THE BALBOA RESERVOIR NEIGHBORHOOD

DESIGN STANDARDS AND GUIDELINES | PUBLIC DRAFT 02.24.2020

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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:

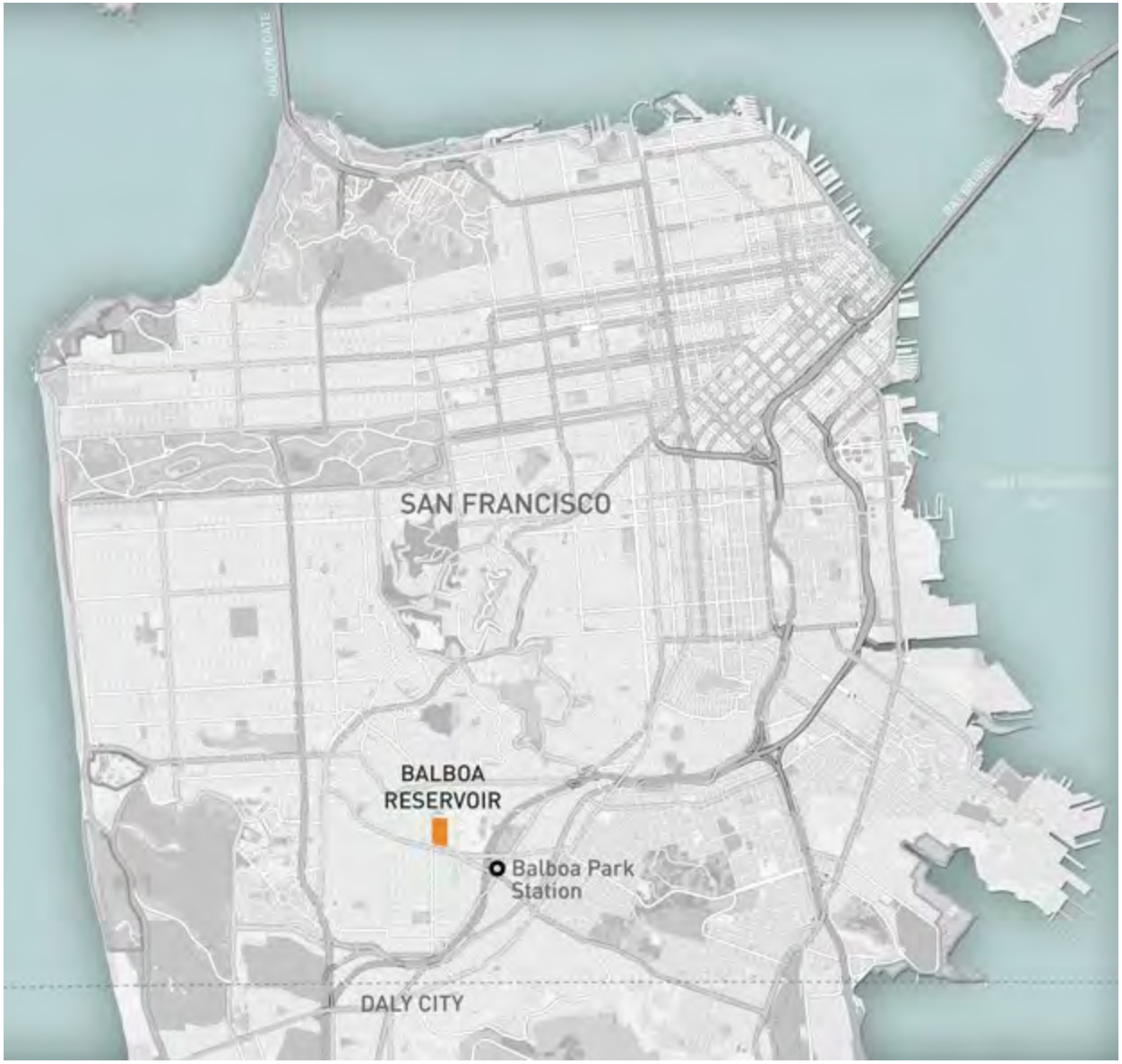
- Balboa Reservoir Master Infrastructure Plan
- Balboa Reservoir Special Use District (SUD)
- Balboa Reservoir Transportation Demand Management Plan (TDM)
- Balboa Reservoir Development Agreement

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, this DSG will control so long as the DSG remains consistent with the SUD.



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.

Master Infrastructure Plan (MIP)

In concert with the DSG, the Master Infrastructure Plan (the "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.

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.

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 Space and Buildings
Chapters 5–7 implement the Design Framework, providing detailed regulatory guidance for the design of streets, circulation, open space, and buildings.

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

- Appendix A – Definitions
- Appendix B – Compliance Checklist
- Appendix C – Sustainable Nieghborhoods Framework

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 and modification 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: Definitions. 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.

Appendix
The appendix provides additional reference material that supports this document.

DSG USER GUIDE

Sub-Section Number and Title

Introduction and Design Intent

Figure / Regulatory Plan

Guidelines

Illustrative Photo

7.6 Step Backs at Upper Floors

Each of the multifamily blocks is required to provide significant step backs at the top 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 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 20 feet.

S.7.6.2 Blocks B, D, F and G

Blocks B, D, F and G, shall provide a top floor step back equal to 10% of the roof area. These step backs may be located in 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 shall not count towards the required step back described in this standard.

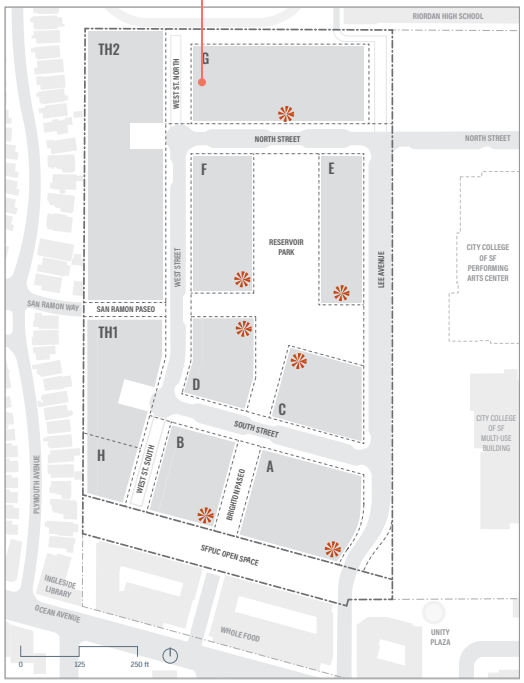


Figure 7.6–1: *Step Backs Diagram*

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 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 Measures (Section 7.5)
- Openings to Interior Courtyards (Section 7.7)
- Articulated Roof Forms (Section 7.15)

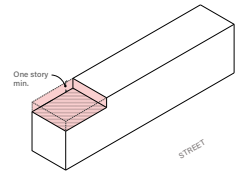


Figure 7.6–2: *Step Back: End Condition*

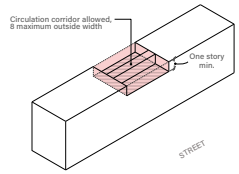


Figure 7.6–3: *Step Back: Middle*

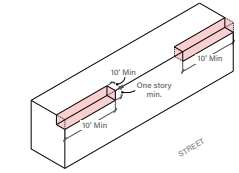


Figure 7.6–4: *Multiple Step Backs: Upper Floor*

Step Back of Top Floor

Continuous Step Back at Top Floor

Figure Legend

Standards

Figure Number and Name

Illustrative Diagram

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, 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 fogbelt setting, reminds us that it is more psychologically connected to the ocean than much of the City.

- 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, with a special focus on families with children, and City College faculty and employees.
- Sustainability will be integrated in all facets of planning and design in order to promote walking and biking as a priority for local trips; putting transit-first 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 to create 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 Citizens Advisory Committee.

Provide 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 habitats, recreation areas and pedestrian ways all providing an inviting outdoor space for all ages and households.

Build a Transit-First Neighborhood

A strong Transportation Demand Management program will reduce reliance on private automobiles. Coordinated offsite improvements will be made in conjunction with an internal pedestrian oriented network to improve bicycle and pedestrian connections to BART and encourage a larger neighborhood shift toward sustainable mobility.

Create a Strong Neighborhood Identity

The Balboa Reservoir neighborhood is rooted in Bay Area traditions and interrelationship between interior and exterior. Architecture and landscape work together to create a sequence of urban spaces that connect to surrounding neighborhoods, reflect natural settings, invite exploration, and welcome neighbors.

Provide Community-Serving Amenities

Community connections will be reinforced by facilities including a new public serving childcare center and community space overlooking the central park. These facilities are located to activate public open spaces and to serve the larger neighborhood.

Contribute to San Francisco's Climate Action Goals

The Balboa Reservoir neighborhood seeks to promote a deep commitment to living in balance with the environment. Buildings will enable extensive on-site renewable energy production and encourage Zero Waste resource conservation practices. Site design will incorporate transit-first planning to increase sustainable trips and site landscapes will provide on-site food production and native species.

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 will 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 1.4–1.**

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 City College's upper 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 Performing Arts and Education Center (PAEC)*
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 future PAEC and MUB*
6. *Pedestrian connections to Ocean Avenue at Brighton Avenue, Unity Plaza, and potential connection on SFPUC property adjacent to Ingleside Library*
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 Sschool playing field.*
10. *Single family homes with rear yards adjacent to Babloa 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. *City College of SF Muni Terminal.*

LEGEND

Auto Access

Pedestrian Access

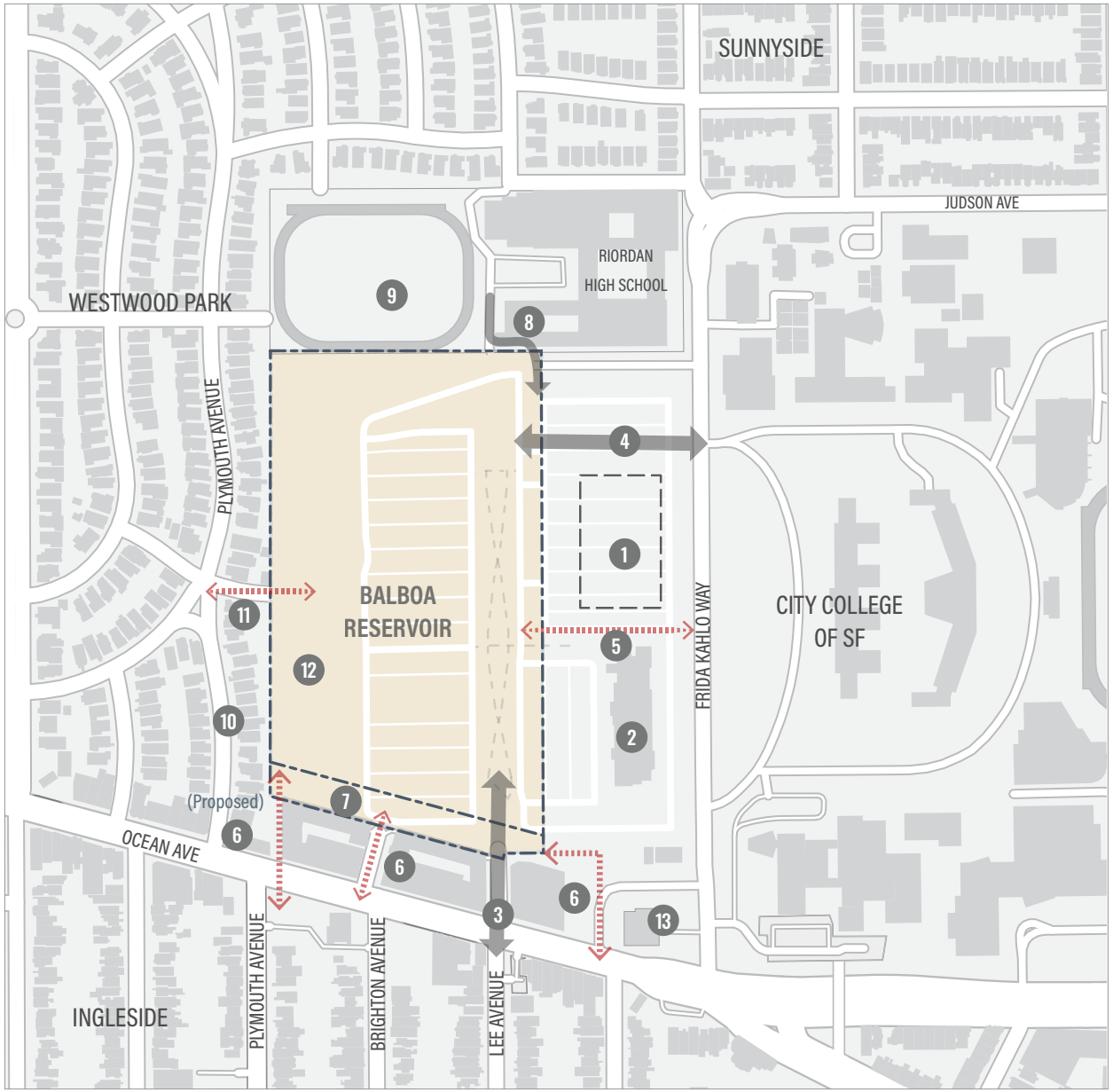

Figure 1.3–2: *Access & Edge Condition*

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 multi-family 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 SF, 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 Building

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 Sutro sold the 42-acre lot on the far southeast corner of his forest to the Spring Valley Water Company 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 war time 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.

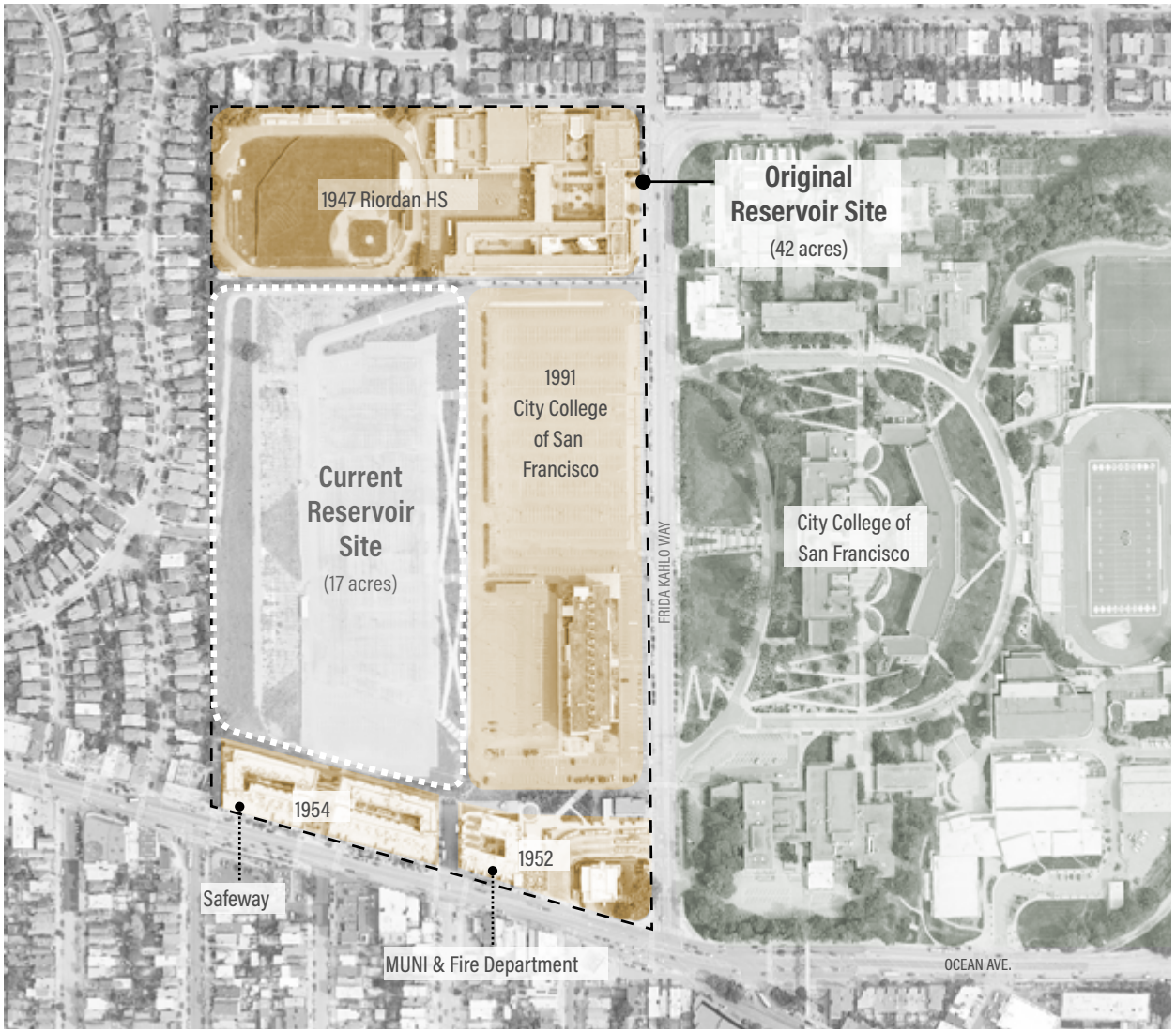

Figure 1.5–1: *Historic Development of the original Balboa Reservoir site*

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 use can be embodied through the careful design of open space and provision 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 has 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. An emphasis on higher-density, walkable, transit-oriented development will bring this historic development model into the 21st century.

