

URBAN DESIGN PRINCIPLES

BALBOA RESERVOIR CAC - NOVEMBER 5, 2015





URBAN DESIGN PRINCIPLES FOR PEOPLE

URBAN DESIGN PRINCIPLES FOR LIVING





URBAN DESIGN PRINCIPLES FOR FUTURE FAMILIES

24TH ST AND YORK



**URBAN DESIGN
PRINCIPLES FOR WHAT WE CHERISH**



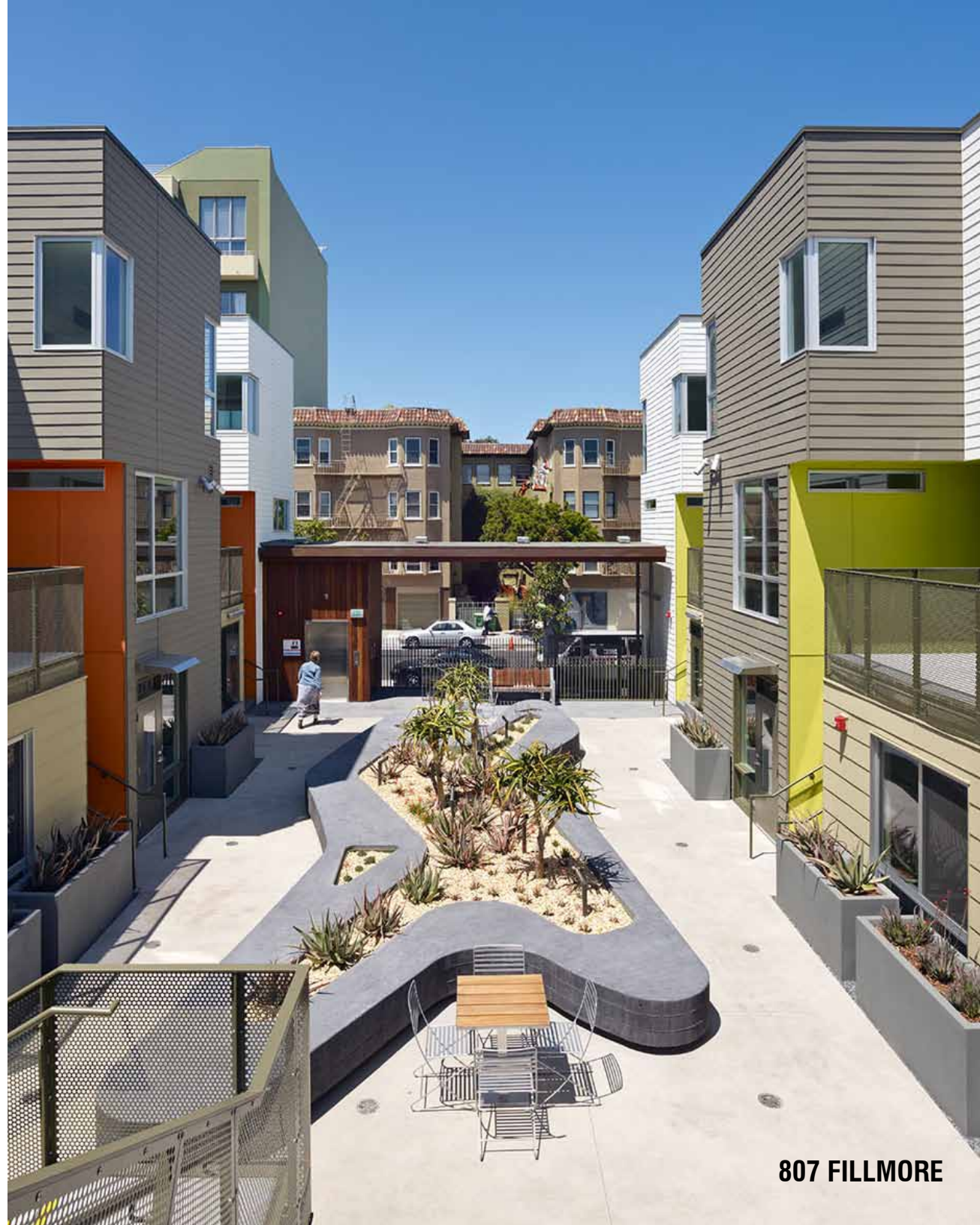
URBAN DESIGN PRINCIPLES FOR WHAT WE NEED

