will attract residents and the larger community. Buildings fronting on the SFPUC Open Space will be designed to provide a welcoming frontage with elements similar to those required at Reservoir Park, and will also be designed to buffer residents from the day to day use of this active space.

West Street

Neighborhood Street



Lee Avenue Looking North



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Street Character - West Street

West Street is intended to be a neighborhood street with limited vehicle traffic, encouraging walking and biking. The taller buildings on the east side of the street are required to step down to four stories maximum and to create a rhythm of unit entries and building elements that is similar to the townhomes on the west side of the street. Landscaping, materials, and lighting will reinforce the quiet residential character of West Street.

Building Details

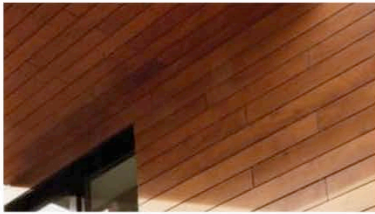
Quality Materials



High Pressure Laminate Panel



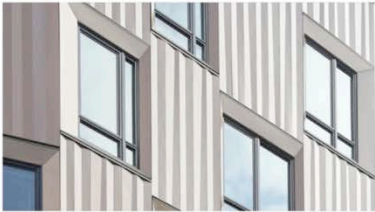
Seamed Metal Siding



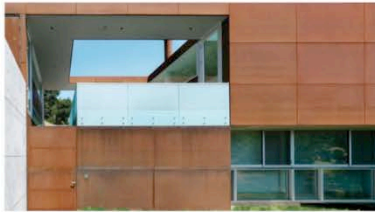
Factory Finished Wood Siding



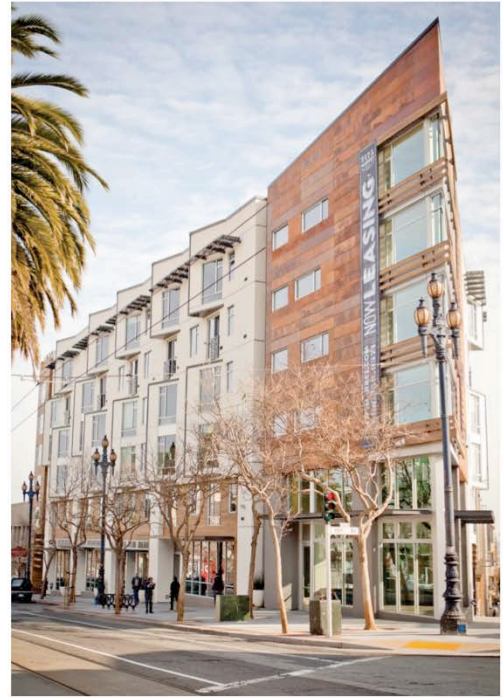
Terracotta Tile Veneer



Formed Metal Panel



Corten Steel or Natural Weathering Steel

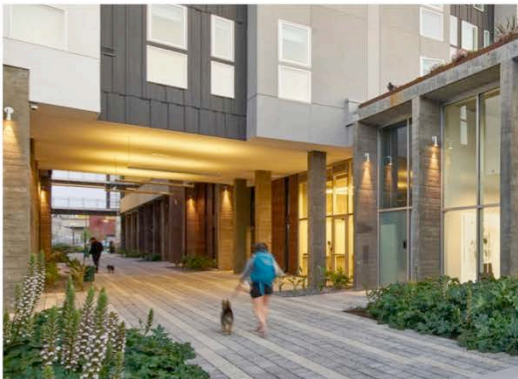


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The character of individual buildings depends significantly on the quality of the materials and other building details. The DSG includes standards that ensure that exterior materials are of high quality, durable, and that material selection supports the underlying design principles. The DSG sets standards for exterior materials that face public spaces, requiring higher grade materials at ground floors, entries and other highly visible locations. Higher quality materials include tile and brick cladding, terra cotta, wood laminate and patterned metal siding. Natural finishes and inherent color variation are encouraged to create a stronger connection between the landscape and the built elements.