Today, the 17-acre site is essentially a blank slate, with no remaining buildings nor original landscape elements. This presents a rare opportunity in San Francisco, to imagine a new and bold urban form that can unite the eclectic surrounding elements from different periods into a cohesive whole.

Ingleside Coursing Park, 1902

Navy Waves WWII Barracks, 1954

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 SF, 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 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 height and bulk district.

Public Land for Housing at Balboa Reservoir

In 2014, the Mayor's 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.

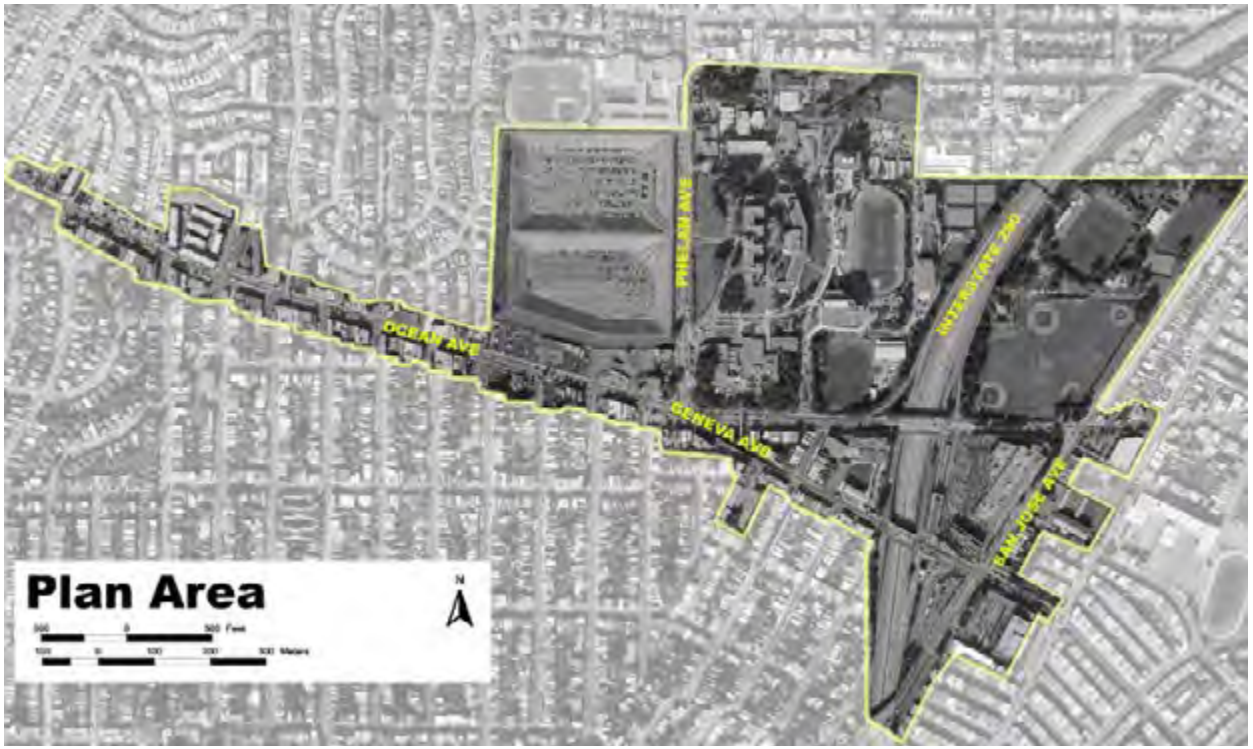

Figure 1.6–1: *Plan Area, from Balboa Park Station Area Plan, 2009*

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).

Ocean Avenue Safety Project

The Ocean Avenue Safety Project is a community based design for Ocean and Geneva Avenues to improve access, safety, and connectivity to and from the Ocean Avenue commercial corridor and the Balboa Park BART Station. The goal of this interagency project is to design a streetscape that improves the walking experience, better balances the needs of many different users, and creates a more enjoyable and visually pleasing street. SFMTA is currently leading an update of the Ocean and Geneva Corridor Plan with a focus on improving pedestrian and bike connections from Unity Plaza and Balboa Park BART.

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 which 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.

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

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 in order 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 Performing Arts and Education facility (PAEC). The public amenities on the Reservoir site are intended to improve the campus experience for students and staff. The new open space and pedestrian connections are designed to extend the network of campus open space and pedestrian ways. The new mixed income housing will provide housing options for faculty and staff within walking distance of the campus. In addition, the Reservoir neighborhood allows for the potential development of public accessible shared use parking to serve City College students, faculty and staff.

1.7 PROJECT TIMELINE

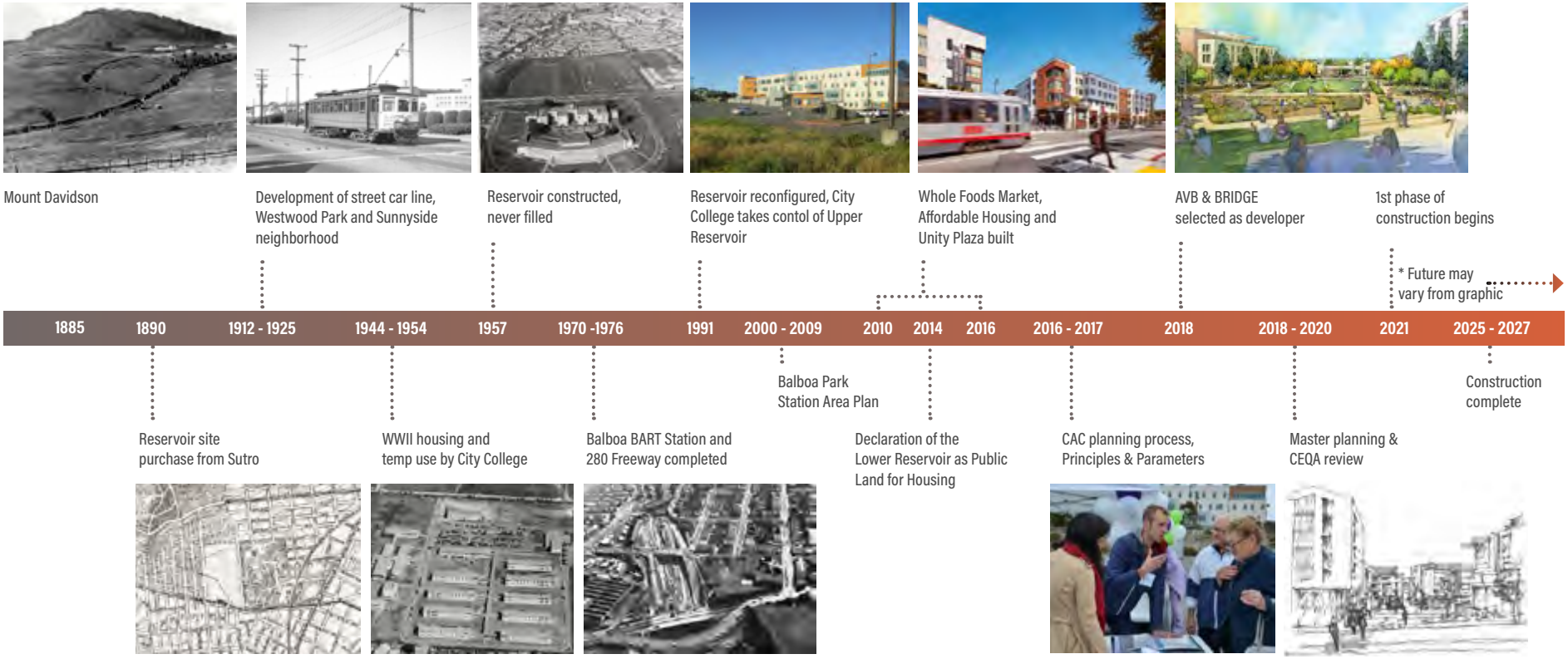

Figure 1.7–1: *Project Timeline*

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 has 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 townhome 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 compliment 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, storm water management and habitat restoration were strengthened and expanded.

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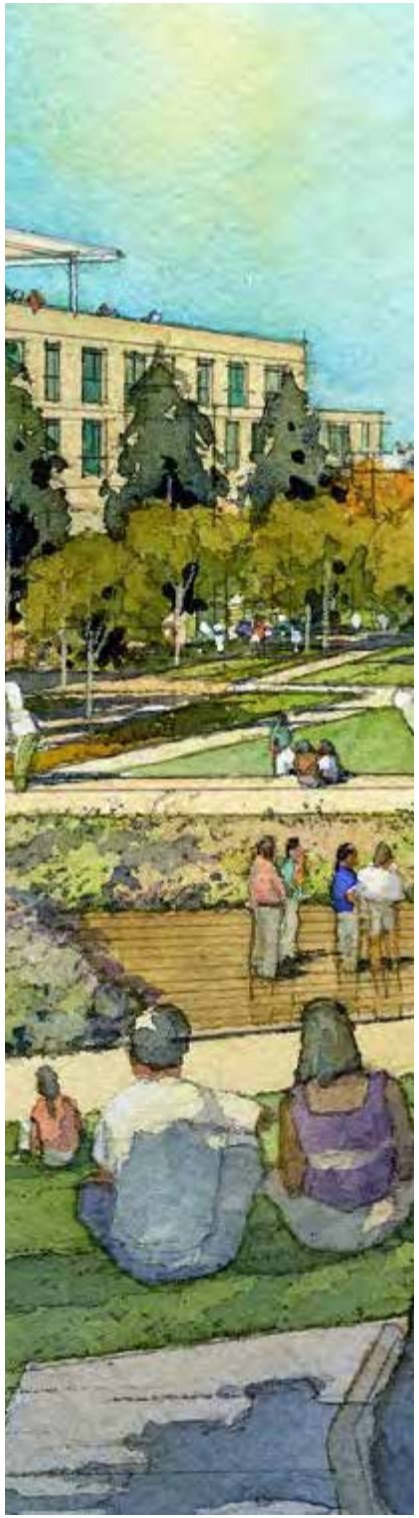
DESIGN FRAMEWORK 2



DESIGN FRAMEWORK

FRAMEWORK DIAGRAMS

NEIGHBORHOOD PLACES

Design Framework

2.1 INTRODUCTION

The Design Framework consist of four elements, that will guide the physical design of the Reservoir

1. Neighborhood Connections describes key connections to transit and surrounding neighborhoods that provides the starting point for design;
2. The Design Principles build on the Project Goals in Chapter 1 to guide the design of building and landscape;
3. Framework Diagrams illustrate how the Design Principles shape site planning and building typology; and
4. Neighborhood Places describes the key locations that will define the identity of the community.

2.2 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 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 and 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 2.1–1: Illustrative Plan**.

Figure 2.1–1: *Illustrative Plan*

2.3 NEIGHBORHOOD CONNECTIONS

Balboa Reservoir 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, CCSF and neighborhood stakeholders, the Reservoir sponsors will participate in improving off-site pedestrian connection 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*

2.4 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, a dematerialization of the building envelope and a sense of transparency and ambiguity of enclosure. These traditions responded to site and context to create designs that relate to the surroundings in unique manner.

The topography and setting of the Reservoir neigborhood provides an opportunity to reinterpret these Bay Area design traditions. Visually connected to Mt. 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 nine design principles that follow will guide the design of the built environment at the Reservoir neighborhood.

1. Provide distinct and approachable places throughout the neighborhood

The neighborhood will be characterized by a range of spaces from the intimately-scaled to larger public spaces in order to maximize outdoor activity and to provide opportunities for recreation and socialization for neighbors.

Human Scaled Public Open Space

2. Integrate and connect built and landscaped spaces

Design elements will blur the lines between indoors and outdoor to respect the unique traditions of the San Francisco Bay Area. Buildings will integrate with the surrounding landscape and exterior materials will extend into interior spaces.

Strong connection between building and landscape

3. Celebrate the setting of the Balboa Reservoir through design

The setting of the Balboa Reservoir is bounded by the surrounding hills and characterized by distant views to the Pacific Ocean; design of open spaces and buildings will emphasize views and celebrate topographic context.

4. Contribute to the existing neighborhood and reinforce neighborhood places

The Balboa Reservoir has historically existed apart from neighboring communities and institutions. The Reservoir Neighborhood will provide connections with surrounding neighborhoods and surrounding institutional uses.

5. Respond to the ecology of the site with specific design strategies

The Balboa Reservoir is a unique place punctuated by wind and fog. The place of the Reservoir neighborhood will be informed by and be compatible with these local climate conditions.

Buildings reflect topography and frame distant views

Connections will be provided to surrounding neighborhoods

Response to local climate conditions

6. Prioritize a cohesive appearance for the Reservoir neighborhood

The architectural context of the Balboa Reservoir site is characterized by institutions and cohesively designed neighborhoods. The Reservoir Neighborhood will provide a continuity of architectural expression, created through collaborative design to respect this context.

Continuity of Expression

7. Design with the ground floor in mind

The design of the buildings and open spaces in the Balboa Reservoir neighborhood will prioritize lived experience at the street level. Care will be taken to create active ground floor uses and to provide quality materials and details to support the pedestrian experience.

Design for Pedestrian Interest

Active Ground Floor

8. Weave sustainability throughout the built fabric

As a responsible neighbor, the Balboa Reservoir neighborhood seeks to minimize its ecological footprint. The neighborhood will set aggregate sustainability goals and individual projects will instill sustainability in all facets of design.

Minimize personal and community ecological footprints

9. Leverage design to solve problems

Open space and building design processes for the Balboa Reservoir neighborhood will harness design to solve functional problems and will use these opportunities to reflect these Design Principles.

Unique open space design opportunities to solve functional problems

Unique detail opportunities

Unique building design opportunities

Framework Diagrams

The Framework Diagrams illustrate the fundamental site planning elements that shape the Reservoir.

2.5 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:

- 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 burden on the City's combined stormwater and sewer system.