URBAN DESIGN PRINCIPLES TO GUIDE DEVELOPERS ACCORDING TO VALUES AND NEEDS



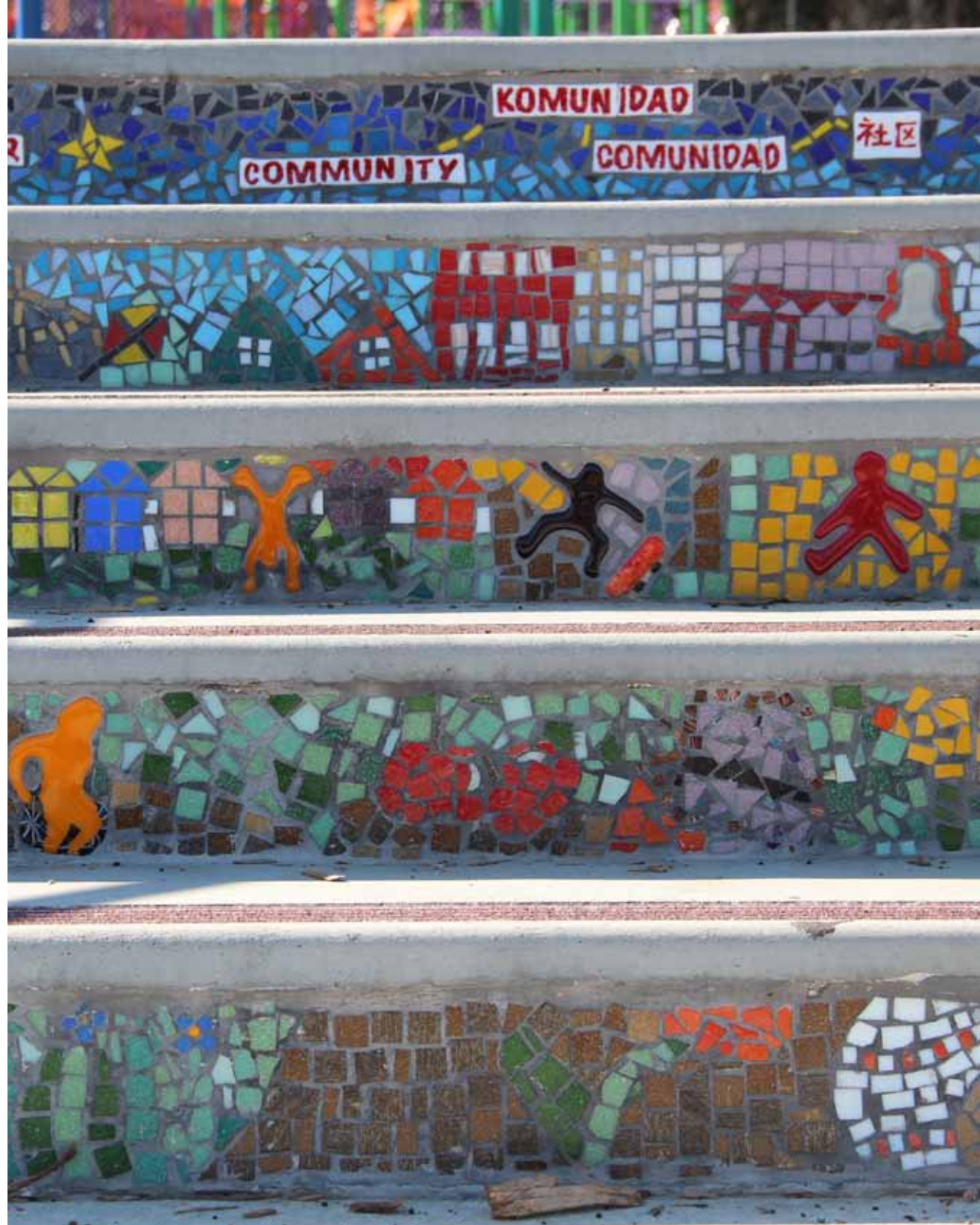
**GOOD URBAN DESIGN:
LIFE, SPACE, BUILDINGS**