Lighting and Signage

Wayfinding and Security



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Successful neighborhoods are the result of considering the user experience in every aspect of the design. The DSG includes standards to ensure exterior lighting creates public places that are both secure and attractive, particularly for pedestrians, and minimizes light pollution. Signage is required to be clearly visible to support wayfinding and also to be integrated into the overall design concept. Sheltered passenger waiting areas and convenient access for cyclists supports ridesharing and cycling. The DSG also addresses items such as loading zones, screening of utilities and the arrangement of waste handling facilities to ensure that all of these elements are addressed in a holistic manner.



Townhouses

Transition in Scale



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The final sections of Chapter 7 address the townhouse blocks at the western boundary of the project. The standards and guidelines ensure that the townhouses meet the same high building standards as the multifamily blocks while allowing flexibility in the final arrangement and design of the townhouse dwellings. The site plan shown in this slide is illustrative only. Similar to other buildings within the neighborhood, the final design of the townhouses will be subject to review by the community as well as by the Planning Department to ensure compliance with these standards.

Townhouses

Integration with Neighborhood

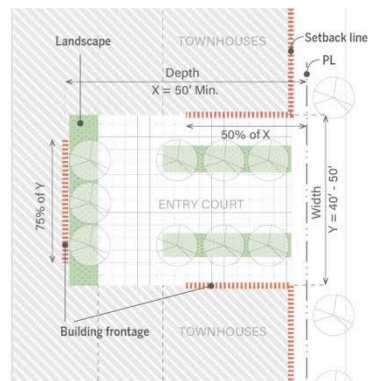


Figure 7.29-1: Entry Courts

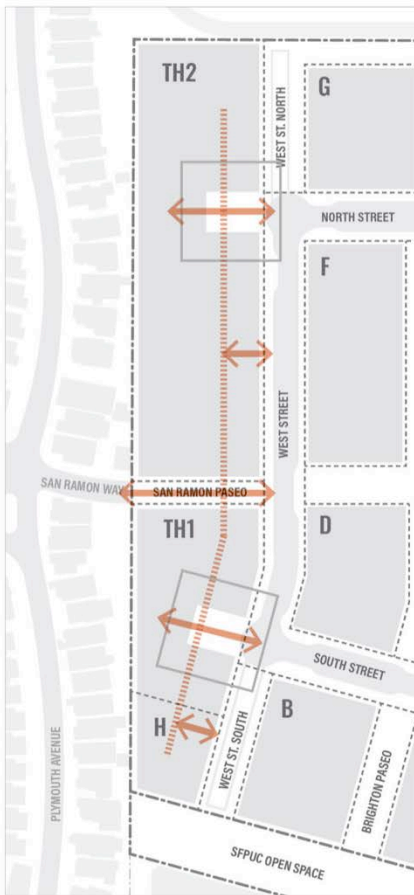


Figure 7.29-2: Entry Courts and Pedestrian Connections

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The townhouse blocks are required to be integrated with the larger Balboa Reservoir neighborhood including multiple connections to the street and pedestrian network. At the termination of North and South Streets, entry courts will provide a graceful termination to the street and a defined transition to the townhouse community. San Ramon Paseo provides a pedestrian connection through the middle of the townhouse site, linking Reservoir Park with the neighborhoods to the west. Additional pedestrian connections are required within the townhouse site to encourage walking and to provide multiple links to the larger pedestrian network.