Figure 2.5–1: *Existing Condition*

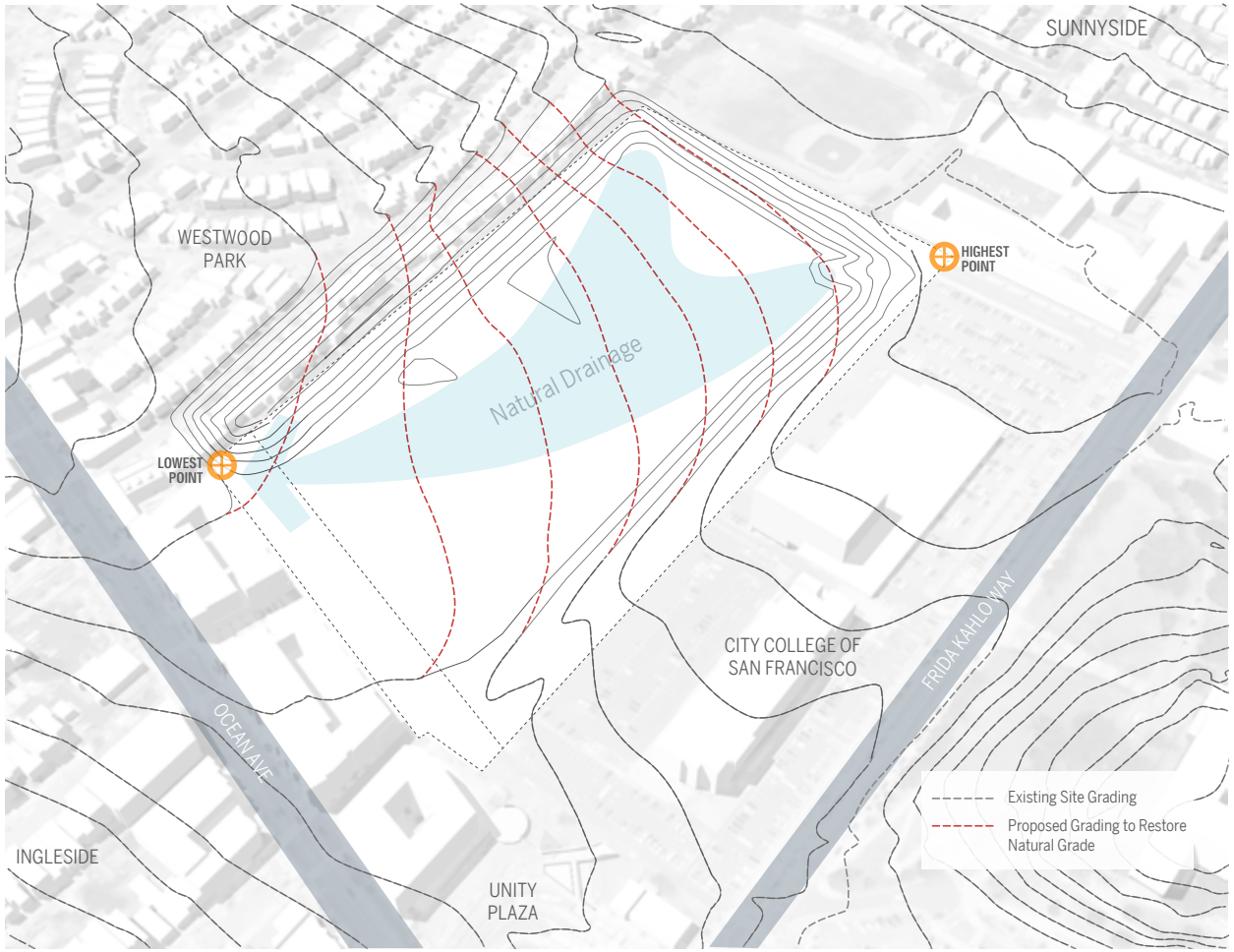


Figure 2.5–2: *Restored Typography*

2.6 PUBLIC OPEN SPACE

The heart of the new neighborhood is public open space 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 compliments the busy commercial life of Ocean Avenue and provides a transition to the Balboa Reservoir. 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 provided at townhome blocks.
- The arrangement of open spaces maximizes the number of residents who experience open space everyday.

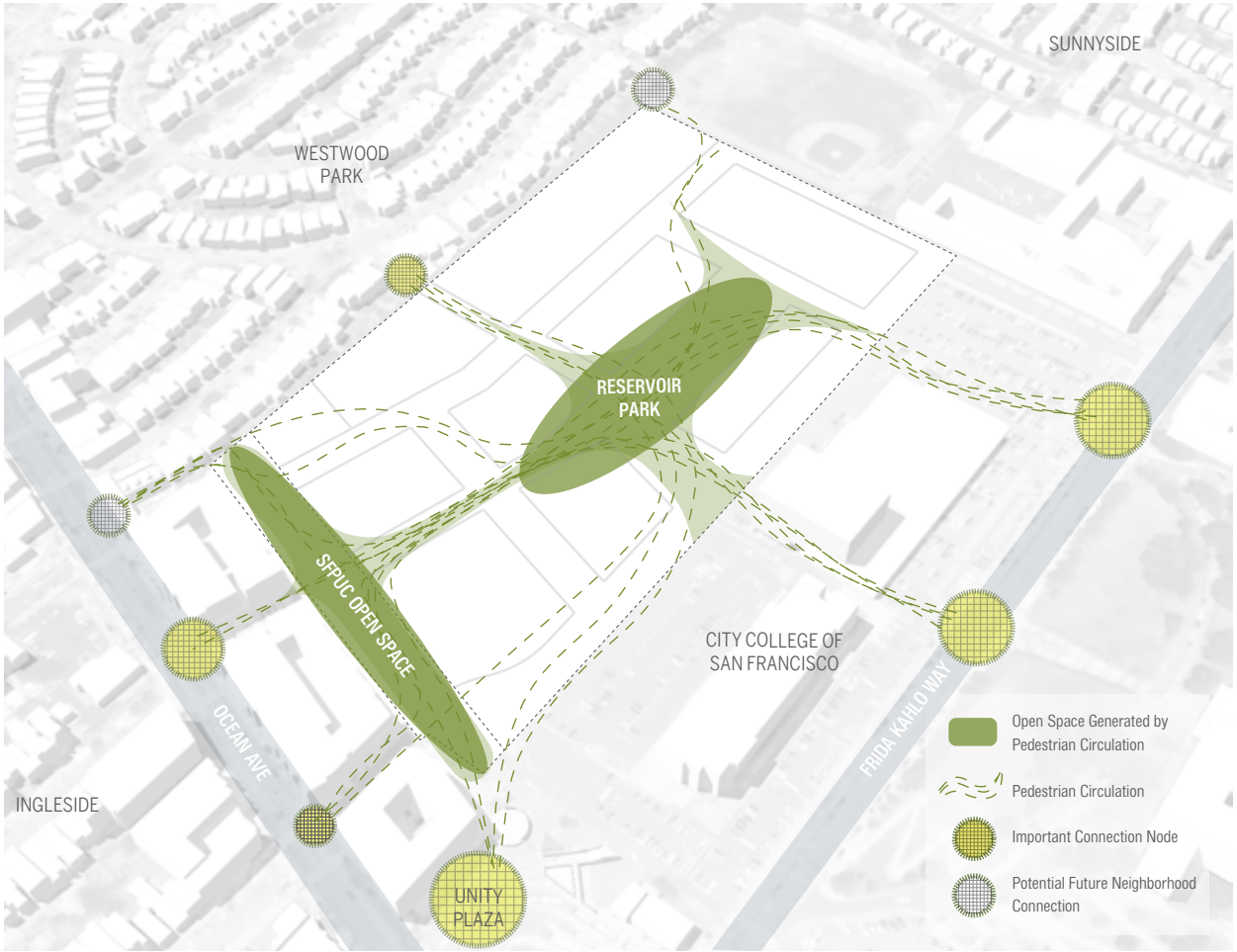


Figure 2.6–1: *Public Open Space Network*

2.7 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
- Landscaped gateways between buildings greet visitors and provide shared gathering places

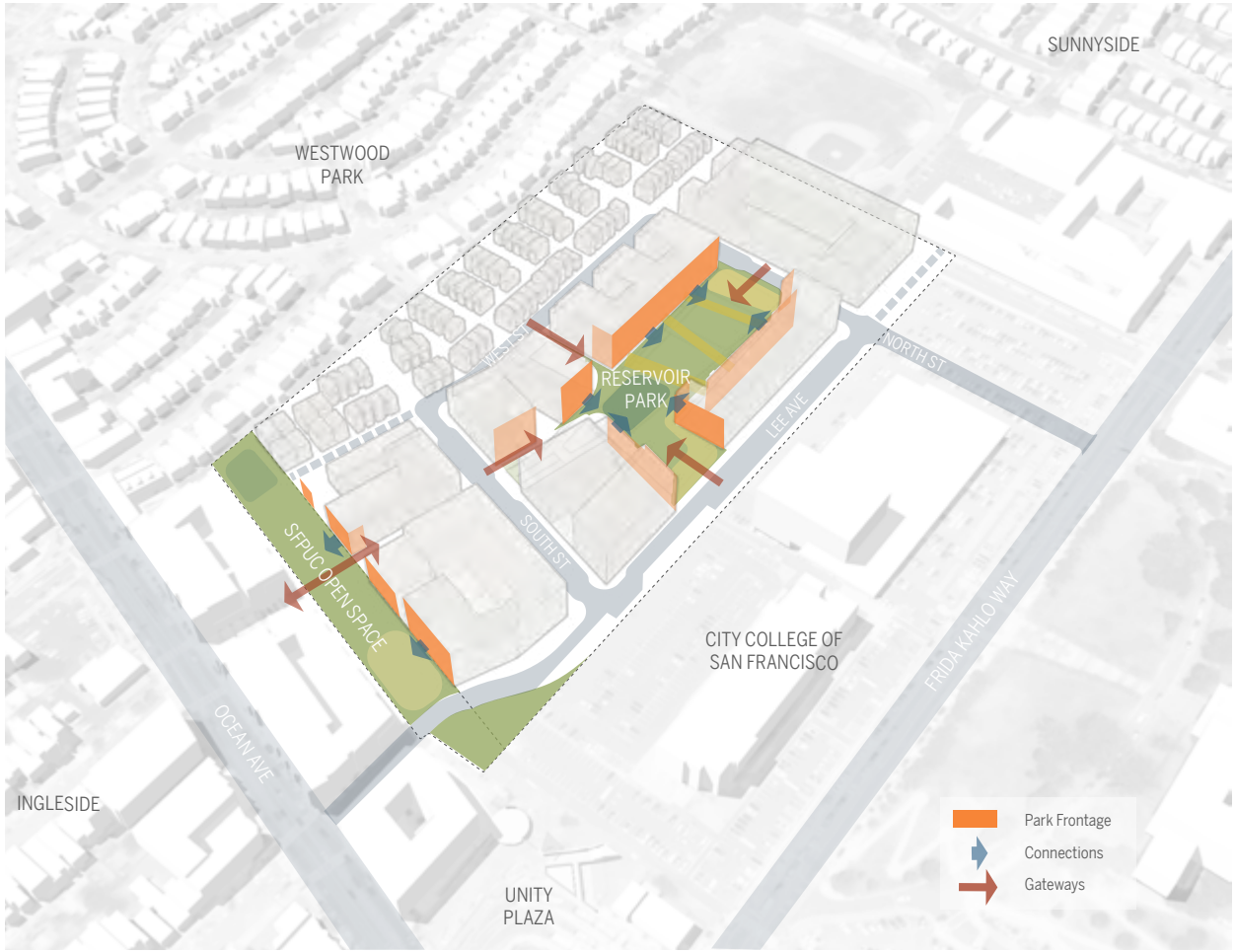


Figure 2.7–1: *Buildings Framing the Open Spaces*

2.8 PEDESTRIAN PRIORITY ZONE

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

- Reservoir Park and the SFPUC 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, at the Ingleside Library Garden, 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.
- Internal courtyards are connected to public open space to create a continuous network of pedestrian circulation so that movement through the space becomes intuitive.

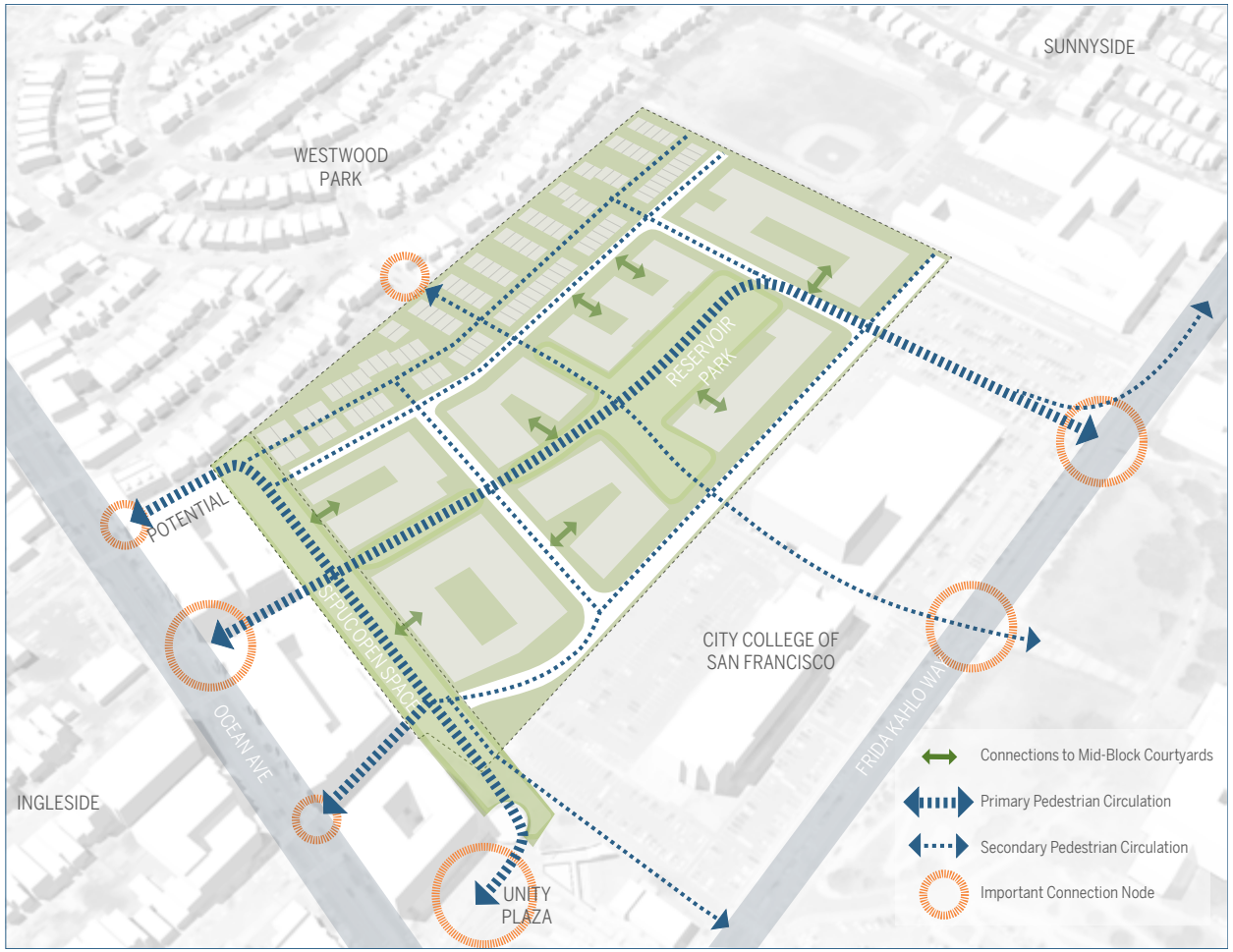


Figure 2.8–1: *Pedestrian Priority Zones*

2.9 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 Drive 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 accommodating a safe environment for bicycles;
- West Street is a narrow residential street designed to calm vehicles and provide a residential character;
- Raised crossings at selected intersections improve pedestrian safety by increasing visibility and reducing vehicular speed; and
- Loading zones are provided at key intersections to accommodate deliveries and passenger loading. These zones allow vehicles to turn around thus reducing potential congestion in the surrounding neighborhood streets.