**BASED ON:
OUR VALUES AND NEEDS**

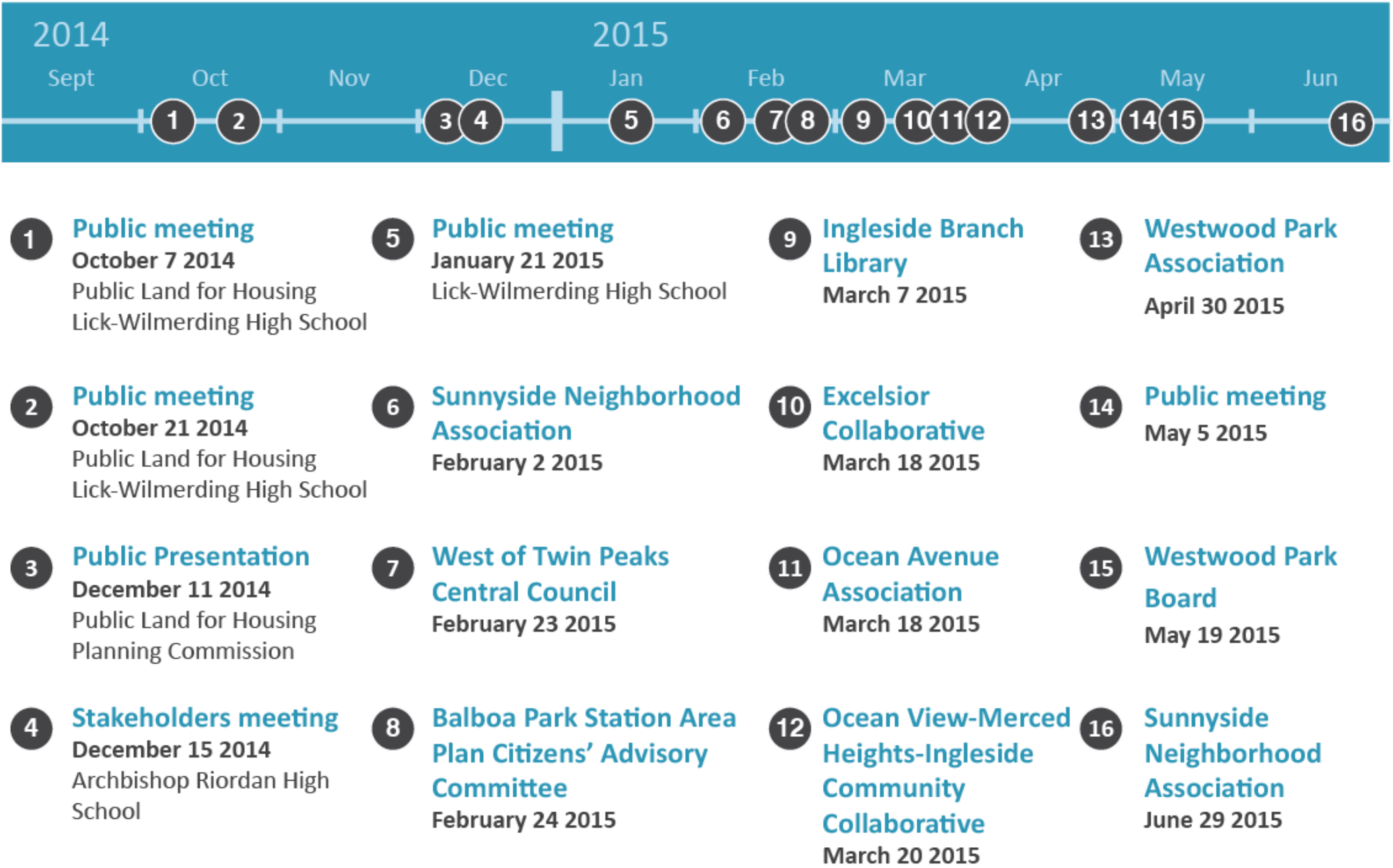


807 FILLMORE

WHAT ARE
OUR VALUES AND NEEDS?



outreach to date



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.