Townhouses

Street Frontage and Private Drives

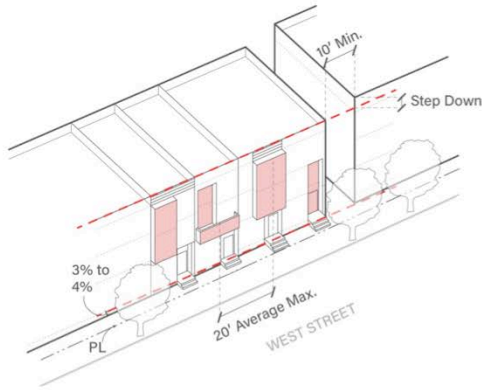


Figure 7.32-1: West Street Frontage

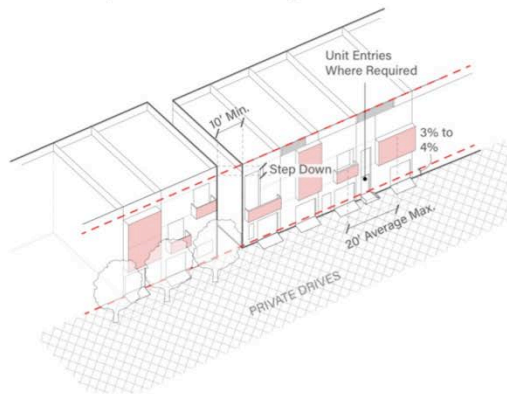


Figure 7.32-2: Private Driveway Frontage



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Townhouses fronting on West Street and San Ramon Paseo are required to provide a regular pattern of front doors, raised stoops and building elements such as bays and decks that activate the street. Entries to garages are limited on West Street to ensure a comfortable pedestrian character. Private driveways within the townhouse blocks are required to be designed to encourage bike and pedestrian circulation. Similar to the street frontages, townhouses are required to provide bays, balconies and other elements that activate these internal streets.