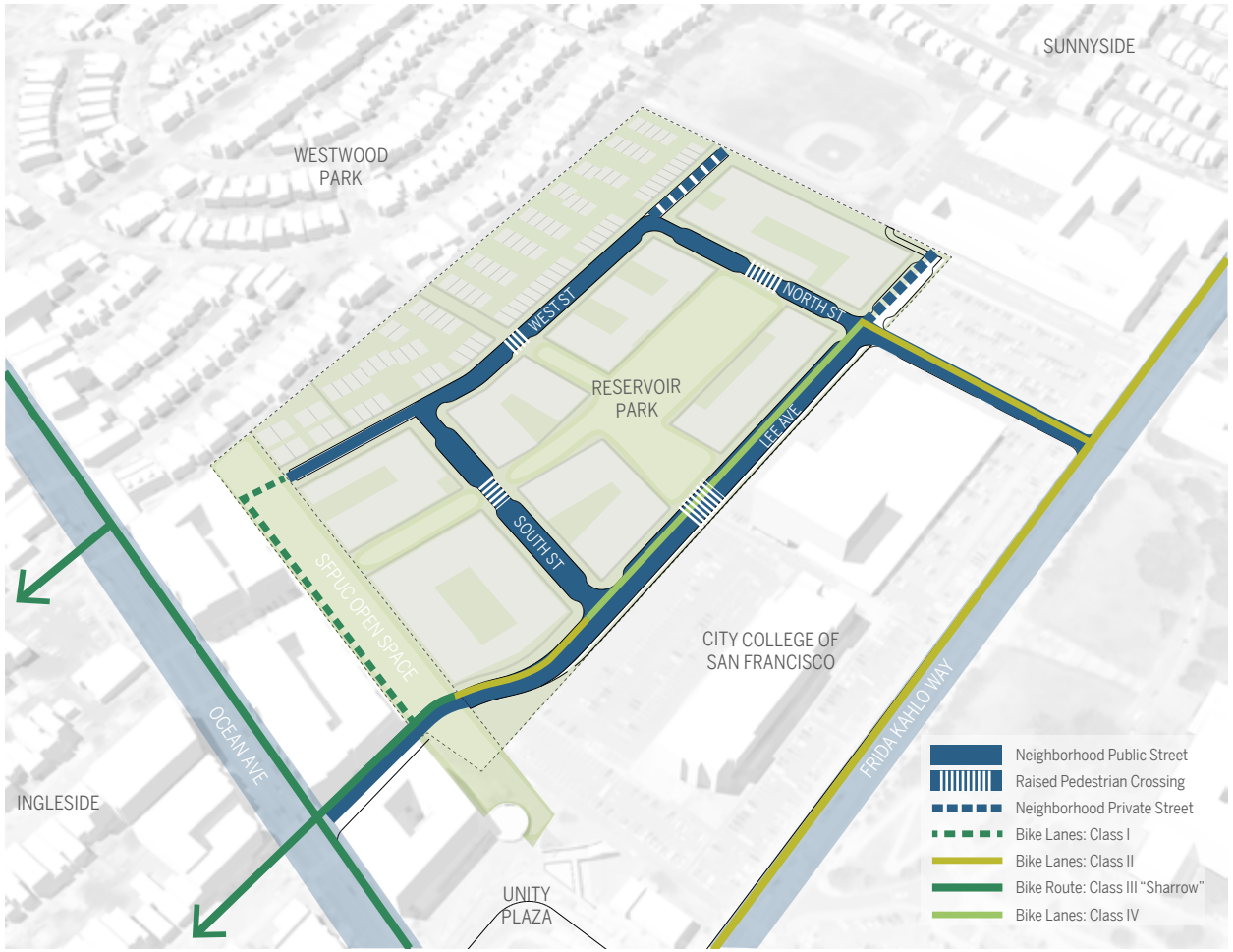


Figure 2.9–1: *Neighborhood Streets*

2.10 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 front 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
- Roof terraces overlook public green space allowing residents to enjoy views to the park, surrounding hills, and the ocean

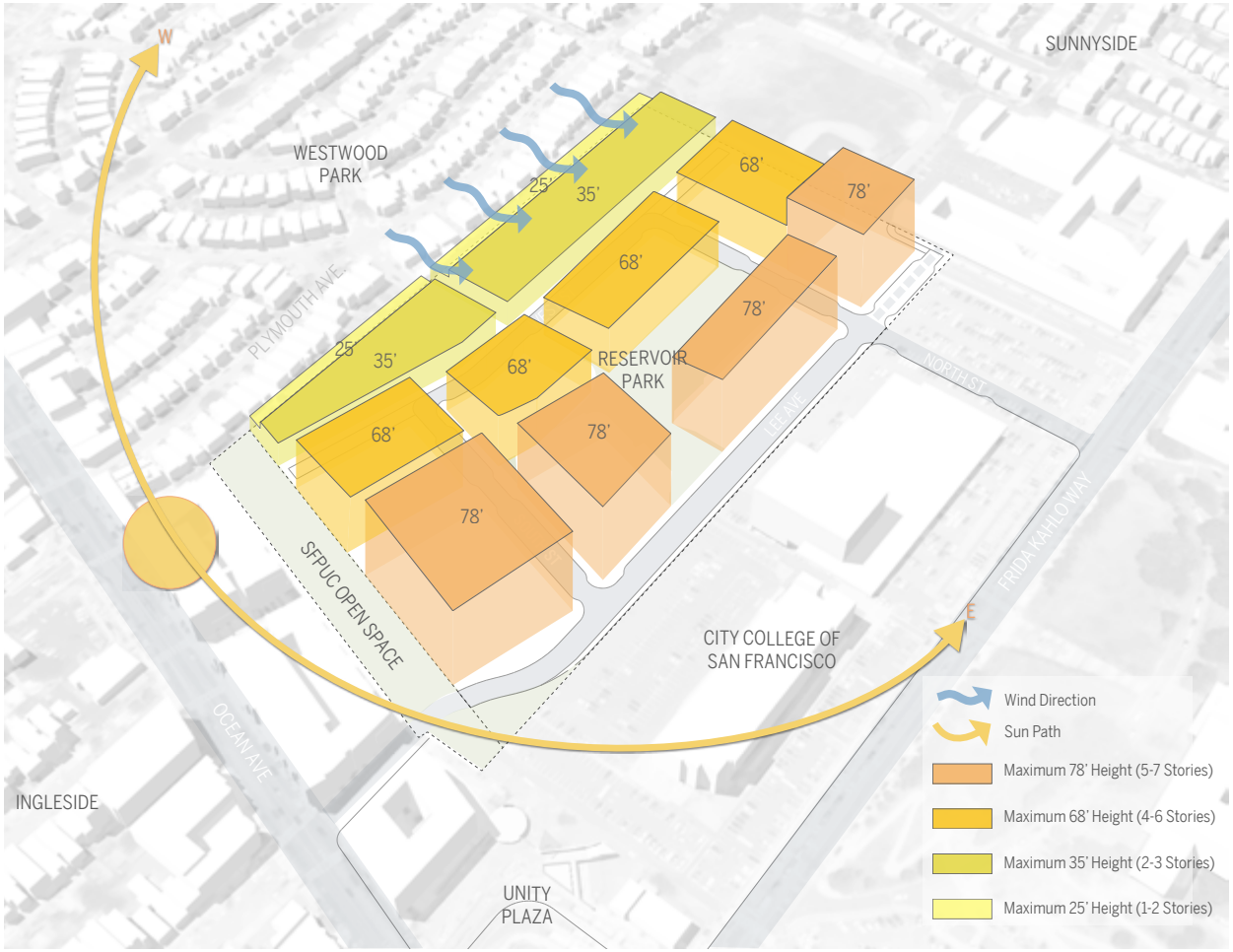


Figure 2.10–1: *Transition in Scale*

2.11 SUSTAINABLE NEIGHBORHOOD

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

- The Reservoir has set a goal of meeting building energy demand primarily through the use of greenhouse gas free electricity sources;
- Roof tops will be designed to maximize the potential of a of photo-voltaic and solar pre-heat 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 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.

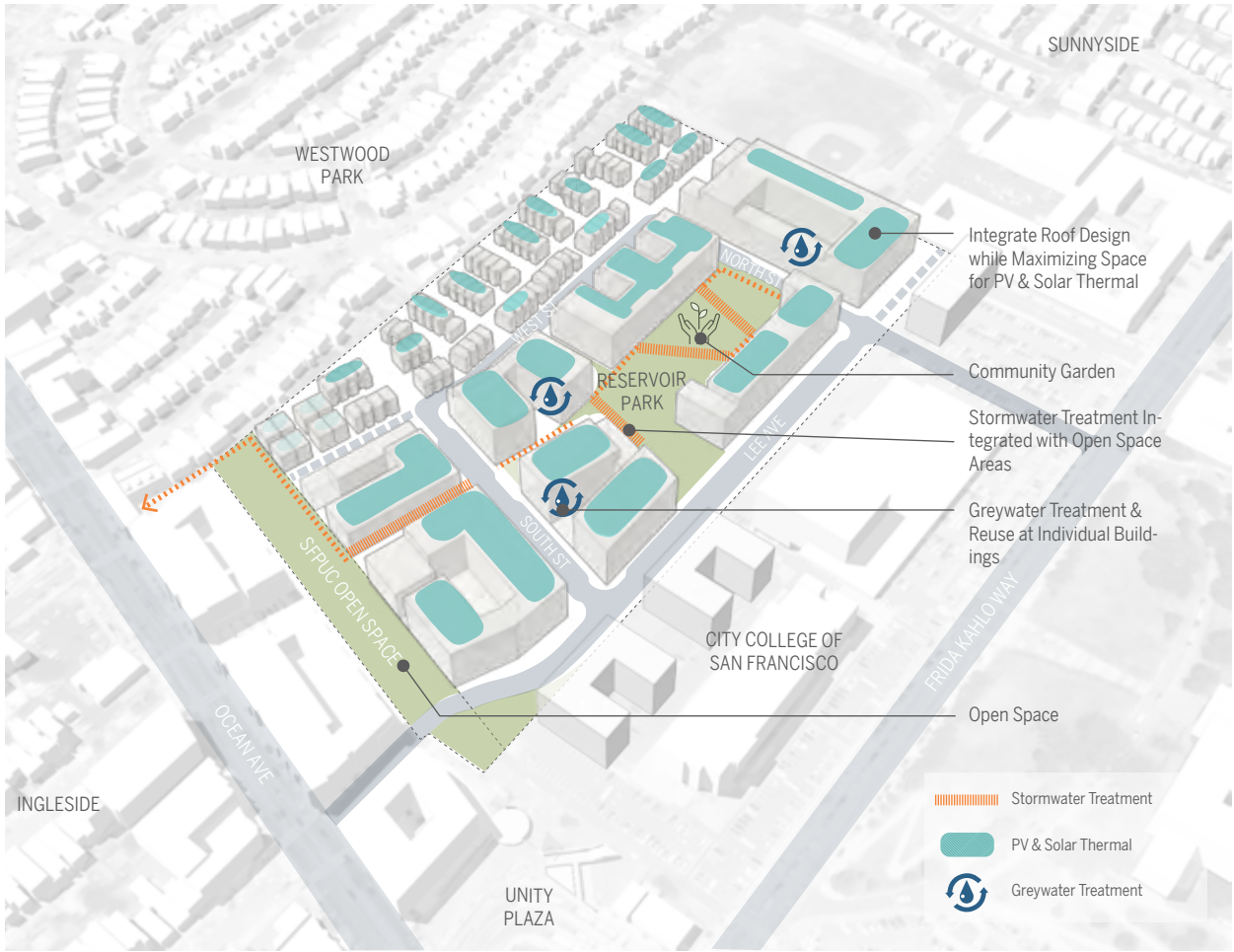
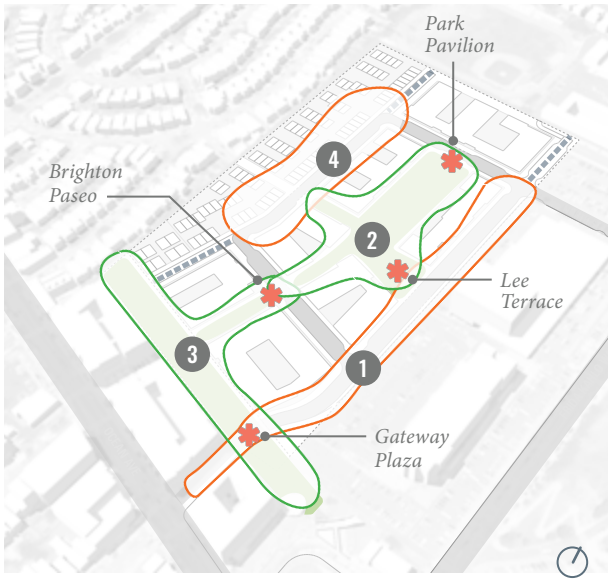


Figure 2.11–1: *Sustainable Neighborhoods*

Neighborhood Places

2.12 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 that provides focal points for gathering and interactions.



LEGEND

1. *Lee Avenue and Gateway Plaza*
2. *Reservoir Park and Pavilion*
3. *SFPUC Open Space and Paseo*
4. *West Street and Townhomes*
- *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 to City College of San Francisco. Entering from the Ocean Avenue commercial corridor, Lee Avenue intersects with the SFPUC Open Space as it connects the City College campus, Unity Plaza, and the Muni Transit hub to the new neighborhood, creating a gateway to the site.

As Lee 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.

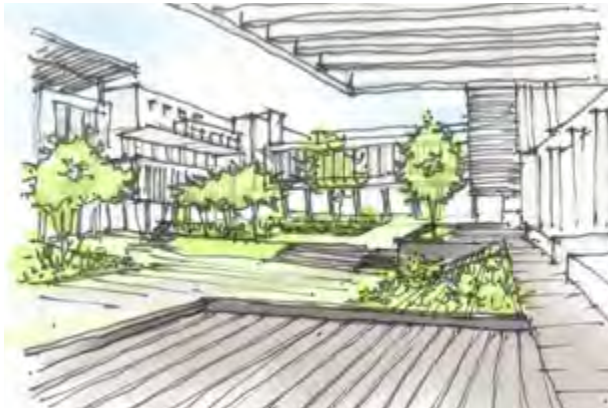
Lee Terrace is the primary entry into Reservoir Park from Lee Avenue; and City College of SF. With its robust tree coverage and special paving, the Terrace creates a welcoming, portal for people arriving by foot or bike.

Lee Avenue Gateway – looking north and west to SFPUC Open Space

Reservoir Park – looking north from the Community Overlook

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

Lee Terrace – looking east to Reservoir Park from Lee Avenue



Community Room looking north to Reservoir Park

3. SFPUC Open Space and Brighton Paseo

Located at the southern boundary of the project site, the SFPUC Open Space serves as a flexible recreation zone linking 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 the Reservoir Park. The Paseo integrates active pedestrian movement with stormwater management 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 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

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.xx, 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.

LEGEND

- *Residential - Townhouses*
- *Residential - Multifamily With Allowable Underground Public Parking*
- *Publicly Accessible Open Space*
- *Public Street*
- *Privately Owned, Publically Accessible Street*
- *Private Garage Allowed Below Public Open Space*
- *Childcare Adjacent to SFPUC Open Space*
- *Community Room at Reservoir Park*
- *Potential Location for Public Parking Garage*

Figure 3.1.1: Land Use Plan

3.2 RESIDENTIAL USES

Standards

S.3.2.1 Dwelling Unit Density Limit

Dwelling unit density shall not be limited by lot area. Refer to Chapter 7 for building specific controls including dwelling unit exposure and usable open space controls.

S.3.2.2 Dwelling Unit Mix

The Dwelling unit density shall include a minimum of 25% 2 bedroom units and 10% 3 bedroom units.

Community Room Available for Public-Use

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.

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 will 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. This community room may be incorporated into a multifamily use building with dwelling units above and with internal connections to allow use by residents.

S.3.3.2 Childcare Facility

A childcare facility shall be located immediately adjacent to the SFPUC Open Space, or immediately adjacent to Reservoir Park. 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 will be arranged to accommodate passenger loading and unloading in close proximity to entry. The childcare facility may be incorporated into a multifamily building with dwelling units above and with internal connections to allow direct access for residents.

S.3.3.3 Retail Uses

Retail uses totaling a site wide aggregate area of not more than 7,500 SF are allowed at the ground floor of residential mutlifamily parcels. Refer to Section 7.13 for standards related to retail uses. Mobile carts and semi-permanent kiosks are permitted in addition to the maximum 7,500 square feet.