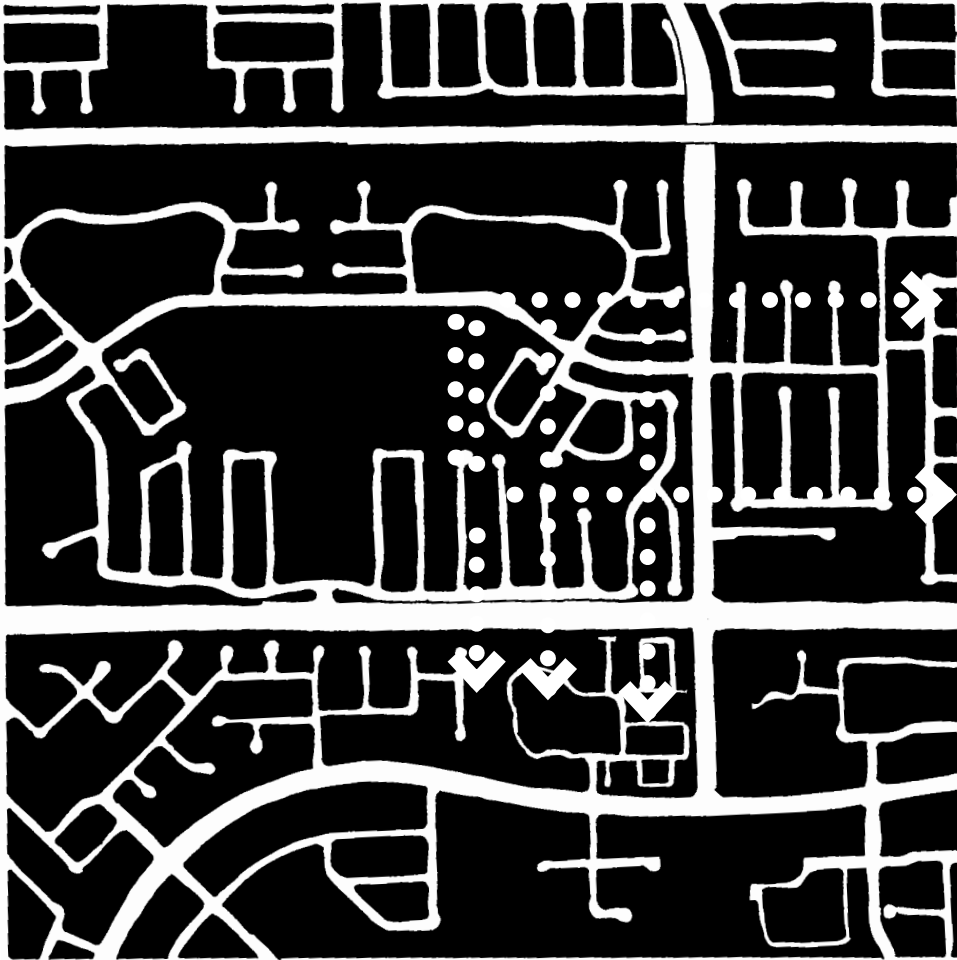
**CONNECTING PATTERNS OF STREETS HELPS PEOPLE GET TO
WHAT THEY NEED EFFICIENTLY AND SAFELY**