Townhouses

Setbacks at Western Property Boundary

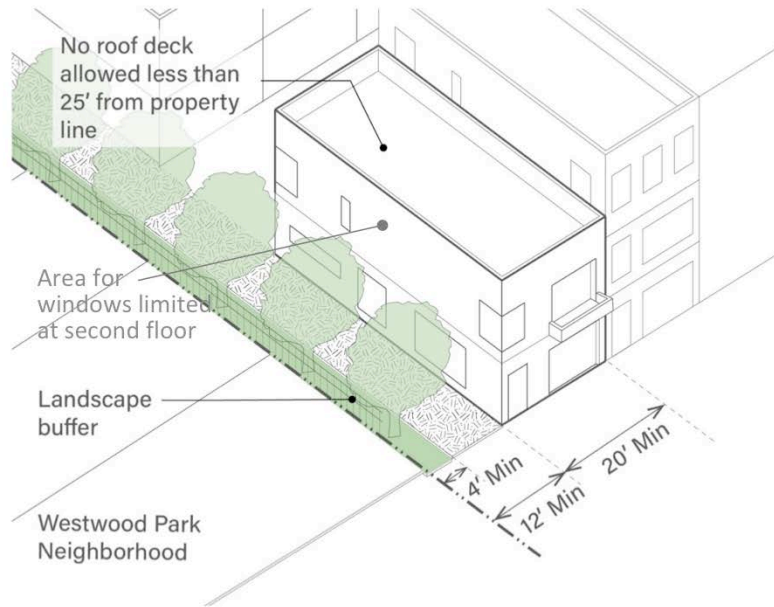


Figure 7.31-2: Townhouses less than 25 feet from western property line

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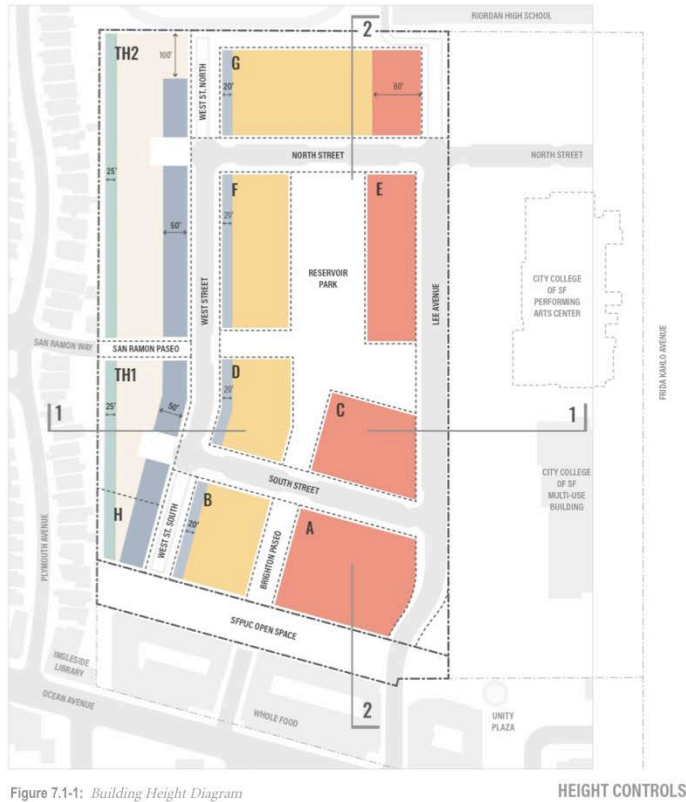
Adjacent to neighbors on Plymouth Avenue, townhouses are required to step down to a maximum height of 25 feet. A new fence and continuous planted buffer with trees spaced an average of 20 feet on center will provide privacy at ground level. At the upper levels, windows and decks are limited to encourage privacy between existing homes and the new townhouses.

Townhouses

Updates to Height



- Flexible height zone allows up to 48 feet at West Street
- Block H maximum height increased to 48 feet
- 25 foot height limit at property boundary remains



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There is one update related to allowable height at the townhouse blocks. The base allowable height at the townhouse blocks is 35 feet with a required reduction in height to 25 feet adjacent to the western property boundary. To provide a more even transition in scale between the multifamily buildings and the townhouses, the DSG has been revised to include a flexible height zone adjacent to West Street that allows townhouses to be up to 48 feet in height. This additional height is only allowed within 50 feet of West Street to avoid any significant visual impact, as viewed from homes on Plymouth Avenue. This additional height is provided as an option, not as a requirement.