Childcare Facility Outdoor Open Space

3.4 PUBLIC PARKING GARAGE

Standards

S.3.4.1 Public Parking Garage

A public parking garage with an aggregate total not exceeding 750 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**

  Public parking garage is allowed subgrade at any multifamily block.

- **Above Grade Public Parking Garage**

  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 Active Uses 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.

Private 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 6.11.6 - 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 **Figure 3.1–1: Land Use Plan.**

3.7 TEMPORARY USES

Standards

S.3.7.1 Temporary Uses and Intermittent Activities

Temporary uses and intermittent activities (as listed in Planning Code Sections 205.1 through 205.4) are permitted, including within parks and open spaces, provided that the temporary uses listed in Section 205.3 are instead limited to 72 hours per event, twice a month, for up to 12 events per year per block.

3.8 INTERIM USES

Standards

S.3.8.1 Active Interim Uses During Development

To facilitate continued active use of the site during development, interim uses are allowed, including surface parking serving City College of SF and the public. 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 as further described in the SUD.

Balboa Reservoir SUD Blocks (as shown in Figure 3.1-1)

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

P = Permitted Use

NP = Non Permitted Use

Notes:

(1) All other uses not stated are not permitted. Exception: acccessory parking is permitted on all parcels.

(2) All non-residential uses are allowed only on the ground floor except multilevel parking garages meeting the requirements of Section 7.21 - Public Parking Garages.

(3) A portion of the required Childcare Facility open space may be provided on any Publicly Accessible Open Space.

(4) Art and Retail kiosks are allowed in Publicly Accessible Open Spaces.

Table 3.8.–1: Permitted Uses

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NEIGHBORHOOD SUSTAINABILITY 4

Overview

4.1 SUSTAINABLE NEIGHBORHOODS FRAMEWORK

The Balboa Reservoir neighborhood has adopted the San Francisco Sustainable Neighborhoods Framework (SNF) to guide all aspects of sustainable design and operations. The City of San Francisco has 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 Sustainable Neighborhood Framework is centered on these five goals, 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 Sustainable Neighborhood Framework's five goals and that address 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 Neighborhoods Framework in table form, which includes cross references for standards and guideline included in other sections of the DSG

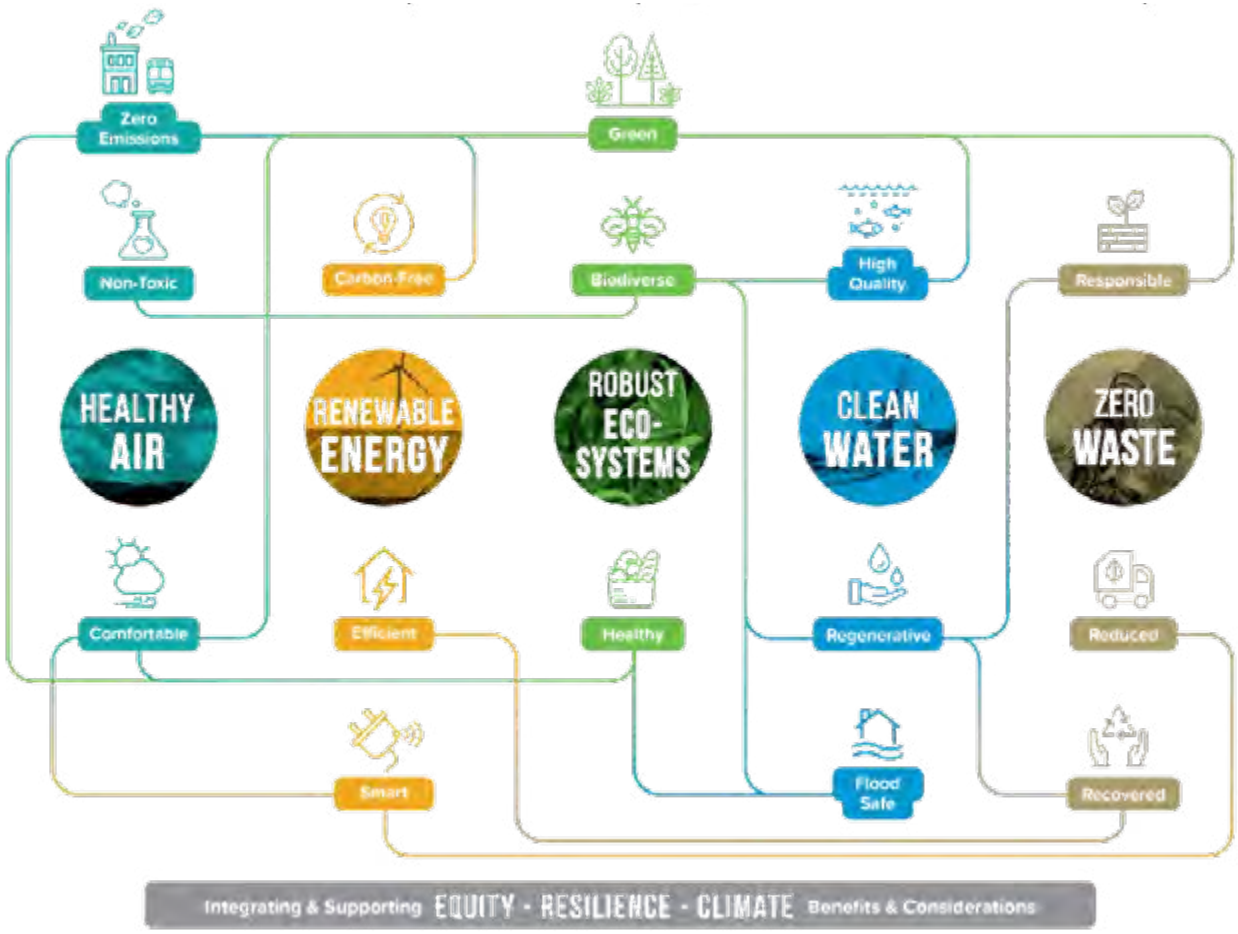


Figure 4.1–1: *SF Sustainable Neighborhoods Framework*

4.1.1 Community Sustainability Goals

The Balboa Reservoir neighborhood commitment to sustainability is rooted in the Principals and Parameters set forth by the Balboa Reservoir Community Advisory Committee, and in the community wide goal of addressing the social and economic aspects of sustainability through the following measures:

- Housing options that serve a diverse, mixed income neighborhood including 50% affordable housing and a majority of units with 2 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.
- Green house gas neutral through a combination of climate responsive design, efficiency, on-site renewables, and participation in green energy programs.
- Stewardship of water resources including gray water reuse and stormwater management integrated with open space.
- 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.

4.1.2 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 (See Figure 4.1.4). 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. The mild ambient temperature and the consistent wind patterns enable the use of natural ventilation throughout the site. To improve the effectiveness of natural ventilation, it's advisable to maximize the operable windows on the west and east facing facades.

Balboa Reservoir receives a good amount of direct solar radiation throughout the year, creating an opportunity for use of on-site solar technologies such as PV and solar thermal water systems.

Buildings and open space at the Balboa Reservoir respond to these natural conditions by orienting to views and shielding the Reservoir Park from western winds.

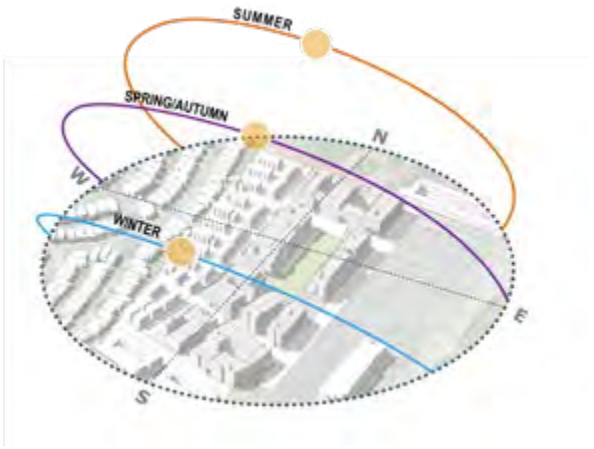


Figure 4.1.2: Balboa Reservoir Site Sun Path

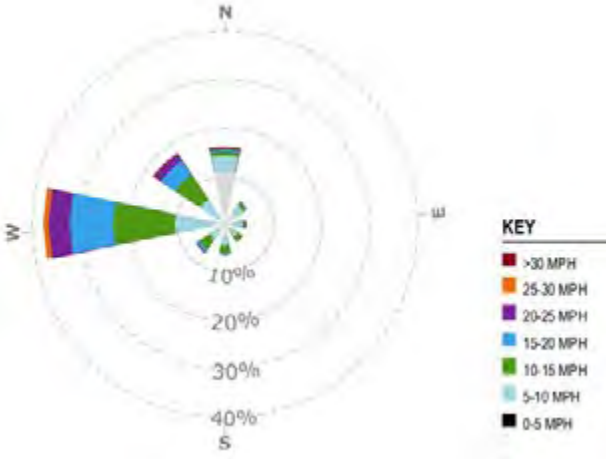


Figure 4.1.–1: *Wind Rose (prevailing winds on site)*

Healthy Air

4.2 ZERO EMISSION ENVIRONMENTS

Carbon emissions from buildings are a significant factor affecting the overall air quality of cities, as well as impacting climate change. The Balboa Reservoir neighborhood aspires to eliminate greenhouse gas (GHG) emissions from building operations to minimize the carbon footprint of 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, having the majority of the loads on electric energy sources instead of natural gas, will allow the project to steadily reduce GHG emissions.

4.2.1 All Electric

To help achieve the net-zero carbon emissions goal, the building systems will be designed to primarily use electricity. This strategy will include electric-appliances for cooking and electric clothes dryers. Space heating will be provided by electric air source heat pumps.

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 heat pump boilers gas fired boilers. In this event, each building will provide a solar thermal pre-heat system to reduce use of natural gas for domestic water heating.

Project Goals

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

Guidelines

G.4.2.1.1 Electric Building Systems

Building systems will be designed to primarily use electricity. This strategy will include the use of electric-based appliances for cooking and electric clothes dryers.

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.

4.2.2 EV Charging Stations

Another way to reduce local GHG's is to promote the use of electric vehicles (EV). Electrical infrastructure will be provided to accommodate the installation of EV charging stations at 10% of the off-street parking spaces, with capacity in place to increase to 20%.

Project Goals

As EV adoption increases in the future, a load management system will be installed to manage the EV charging stations. This would allow EV charging stations to be installed at 100% of the on-site parking spaces while avoiding any upgrades to the electrical infrastructure.

Electric vehicle charging stations

Standards

S.4.2.2.1 EV Infrastructure

The project will provide EV charging stations at 10% of the off street parking spaces with infrastructure in place to expand to 20%. The electrical capacity will be designed to allow for charging station for up to 100% of the spaces in conjunction with a future load management system.

4.2.3 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

1. Establish a Sustainable Procurement Program for each building targeting 100% of materials to meet at least one sustainable materials criteria.
2. Evaluate carbon sequestration concrete and utilize as demonstration project.
3. Prioritize Forest Stewardship Council (FSC) Certified Wood and use FSC certified wood for 50% of total framing materials.

Standards

S.4.2.3.1 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: Environmental Product Declaration, recycled content, and third-party emissions testing and product certification.

Guidelines

G.4.2.3.1 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.4.2.3.2 Material Life Cycle

- Select materials that can be recycled.
- Prioritize responsible manufacturers that offer life cycle management.

Forest Stewardship Council (FSC) Certified Wood

4.2.4 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 Goal

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

Guidelines

G.4.2.4.1 Construction Indoor Air Quality Plan

Minimize pollutants during construction by implementing a Construction Indoor Air Quality Management Plan.

4.2.5 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 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.4.2.5.1 TDM Ordinance

The Balboa Reservoir will 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 may utilize any combination of the approved TDM strategies to achieve the 30 point target.

Walkable/Bikable Neighborhood

Bicycle Parking

4.3 NON-TOXIC 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

1. 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 will prioritize low emitting products.

4.3.2 Air Filtration

Standards

S.4.3.2.1 Ventilation Requirements

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

Guidelines

G.4.3.2.1 Improved Ventilation and Windows

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.

Non-Toxic Flooring

Non-Toxic Interior Paint

Renewable Energy

4.4 ENERGY EFFICIENT ENVIRONMENT

High performance building design is the first step towards the project's net zero energy goals. 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, pariculates 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 Façade Treatments

Using glazing that meets at least the energy code prescriptive requirements (solar heat gain coefficient lower than 0.25) will help control solar heat gains while allowing natural daylight. Reducing the solar heat gain in the spaces in summer will also 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 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.

Standards

S.4.4.1.1 Glazing

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

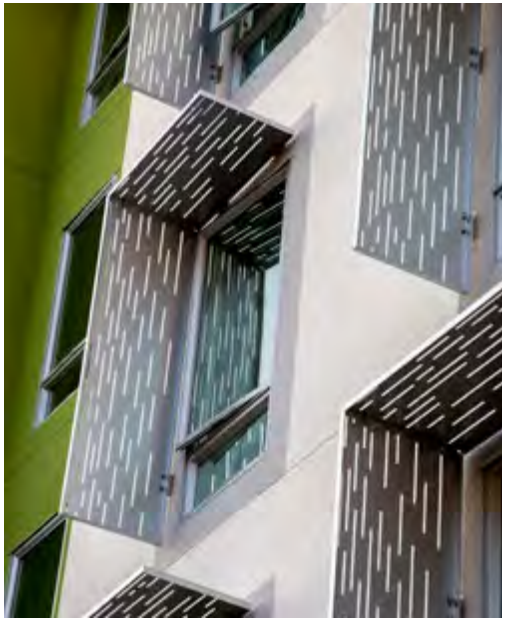
Guidelines

G.4.4.1.1 Natural Ventilation

Design residential units to maximize the potential for passive cooling . Windows will be designed to provide opportunities for cross ventilation where feasible.

G.4.4.1.2 Reduced Solar Gain

Incorporate sunscreens, glazing with lower heat gain coefiicient or other means to reduce solar gain on building frontages with high solar gain potential.



Sunscreen

4.4.2 Mechanical System

To further lower the building energy demand, high efficiency 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 is another HVAC related energy efficiency measure that 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. This strategy further reduces the space heating demand. Figure 4.4.1 illustrates estimated energy demand versus on-site energy sources.

Standards

S.4.4.2.1 Infiltration

Minimize leakage and infiltration per the ENERGY STAR Multifamily Testing Protocals.

Guidelines

G.4.4.2.1 High Efficiency HVAC Systems

- Evaluate electric heat pumps as a higher efficiency alternative to electric resistance heating.
- Evaluate ventilation heat recovery which recovers heat energy from exhaust air to preheat outside air as an additional energy reduction strategy.

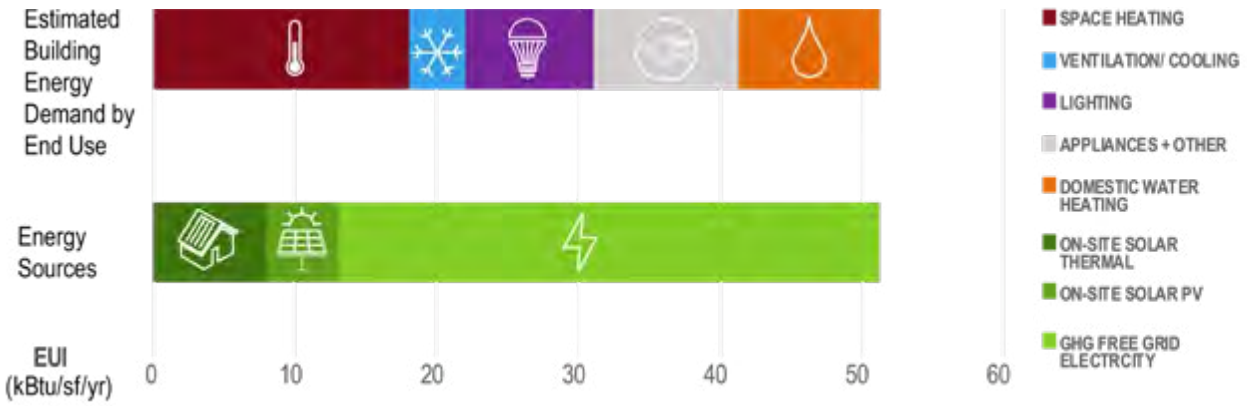


Figure 4.4.3: Building Energy Balance

4.5 CARBON FREE ENERGY

4.5.1 On-Site Renewable Power Generation

This project has set an aspirational goal to 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 51 before solar) for a typical proposed building consisting of 6 floors and 165 residential units. 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. Additional PV arrays may be installed elsewhere on the project to increase the ratio of on-site renewable energy generation.