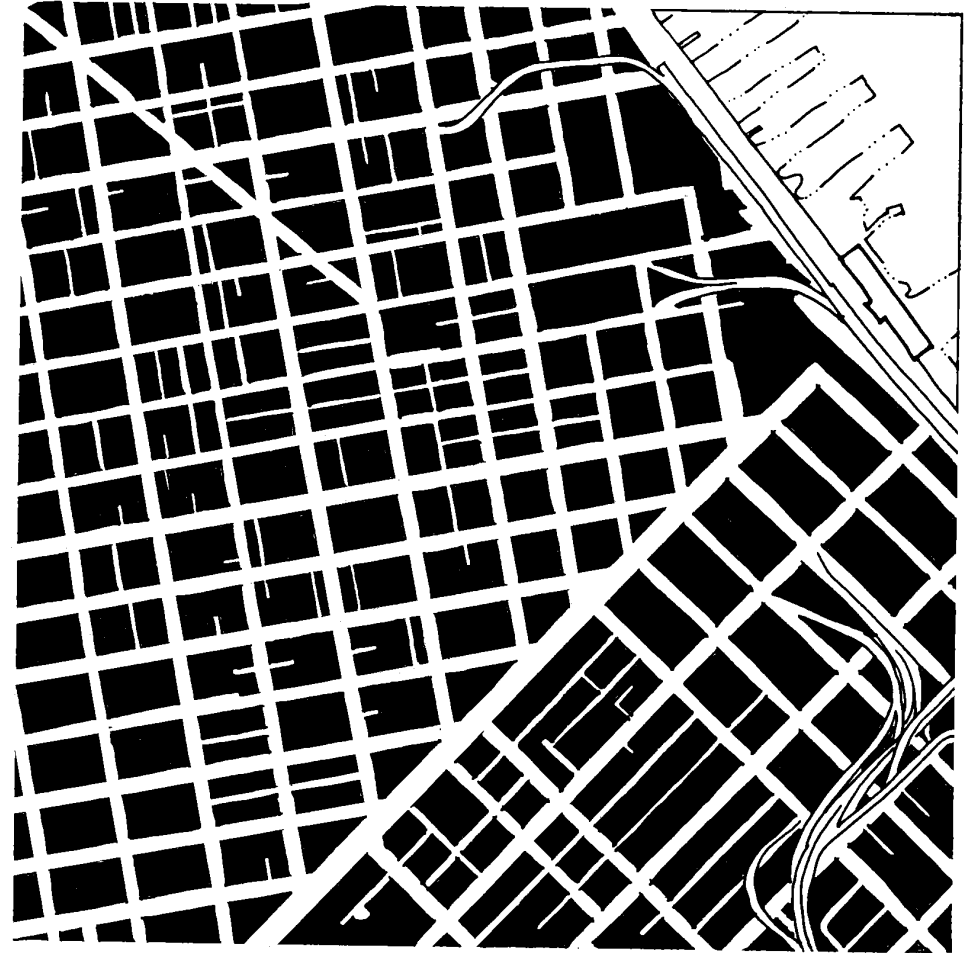
CONNECTING STREET PATTERNS



MANY POSSIBILITIES FOR