Sustainable Buildings

San Francisco Sustainable Neighborhood Framework

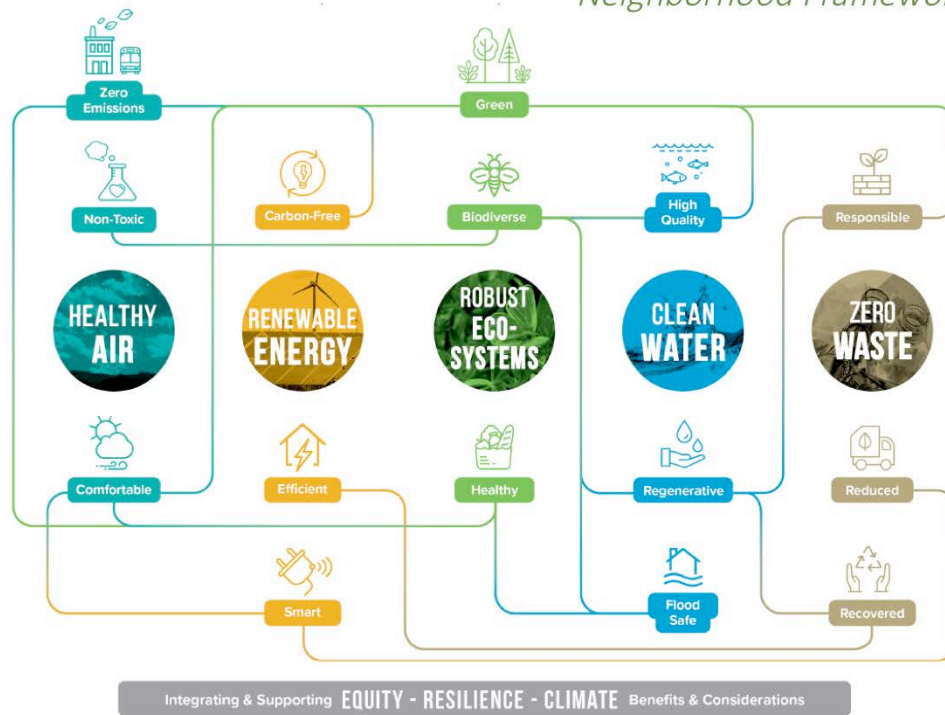


Figure 4.1-1: SF Sustainable Neighborhoods Framework

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The DSG has adopted the San Francisco Sustainable Neighborhood Framework to guide all aspects of the design of buildings, open space and the circulation network. This framework is based on five goals which are supported by 15 targets as illustrated above. This City framework has been developed as a means to synthesize citywide sustainability, climate and resilience-related policies into a comprehensive tool that helps development projects amplify environmental performance, quality of life and community co-benefits.



Figure 2.1-1: Illustrative Plan

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Environmental Leadership Project

- Greenhouse Gas Neutral project as defined by AB 900
- All New Buildings LEED Gold or better
- Improved transportation efficiency and reduced auto trips
- Prevailing wage construction jobs and living wage permanent jobs

Balboa Reservoir has also been selected as an Environmental Leadership project under California State Assembly Bill 900. Under this program, the Balboa Reservoir project will be greenhouse gas neutral by utilizing carbon credits and other means to offset greenhouse gases generated by construction and operations. The Environmental Leadership Program also includes a commitment to achieve LEED Gold or better for all buildings, to significantly reduce auto trips, and to pay prevailing wages for construction jobs.

Sustainable Buildings

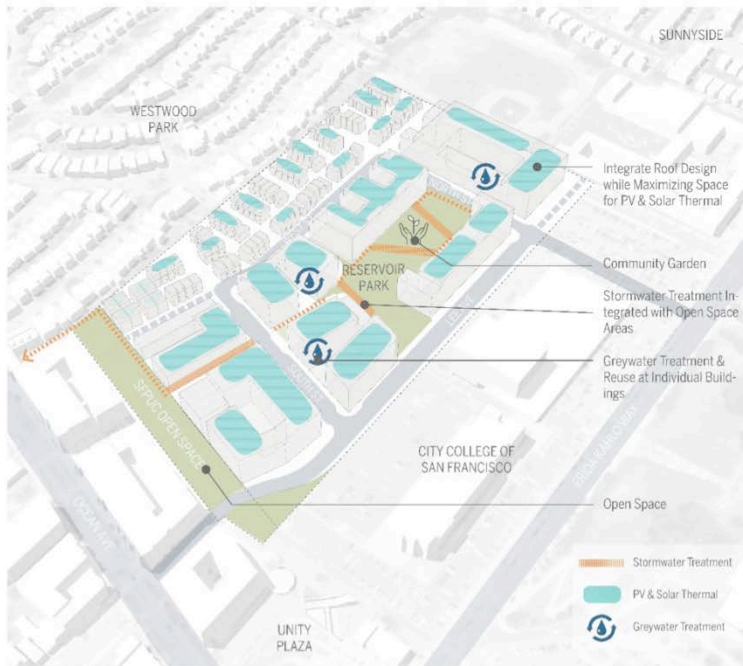


Figure 2.11-1: Sustainable Neighborhoods

- Greenhouse gas free electricity
- Goal of 25% of the building energy generated on-site
- Building envelopes minimize energy loads and maximize natural ventilation
- Gray water reuse in toilet flushing and irrigation
- Storm water management integrated into the open space
- Goal of sending zero waste to landfills
- Connect all residents, workers, and visitors to nature every day

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Chapter 4 of the DSG addresses a full range of sustainability elements as outlined in the slide. For each of these categories the DSG provides goals, standards, and guidelines that ensure sustainability is considered in each element of the neighborhood design.