Project Goals

On-Site Renewable Energy

The project will generate 25% of its building energy demand via on-site renewable energy generation systems, in conjunction with measures to reduce EUI.

Standards

S.4.5.1.1 On-Site Renewable Energy

The project shall maximize roof area available for solar thermal water heating and solar PV electricity generation, while allowing for building maintenance and other required roof mounted equipment.

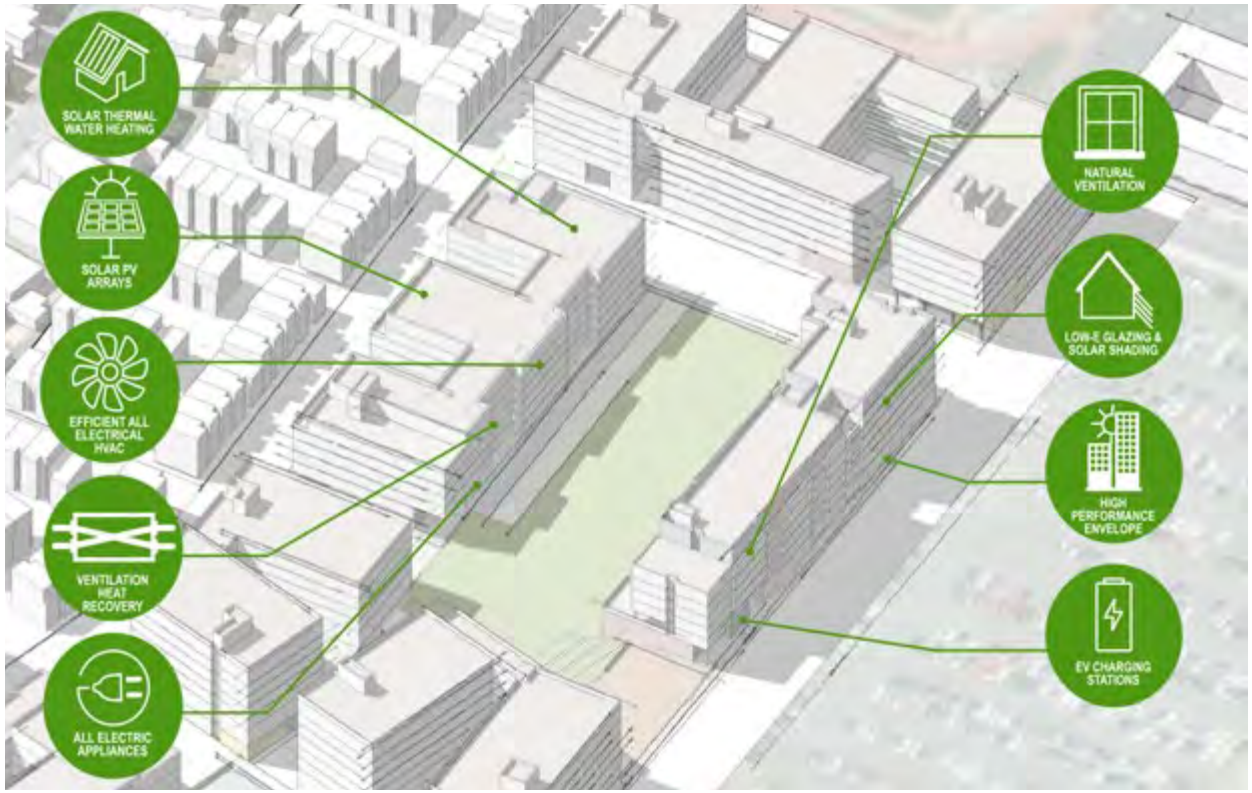


Figure 4.5.1: Healthy Air and Renewable Energy Strategies

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 for the building residents' use. 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 multi-family residential buildings.

Standards

S.4.5.2.1 Solar Thermal Arrays

Where solar thermal arrays are utilized they shall be sized to provide 80% of the annual domestic hot water heating demand. Based on a typical proposed building consisting of 6 floors and 165 residential units, the solar thermal system would need to 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 for up to 72 hours in the event of a power outage or emergency.

4.5.4 Green Power Purchase

Project Goals

The project will offset all carbon emissions related to building operations. Any gas use on site or at the grid level will be offset by renewable energy credit (REC) or carbon offset credit purchases.

Standards

S.4.5.4.1 SFPUC Power

To greatest degree feasible, all electric power will be supplied by SFPUC from 100% GHG free sources including hydroelectric power plants and other renewable resources such as solar and wind turbines.

4.6 SMART SYSTEMS AND OPERATIONS

4.6.1 Automation and Control

Smart building systems such as learning thermostats, 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 multi-family buildings water will be sub-metered to and each residential unit will be invoiced 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

4.7 GREEN SPACE

To create a strong foundation for a robust eco-system 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 will contribute to the project wide goals by maximizing areas of planting and tree cover while also providing residents with wind sheltered usable common space.

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 vegetative areas.

Balboa Reservoir intends to use climate appropriate, habitat supportive, and interconnected greening throughout all surfaces. The project will prioritize native and bio-diverse plantings for non-turf areas, including native soil; develop and implement an Integrated Pest Management Plan and Sustainable Landscape Maintenance Plan. Succession planning in landscape design will be evaluated. See Chapter 6.2 - Open Space Ecosystem Services for further discussion of Biodiversity.

Project Goals

1. 100% healthy landscaping practices - minimizing or eliminating pesticide, herbicide or fertilizer use following the City's Integrated Pest Management Ordinance.
2. Use all-electric / clean fuel landscape maintenance equipment.

Standards

S.4.8.1 Native Landscaping

Provide 70 % of non-turf landscaping as native and biodiversity supportive

Guidelines

G.4.8.1 Low Emissions Maintenance

Use low-GHG emission landscape maintenance

Bee Friendly Landscaping

Community Gardens

Vibrant Vegetated Pedestrian Paths

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 + visitors are educated on local ecological sense of place and/or project site water story

G.4.8.3 Daily Maintenance

Daily Operations shall 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 is included in this limited scope.

G.4.8.4 Quarterly Horticultural Services

Regular maintenance should include quaterly visit by licensed arborists, horticulturalists and professional gardeners for structural and ornamental pruning, and seasonal reinvigoration of perennials and organic fertilization. Visits shall 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 Chapter 6.2 - Open Space Ecosystem Services for further discussion of Food Access.

Project Goals

- The Balboa Reservoir neighborhood will collaborate with City College SF culinary program to assist residents, neighbors and City College staff and students in growing and preparing healthy foods 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 have access to a community garden plot.
- Incorporate edible landscape throughout the site.

G.4.9.2 Healthy Food Education

100% of residents and neighbors are 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 to include a food corridor area for food trucks and potentially, a farmers market.

G.4.9.4 Sustainable Pest Control

The orchards will be publicly accessible to all park users. The maintenance program will be administered by the developers association which will be responsible for sustainable maintenance practices in controlling pests that may be attracted by food production.

Clean Water

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 for the site as well as the water available to collect. Figure 4.10–1 represents this water balance for the entire site. The bars represent the water usage demand, blue representative of potable water uses and purple of 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 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.

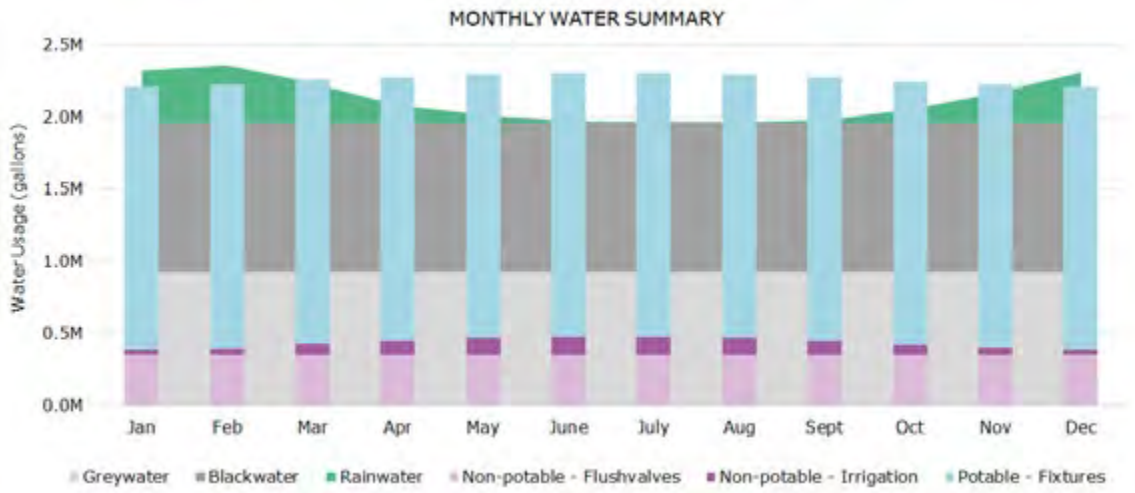


Figure 4.10.1: Monthly Water Summary

Standards

S.4.10.1.1 Plumbing Fixtures

All plumbing fixtures installed for the project are required to meet or exceed the performance requirements set forth in Title 24 and San Francisco Amendments. All eligible fixtures must be WaterSense or Energy Star labeled.

4.10.2 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.

Standards

S.4.10.2.1 Drip Irrigation

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

S.4.10.2.2 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.4.10.2.3 Edible Plating Irrigation

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

4.10.3 On-Site Water Treatment and Reuse

The project is required to comply with SFPUC's Non-Potable Water Ordinance. This Ordinance requires the project to install and operate an on-site non-potable water system to treat and reuse available graywater, rainwater, and foundation drainage for toilet and urinal flushing and irrigation, and to prepare water budget calculations assessing the amount of available rainwater, graywater, and foundation drainage, and the demands for toilet and urinal flushing and irrigation.

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 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 steps/ 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.

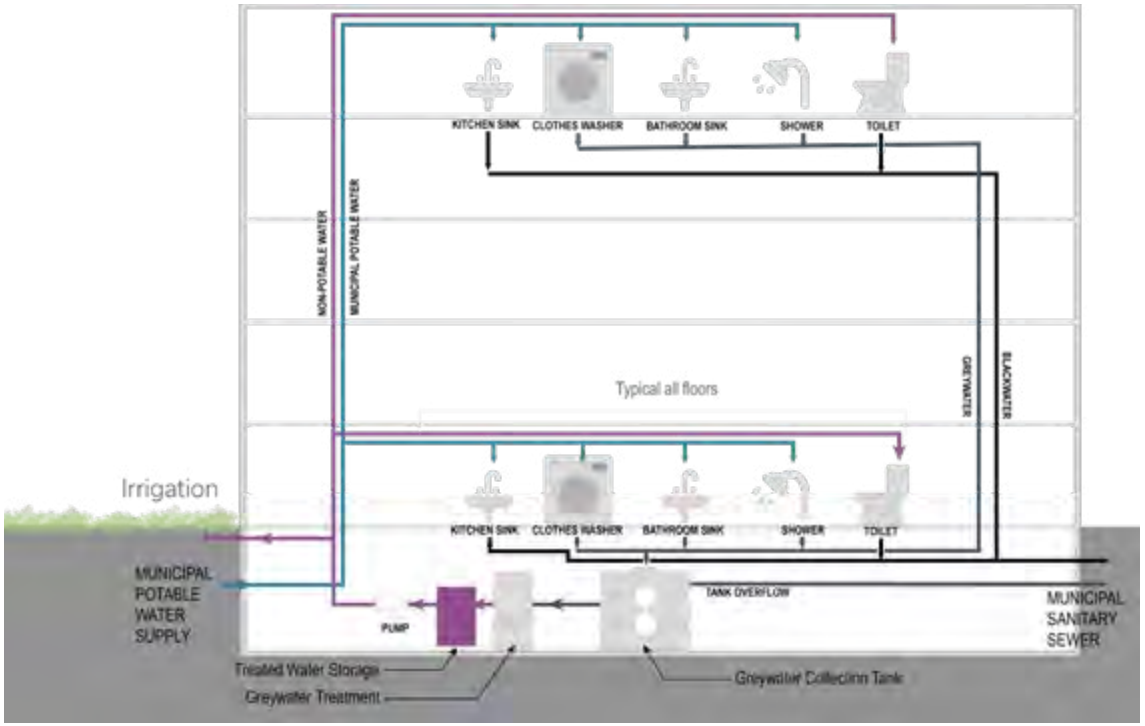


Figure 4.10.2: Gray Water Treatment System

Standards

S.4.10.4 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.4.10.5 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 water sheds through impervious surfaces, soil composition, loss of vegetation, and loss of natural drainage patterns. Balboa Reservoir resides in a combined sewer area and has been determined to trigger 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 parcel is planned to independently comply with the SMR.

See Section 6.2 - Open Space Ecosystem Services 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

1. Provide a 25% peak rate and total volume stormwater management reduction for the overall site using green infrastructure and Low Impact Development.
2. Minimize stormwater management at public streets by providing equal offsetting management at private development parcels.

Standards

S.4.11.1 Stormwater Management

Comply with the SFPUC approved Stormwater Management Requirements and submit Stormwater Control Plans for SFPUC review and approval.

Guidelines

G.4.11.1 Infiltration

Provide on-grade infiltrative BMPs, or other appropriate BMPs, to manage the peak rate and volume of the development as a site wide aggregate. The SFPUC retained fee parcel is planned to independently comply with the SMR via appropriate programmatic BMPs.

Green infrastructure

Bioswale retention

Zero Waste

4.12 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.

Three binsystem


Reusable grocery bags

Project Goals

1. Divert 100% of residential waste generated from landfill.
2. Divert 75% of construction and demolition waste with a minimum of 4 separate waste streams.

Standards

S.4.12.1 Recycling and Composting Ordinance

- Include space for collecting and loading recycling and compost per San Francisco Recycling and Composting Ordinance: AB-093. See Section 7.23 Location and Screening of Services for further design measures.

S.4.12.2 Recycling of Construction Waste

- Project will divert 65% of construction & demolition waste consistent City of San Francisco standards.

Guidelines

G.4.12.1 Recycling

- Provide adequate centrally located storage for the collection of recyclables and compost, in common areas and in open space areas on site.
- Provide at least one drop-off point available to all project occupants for hazardous and electronic waste, and establish a plan for post collection disposal.
- Provide signage and education with detailed information on where to place materials and how to reduce waste.
- Provide reusable grocery bags to residents.

G.4.12.2 Balanced Cut and Fill

When possible, use disturbed soils on site, minimizing off-haul and/or import of additional soil.

Resiliency

4.13 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.

Balboa Reservoir intends to identify the potential high risks associated with natural hazards affecting the site, assess their impacts over the long-term service life of the project, address impacts through design, and engage tenants to become more prepared for emergencies and natural disasters. Credits from the RELI Resiliency Rating System may be incorporated in the design to help identify and reduce the risk of damage associated with disruptions.

Project Goals

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.