BLOCK PATTERNS AND PED NETWORKS



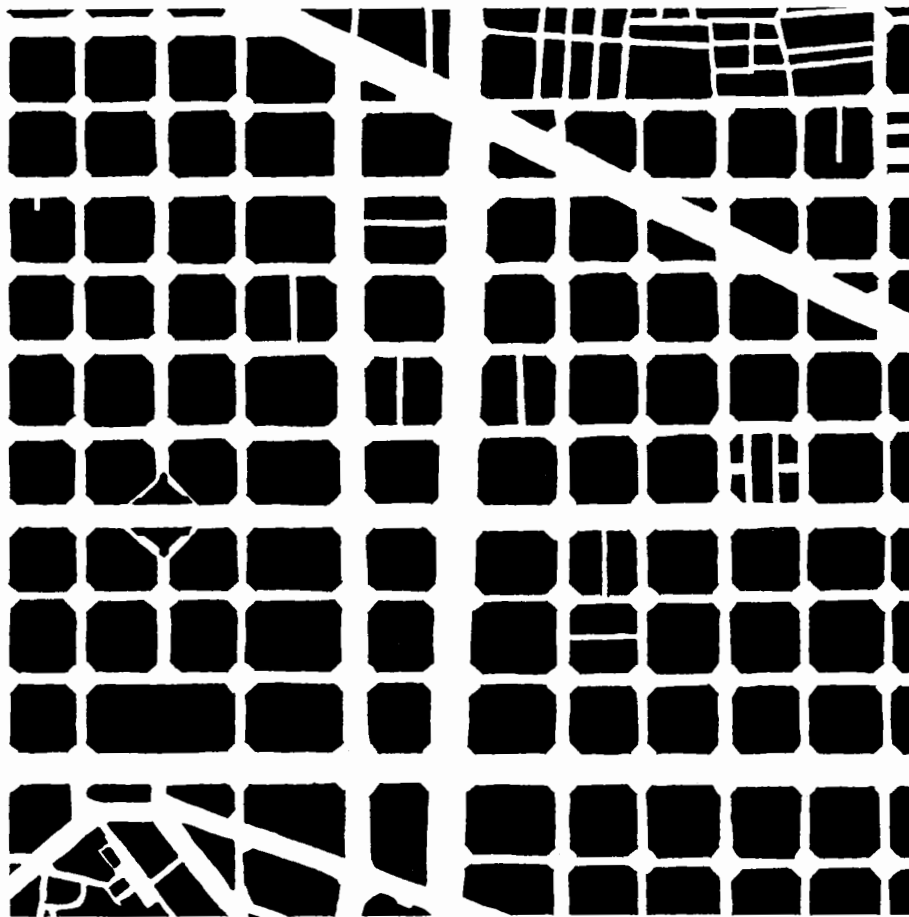
Irvine, CA