Sustainability Matrix



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.

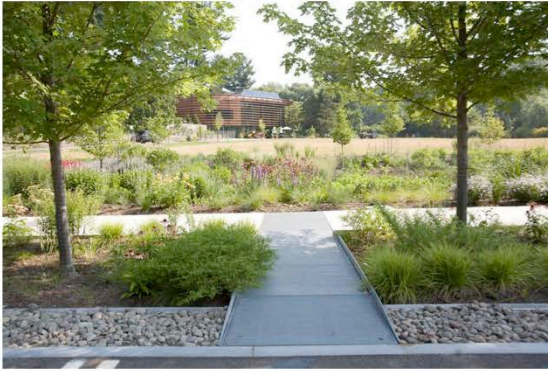
CONSIDERATIONS: gas-powered lawn equipment exacerbates emissions and health impacts of landscaping; poor landscaping maintenance practices can lead to additional methane from decomposing green waste.

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]	<ul style="list-style-type: none"> 50% of site area will be vegetated, including areas of tree canopy and green roofs or landscaping at courtyards. Provide a 25% peak rate and total volume stormwater management reduction for the overall site using green infrastructure and Low Impact Development. Minimize stormwater management at public streets by providing equal offsetting management at private development parcels. 	G.4.7.1 Planting at On-Site Open Space 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		<ul style="list-style-type: none"> 100% healthy landscaping practices - minimizing or eliminating pesticide, herbicide or fertilizer use following the City's Integrated Pest Management Ordinance. 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
	UNDERSTORY PLANTING			
	NATURAL AREAS			
	BUILDING FAÇADES			
HEALTHY food & wildlife systems	BUILDINGS		<ul style="list-style-type: none"> 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
	OPEN SPACES	/ Bird Safe Buildings [PC]		
	OPERATIONS			

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Sustainability measures are summarized in a Sustainability Matrix incorporated into Appendix B to allow users to easily cross reference sustainability standards.

Comments Welcome



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We appreciate your interest in the Balboa Reservoir neighborhood. For additional project information, please follow this link:

<https://sfplanning.org/project/balboa-reservoir-and-citizens-advisory-committee-cac>

Please submit comments and/or questions to BRCAC@sfgov.org.

Appendix

Balboa Reservoir Neighborhood Supplemental Online Presentation | 3.19.20



THE BALBOA RESERVOIR NEIGHBORHOOD

DESIGN STANDARDS AND GUIDELINES | PUBLIC DRAFT 02.24.2020

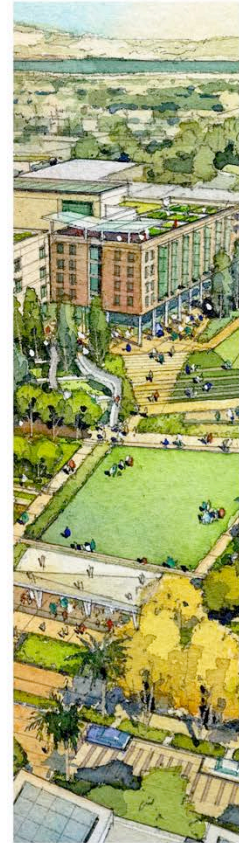


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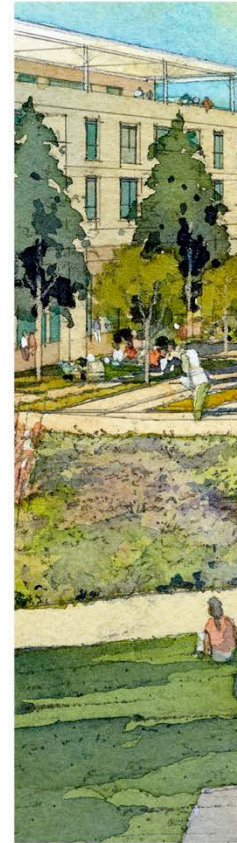
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