Addressing air quality issues

Emergency preparedness planning

Guidelines

G.4.13.1 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.
- San Francisco Department of Public Health preparedness trainings www.sfdem.org/sfdph-preparedness

CIRCULATION

STREET DESIGN OVERVIEW

STREET DESIGN STANDARDS AND GUIDELINES

STREET MATERIAL PALETTE

STREET DESIGN BY INDIVIDUAL CASE

Street Design Overview

5.1 CIRCULATION 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 and beyond. The Balboa Reservoir neighborhood is located in close proximity to local and regional transit lines. The Balboa Reservoir plan prioritizes walking and biking over cars through the use of traffic calming measures. The transportation and mobility strategy for the Reservoir neighborhood will be an important part of a broader City initiative, coordinated with SFMTA and City College of San Francisco, to improve neighborhood and area-wide circulation, by reducing reliance on private automobiles and providing seamless access to the existing public transportation network.

Design Context and Concept

Balboa Reservoir neighborhood streets conform to the geometry of adjacent streets, however they are unique in that the existing San Francisco grid is discontinuous in this area, and the new streets do not allow for through auto traffic except at the extension of Lee Avenue. This layout presents opportunities for pedestrian-oriented design and new green infrastructure. Streets will have lower and slower moving traffic volumes, and the opportunity to continue the geometry of existing streets onto private property, as well as pedestrian and bike connections accessible to the public. The neighborhood will thus have a more pedestrian character, and it will be an ideal destination for families, dog owners, and residents, and neighbors walking to transit.

Rights-of-way within the project boundary will be public streets, designed according to SF Public Works requirements and the design principles of the San Francisco Better Streets Plan (BSP). The material palette, newly approved by SF Public Works, will be used for streets and sidewalks within the project area.

Streets must accommodate a comprehensive set of mobility, infrastructure, and streetscape elements, including facilities for diverse users including pedestrians, bicyclists, disabled persons, and vehicular access (cars, service, and emergency vehicles). Streets will also provide an array of

horizontal elements:utilities, stormwater management infrastructure, furnishings, planting and traffic calming.

Streets shall be designed to encourage maximum visual and physical connection between the public realm and private spaces such as paseos and autocourts. The streetscape palette will also include street trees, regularly planted, to create a canopy for shade and shelter from wind as well as a pleasant walking and cycling environment.

Streets will be accessible to all modes of transportation via Lee Avenue, North Street, South Street and West Street. "Figure 5.1–1: Site Illustrative Plan" on page 59 shows the designation for each street within the site boundary. Specific street designs and characteristics are described further in the Standards and Guidelines section.

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

Figure 5.1–1: *Site Illustrative Plan*

5.2 STREET TYPOLOGY

Street Hierarchy

The plan illustrated in this diagram features two types of streets: 'Mixed-Use' streets - Lee Avenue- that carries neighborhood traffic, and 'Neighborhood Residential Lane' -all other streets in the project area (North, South and West Streets) that are more internal and functionally serving only the new development in the project area. In addition to these two main typologies, are also the 'Shared Public Ways' at the two ends of West Street: West Street South and West Street North as privately-owned and maintained streets. Additionally, there are also privately-owned and maintained driveways and entry courts serving the townhouse parcels. These are publicly accessible at all time. 'Paseos' are not publicly maintained streets and are intended to be formal pedestrianized continuations of the proposed streets. Open space, also shown on this diagram, is laid out in alignment with the pedestrian circulation network.

More detail can be found in *Street Design by Individual Case, Sections 5.12 - 5.16*.

LEGEND

- *Mixed-Use Street*
- *Neighborhood Residential Lane*
- *Shared Public Way*
- *Townhouse Entry Court & Driveway*
- *Public Open Space*
- *Paseo (documented under Chapter 5 Open Space)*

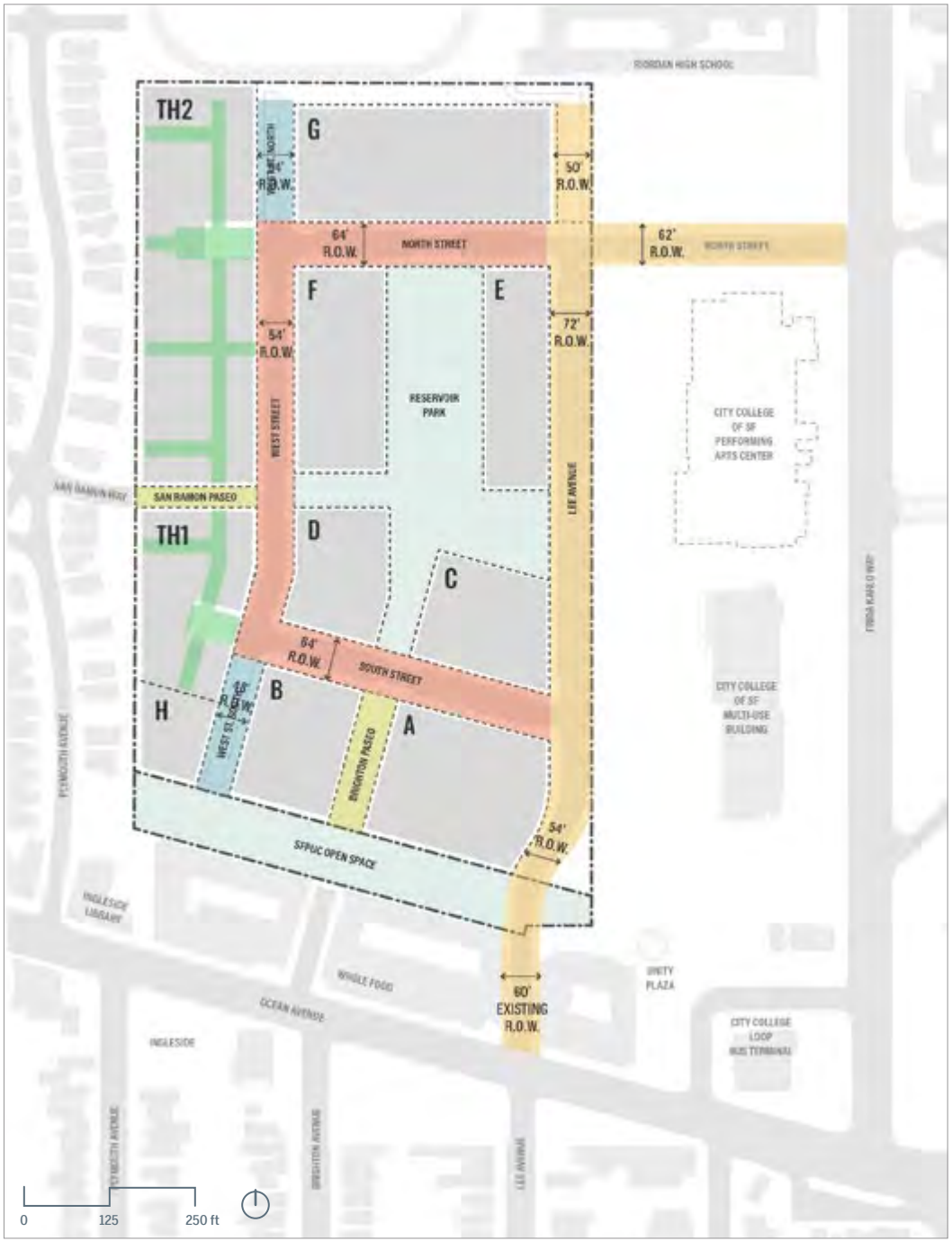


Figure 5.2–1: *Street Typology and Street Width*

5.3 CIRCULATION NETWORK OVERVIEW

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 opportunities, including the Muni K Line on Ocean Avenue, bus connections at the City College Terminal and Frida Kahlo Way, and the Balboa BART Station. While the neighborhood is currently impacted by rush hour traffic with a freeway off ramp and challenging intersections which make pedestrian and bicycle circulation through the neighborhood difficult, The Reservoir neighborhood aims to be part of a larger solution. The transportation and mobility strategy aims to enhance access to the existing transportation services thus reducing reliance on private automobiles. In order to further develop and meaningfully contribute to an area-wide transportation strategy, continued coordination with SFMTA and City College of San Francisco is crucial during the implementation of the Balboa Reservoir Plan.

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*

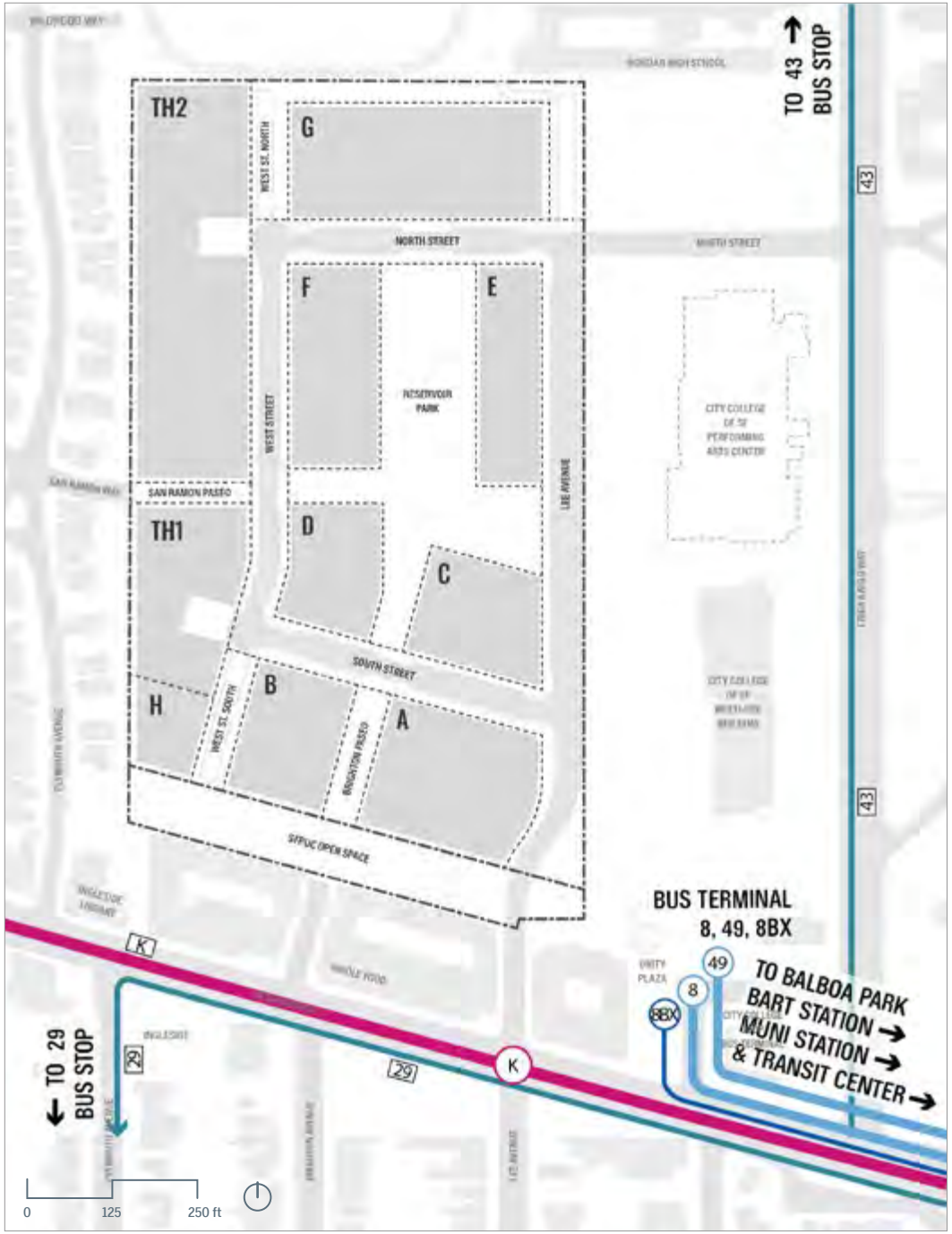


Figure 5.3–1: *Transit Network Diagram*

Pedestrian Network

The Balboa Reservoir neighborhood prioritizes walking and biking. The surrounding street network creates direct access points for residents and neighbors into the central open space and connects to a family-friendly pedestrian and bike network. Additionally, there are multiple pedestrian linkages to Ocean Avenue transportation and other neighborhood services. Raised crossings will be located at key open space intersections to signify the pedestrian priority.

LEGEND

- *Raised Pedestrian Crossings with Continental Style Marking or Ground Mural*
- *Standard Pedestrian Crossings With Continental Style Marking*
- *Primary Pedestrian Flow*
- *Secondary Pedestrian Flow*
- *Bus Stop*
- *Bus Terminal*
- *Bus/MUNI Stop*