San Francisco, CA

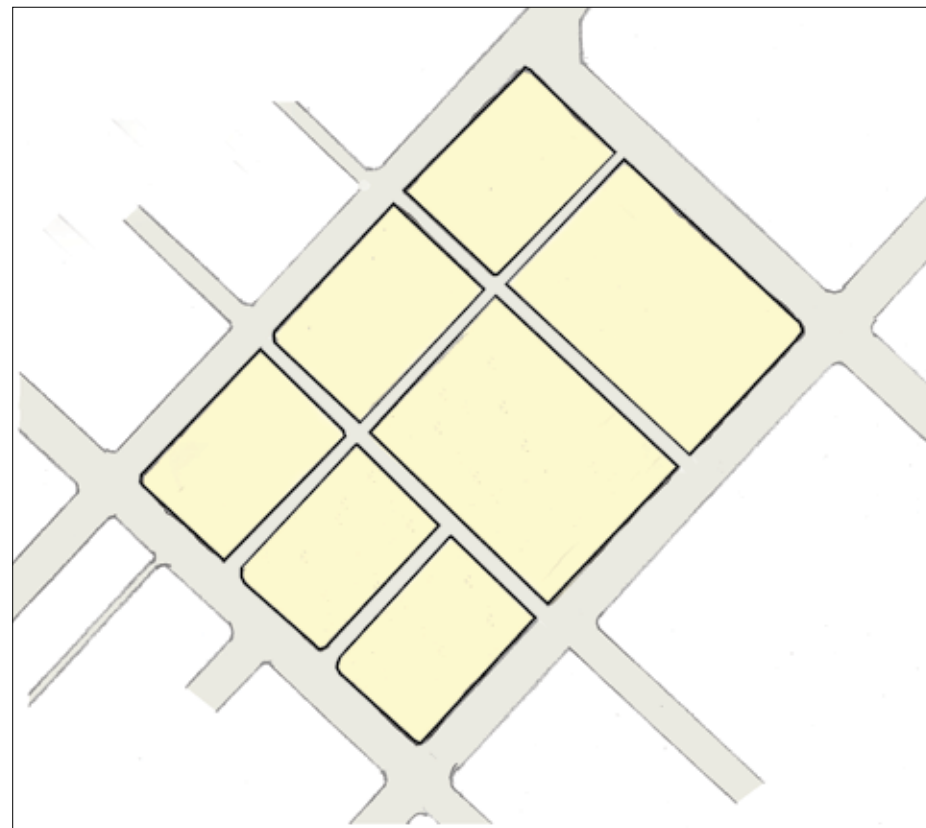
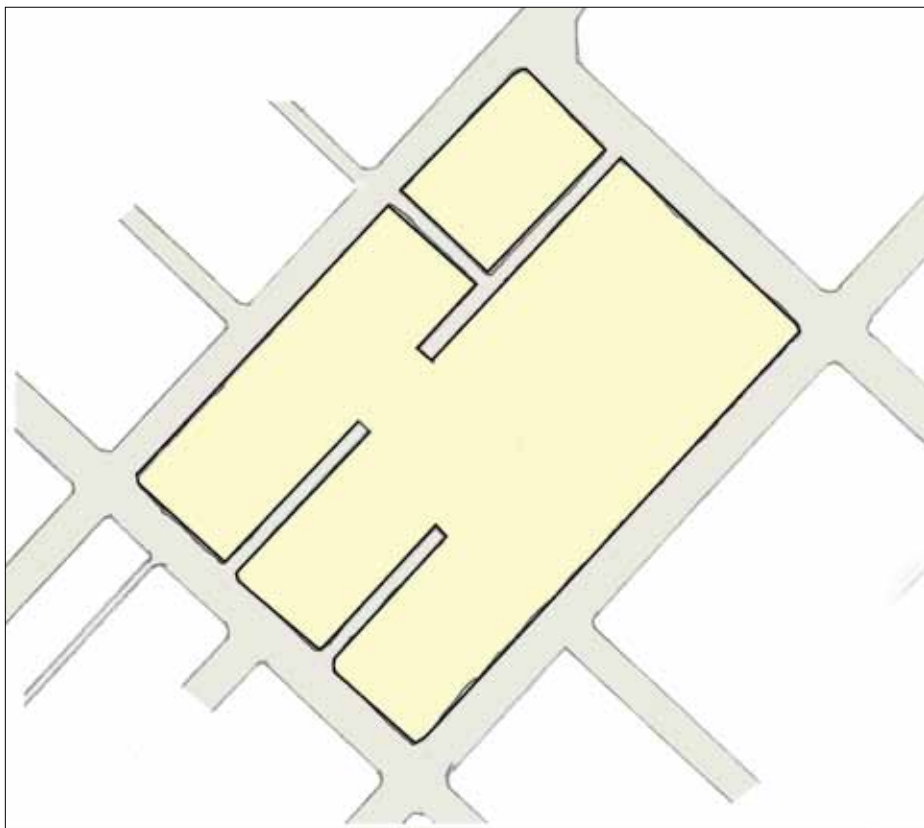


