URBAN DESIGN PRINCIPLES
URBAN DESIGN PRINCIPLES FOR PEOPLE
URBAN DESIGN PRINCIPLES FOR LIVING
URBAN DESIGN PRINCIPLES FOR WHAT WE CHERISH
URBAN DESIGN PRINCIPLES TO GUIDE DEVELOPERS ACCORDING TO VALUES AND NEEDS
GOOD URBAN DESIGN: LIFE, SPACE, BUILDINGS

BASED ON: OUR VALUES AND NEEDS
WHAT ARE OUR VALUES AND NEEDS?
existing conditions & community perspectives

- The following have been made public at sf-planning.org/balboareservoir (in "materials"
- Existing conditions, opportunities and constraints report
- Transportation conditions report
- Memos summarizing community feedback on priorities for the site
- Presentations from past community meetings

outreach to date

2014

Sept 1
Oct 2
Nov 3
Dec 4

2015

Jan 5
Feb 6 7 8
Mar 9 10 11 12
Apr 13
May 14 15
Jun 16

1 Public meeting
October 7 2014
Public Land for Housing
Lick-Wilmerding High School

2 Public meeting
October 21 2014
Public Land for Housing
Lick-Wilmerding High School

3 Public Presentation
December 11 2014
Public Land for Housing
Planning Commission

4 Stakeholders meeting
December 15 2014
Archbishop Riordan High School

5 Public meeting
January 21 2015
Lick-Wilmerding High School

6 Sunny Side Neighborhood Association
February 2 2015

7 West of Twin Peaks Central Council
February 23 2015

8 Balboa Park Station Area Plan Citizens’ Advisory Committee
February 24 2015

9 Ingleside Branch Library
March 7 2015

10 Excelsior Collaborative
March 18 2015

11 Ocean Avenue Association
March 18 2015

12 Ocean View–Merced Heights-Ingleside Community Collaborative
March 20 2015

13 Westwood Park Association
April 30 2015

14 Public meeting
May 5 2015

15 Westwood Park Board
May 19 2015

16 Sunny Side Neighborhood Association
June 29 2015

For complete and up to date information, please visit www.sf-planning.org/balboareservoir
VALUES WE’VE HEARD IN PRIOR CONVERSATIONS

- Neighborhood character & integrity
- Open space for variety of outdoor activities
- Affordable housing for all incomes, workforce
- Connections to neighborhoods and destinations
- Access to services, community resources we need
- Pedestrian safety and ability to walk
- Places for families
Principle #1: Connect and relate to the surrounding fabric of streets, blocks and open spaces.
existing conditions & community perspectives

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CONNECTING PATTERNS OF STREETS HELPS PEOPLE GET TO WHAT THEY NEED EFFICIENTLY AND SAFELY
existing conditions & community perspectives

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CONNECTING STREET PATTERNS
MANY POSSIBILITIES FOR BLOCK PATTERNS AND PED NETWORKS

Irvine, CA

San Francisco, CA
existing conditions & community perspectives
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London, United Kingdom

Barcelona, Spain
existing conditions & community perspectives

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SMALL BLOCKS TO INVITE PEDESTRIANS AND ENCOURAGE WALKING

source: SF Planning, draft urban design guidelines
existing conditions & community perspectives

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SMALL BLOCKS
ENCOURAGE WALKING

LINDEN ALLEY
SMALL BLOCKS TO INVITE PEDESTRIANS
Principle #2: Harmonize the relationships between existing buildings, streets and open spaces

- Neighborhood Design and Social Character
- Architectural Quality Defines Great Neighborhoods
- Heights Should Vary
existing conditions & community perspectives

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NEIGHBORHOOD DESIGN AND SOCIAL CHARACTER
existing conditions & community perspectives

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NEIGHBORHOOD DESIGN AND SOCIAL CHARACTER
ARCHITECTURAL QUALITY
Buildings should enhance public space

ARMSTRONG PLACE
PORTOLA PLACE, SF
ARCHITECTURAL QUALITY:
Variation attracts the human eye
existing conditions & community perspectives

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ARCHITECTURAL QUALITY:

Materials
ARCHITECTURAL QUALITY:
Emphasize ground floor and transition zone
existing conditions & community perspectives
– Existing conditions, opportunities and constraints report
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ARCHITECTURAL QUALITY:
Human-scale private space can enhance public space
existing conditions & community perspectives

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ARCHITECTURAL QUALITY:
Roofs that enhance from above
HEIGHTS SHOULD VARY

~30 Feet

EMERYVILLE, CA
HEIGHTS SHOULD VARY
~35-45 FEET
HEIGHTS SHOULD VARY
HEIGHTS SHOULD VARY
existing conditions & community perspectives

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HEIGHTS SHOULD VARY

~65 Feet
HEIGHTS SHOULD VARY
~65 FEET
~45 FT FRONTAGE
HEIGHTS SHOULD VARY

~35 FOOT PODIUM
HEIGHTS SHOULD VARY
~75 FEET
HEIGHTS SHOULD VARY

~75 FEET
HEIGHTS SHOULD VARY

~85 FEET
HEIGHTS SHOULD VARY
~85 FEET
HEIGHTS SHOULD VARY
~85 FEET
Principle #3: 
Design with and complement the site’s natural context
existing conditions & community perspectives

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BRING NATURE INTO SITE: WIND AND SUN
Principle #4:
Celebrate cultural history and build on neighborhood activities
existing conditions & community perspectives

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PUBLIC SPACE SHOULD REFLECT LOCAL VALUES & ACTIVITY
LANDMARKS HELP DEFINE OUR NEIGHBORHOODS
existing conditions & community perspectives

- Existing conditions, opportunities and constraints report
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DESIGN CONVERSATION WILL CONTINUE

<table>
<thead>
<tr>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Workshops &amp; neighborhood group meetings</td>
<td>CAC mtgs to advise RFP</td>
<td>CAC meetings on development design &amp; Community design workshops with developer partner</td>
<td>Projected Environmental Review</td>
<td>Project Approvals</td>
</tr>
</tbody>
</table>

Select developer partner