London, United Kingdom



Barcelona, Spain

SMALL BLOCKS TO INVITE PEDESTRIANS AND ENCOURAGE WALKING



source: SF Planning, draft urban design guidelines



LINDEN ALLEY

**SMALL BLOCKS
ENCOURAGE WALKING**

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

NEIGHBORHOOD DESIGN AND SOCIAL CHARACTER



WESTWOOD PARK

NEIGHBORHOOD DESIGN AND SOCIAL CHARACTER



NEIGHBORHOOD DESIGN AND SOCIAL CHARACTER



OCEAN AVENUE



NEIGHBORHOOD DESIGN AND SOCIAL CHARACTER



ARCHITECTURAL QUALITY

Buildings should enhance public space

**ARMSTRONG PLACE
PORTOLA PLACE, SF**



ARCHITECTURAL QUALITY:

Variation attracts the
human eye

TASSAFORONGA
OAKLAND

ARCHITECTURAL QUALITY:

Materials





MAGNOLIA ROW
OAKLAND

ARCHITECTURAL QUALITY:
Emphasize ground floor and transition zone



SEATTLE, WA



ARCHITECTURAL QUALITY:

DAIKANYAMA, JAPAN

Human-scale private space can enhance public space

ARCHITECTURAL QUALITY:

Roofs that enhance from above



HEIGHTS SHOULD VARY

~30 Feet



EMERYVILLE, CA

HEIGHTS SHOULD VARY

~35-45 FEET



1601 MARIPOSA
POTRERO HILL

**HEIGHTS
SHOULD VARY**



**HEIGHTS
SHOULD VARY**



SAN JOSE

HEIGHTS SHOULD VARY

~65 Feet



HEIGHTS SHOULD VARY

~65 FEET

~45 FT FRONTAGE



SEATTLE



HEIGHTS SHOULD VARY

~35 FOOT
PODIUM

HEIGHTS SHOULD VARY

~75 FEET



HERMANN AND BUCHANAN

HEIGHTS SHOULD VARY

~75 FEET



BARTLETT AND 25TH ST



HEIGHTS SHOULD VARY

~85 FEET

6TH ST AND HOWARD

HEIGHTS SHOULD VARY

~85 FEET



MARKET AND DOLORES

HEIGHTS SHOULD VARY

~85 FEET

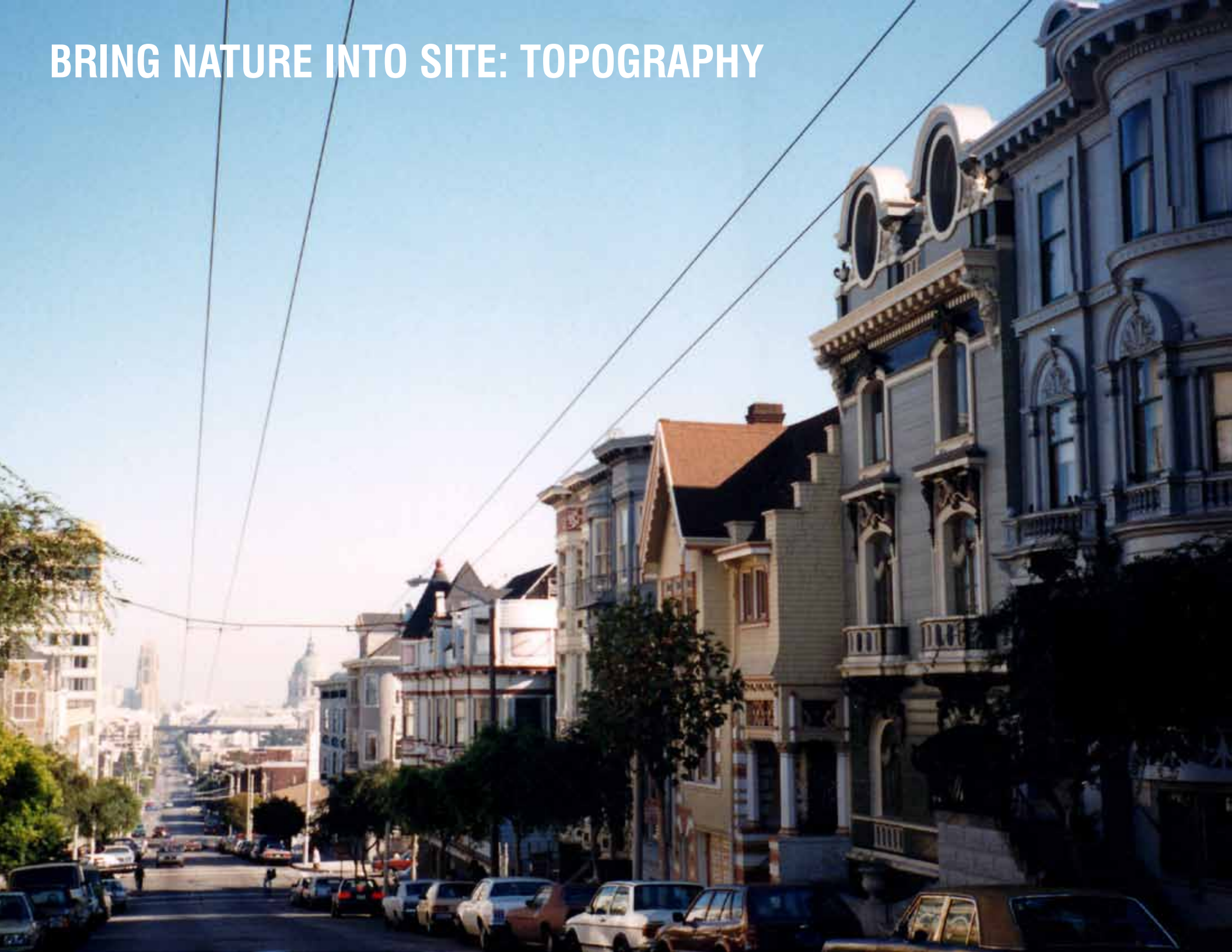


TORONTO, CANADA

Principle #3:

Design with and complement the site's natural context

BRING NATURE INTO SITE: TOPOGRAPHY



BRING NATURE INTO SITE: WIND AND SUN



Principle #4:

Celebrate cultural history and build on neighborhood activities

PUBLIC SPACE SHOULD REFLECT LOCAL VALUES & ACTIVITY



LANDMARKS HELP DEFINE OUR NEIGHBORHOODS



DESIGN CONVERSATION WILL CONTINUE