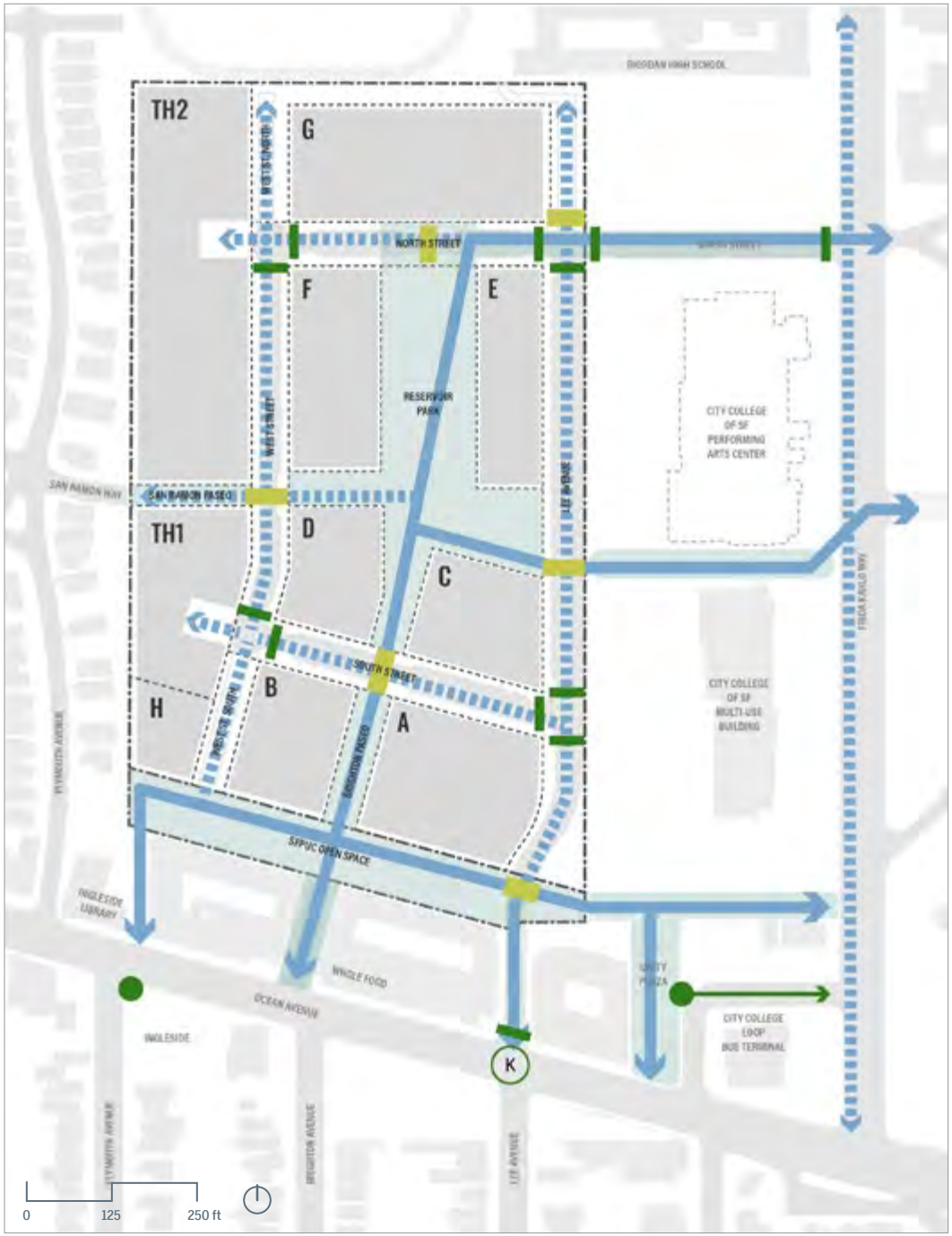


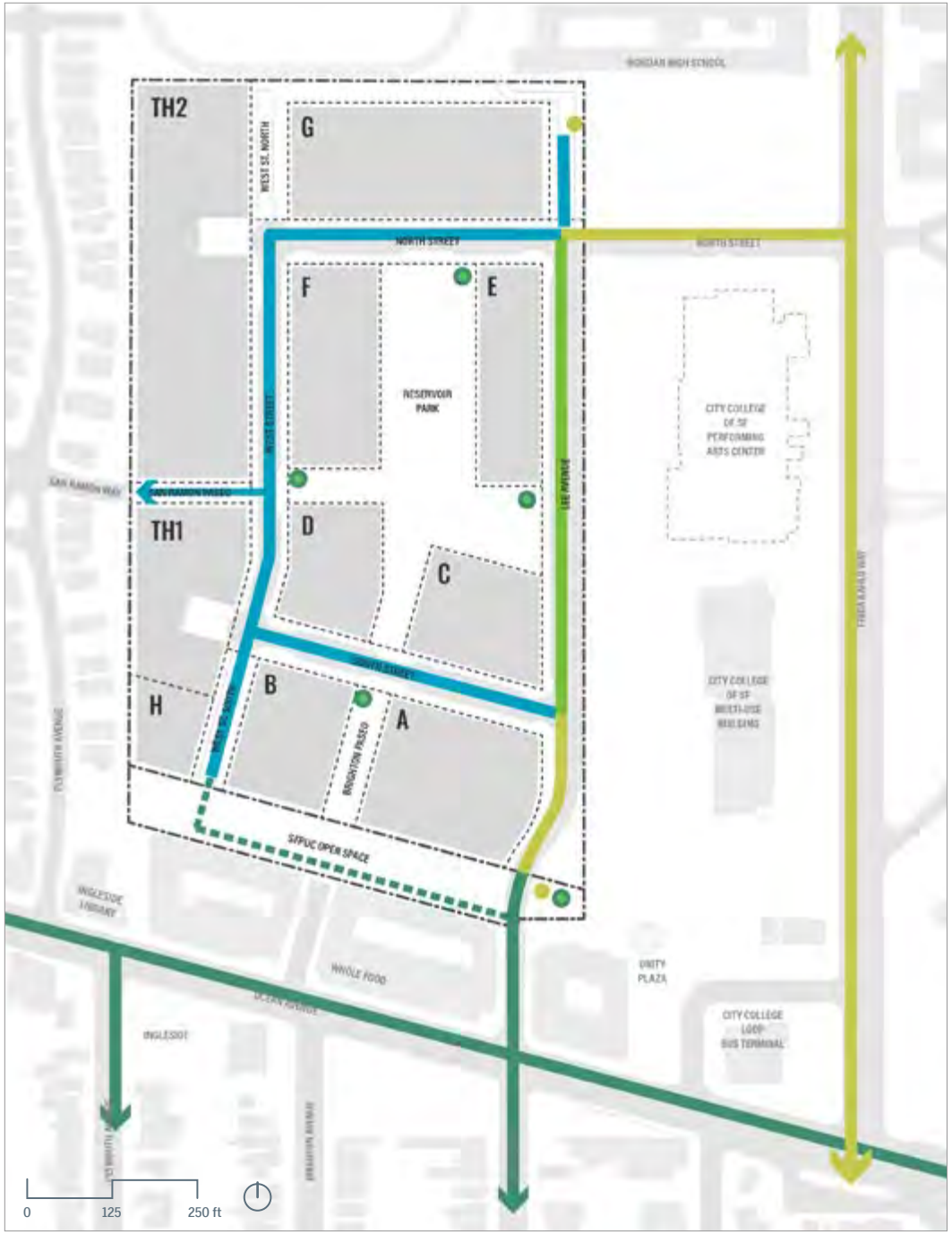
Figure 5.3–2: *Pedestrian Network Diagram*

Bicycle Network

The Balboa Reservoir nieghborhood 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 site circulation is provided on North, South, and West Streets. In addition, Class 1 shared paths will be provided at the SFPUC Retained Fee Open Space to accommodate additional access from Ocean Ave via Ingleside Library.

Each building will provide direct access to bicycle storage, with Class II bike parking at key locations. A bike share station is proposed at the intersection of the to SFPUC Retained Fee Open Space and Lee Avenue.

Refer to Chapter 7 for standards for on-site bicycle storage.



LEGEND

- *Bike Share Station*
- *Class II Bike Parking Location*
- *Bike Lanes: Class II, per NACTO*
- *Internal Bike Circulation*
- *Bike Lanes: Class IV, per NACTO*
- *Bike Lanes: Class I, Shared Pedestrian Bike Path*
- *Bike Route: Class III "Sharrow"*

Figure 5.3–3: *Bicycle Network Diagram*

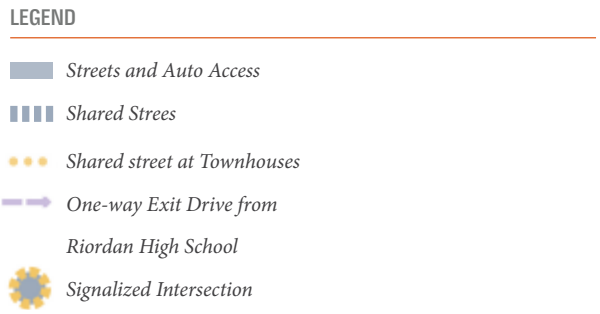
Vehicle Network

Vehicular connections to the site shall be located at two access points: Lee Avenue will extend to the north and will connect to Frida Kahlo Way to the east via North Street, a new street that will relocate the existing access at City College to align with Cloud Drive.

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. This simple loop allows each block to dedicate at least two sides solely to pedestrian and bicycle circulation. Streets are designed to slow down vehicles and support safe pedestrian and bicycle movement. Shared streets will provide access to townhome units.

A public parking garage may potentially be located at either the northern or southern block of the site. Refer to Sections 7.2.2 and 7.21 for additional information regarding a comprehensive parking strategy for the site.

- Detailed Study of Streets and Intersections: **Section 5.12: Lee Avenue – Section 5.16: Townhouse Entry Court and Driveway**.



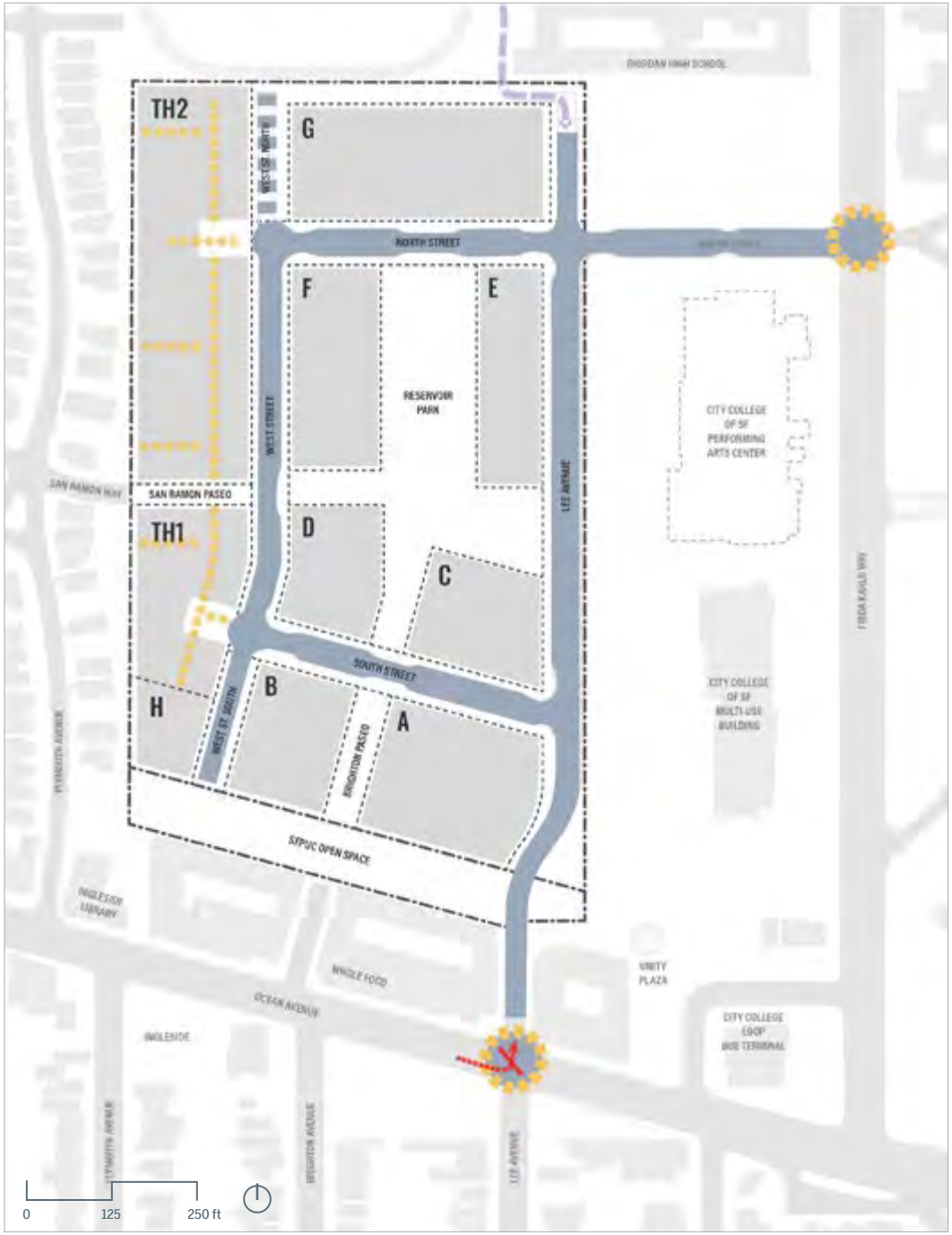


Figure 5.3–4: *Vehicle Network Diagram*

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 in the following Street Standards and Guidelines. Except for the drive lane zone, the categories are derived from the Better Streets Plan.

Setback Zones

Setback zones are the areas between the property line and the face of 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. The width of frontage zones varies from 0 to 5 feet wide.

Throughway Zones

Throughway zones are 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 Zones

Furnishing zones provide a buffer between pedestrian and vehicular traffic. They also contain street trees, lighting, planting and a variety of site furnishings such as benches, trash receptacles, and bike racks.

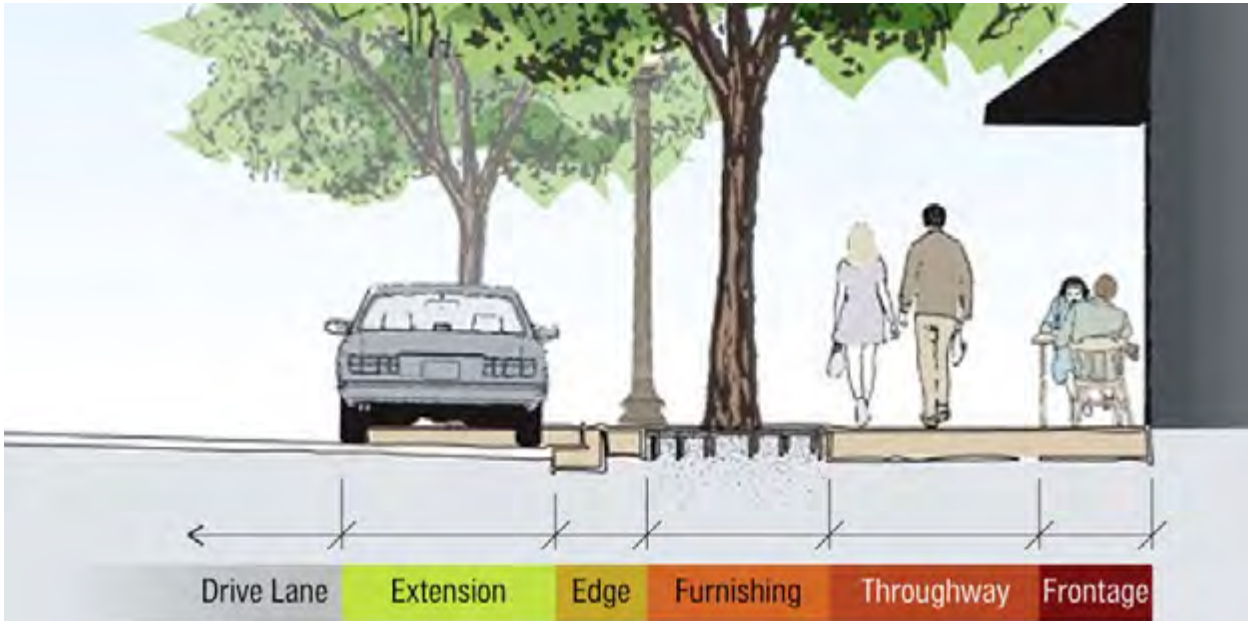


Figure 5.4–1: *Sidewalk Zones Section*
Figure 5.4–2: *Source: SF Better Streets Plan*

Edge Zones

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 Zones

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 Zones

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 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 5.5–1** for additional tree planting requirements.

S.5.4.2 Tree Pits

Street trees shall have a minimum 500 cubic feet of growing medium to maximize tree growth. This may include structural soil or cell systems under the sidewalk. See **Figure 5.5–1** for more information on tree well design.

S.5.4.3 Extension Zones

The minimum width for an extension zone is 7 feet except for adjacent to bike lanes which are limited to a 6 feet extension from proposed face of curb.

S.5.4.4 Visual / Tactile Cues

Provide visual/tactile cues including tactile warning pavers and paving texture changes, at shared streets to alert people with visual impairments.

S.5.4.5 Loading, Parking and Garage Entries

Locations per **Balboa Reservoir Infrastructure Plan, Figure 6.9: Proposed Service & Loading Plan.**

S.5.4.6 Fire Access

All streets shall be in compliance with San Francisco Fire Department fire access requirement. For more information see **Balboa Reservoir Infrastructure Plan, Section 6.2.4: Fire Department Access.**

S.5.4.7 Bike Racks

The project shall provide a minimum of 72 Class II bike parking spaces in the right-of-way or in the publicly accessible open space. The placement of bike racks shall be compliance with SFMTA Bicycle Parking Standards, Guidelines, and Recommendations.

S.5.4.8 Parking Meters

SFMTA standard parking meters are used at each on-street parking stall. Legislation will be required from SFMTA to install parking meters and establish time limits.

S.5.4.9 Through Zones

Project Through Zones mainly use cast-in- place concrete for road surfacing, a material that meets Public Work's accessibility, color and finishing standards. The paving material shall be firm, stable and slip-resistant. Special treatment shall be used at paseo and street intersections to emphasize the pedestrian and bike connection. The width of a Throughway Zone shall be maintained at the minimum of 6-foot- wide at all times and widened to 8 feet at least every 200 feet.

S.5.4.10 Furnishing Zones

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.

S.5.4.11 SFPUC Asset Protection Standards

Refer to SFPUC Asset Protection standard for additional tree location restrictions over transmission distribution assets at the SFPUC Retained Fee..

Guidelines

G.5.4.1 Tree Spacing & Utility Coordination

Where regular tree spacing is not possible due to curb cuts, sub-grade utilities or other obstacles, regular spacing shall be maintained for as much of the street as possible. Careful utility planning and street tree layout shall be thoroughly coordinated to minimize tree gap. See **Figure 5.5–1** for more information on street trees. See also *Balboa Reservoir Infrastructure Plan, Section 8: Utility Layout and Separation* for more details.

G.5.4.2 Street Lights

Street lights are laid out conceptually based on preliminary photometric studies. Lights are spaced at 80 feet on center, are staggered on either side of the street, and have 20 foot tall poles. Lighting levels must satisfy SFPUC standards. In later design phases, a lighting consultant will need to perform a more detailed photometric study.

Typical Streetscape Accessibility Requirements and Layout

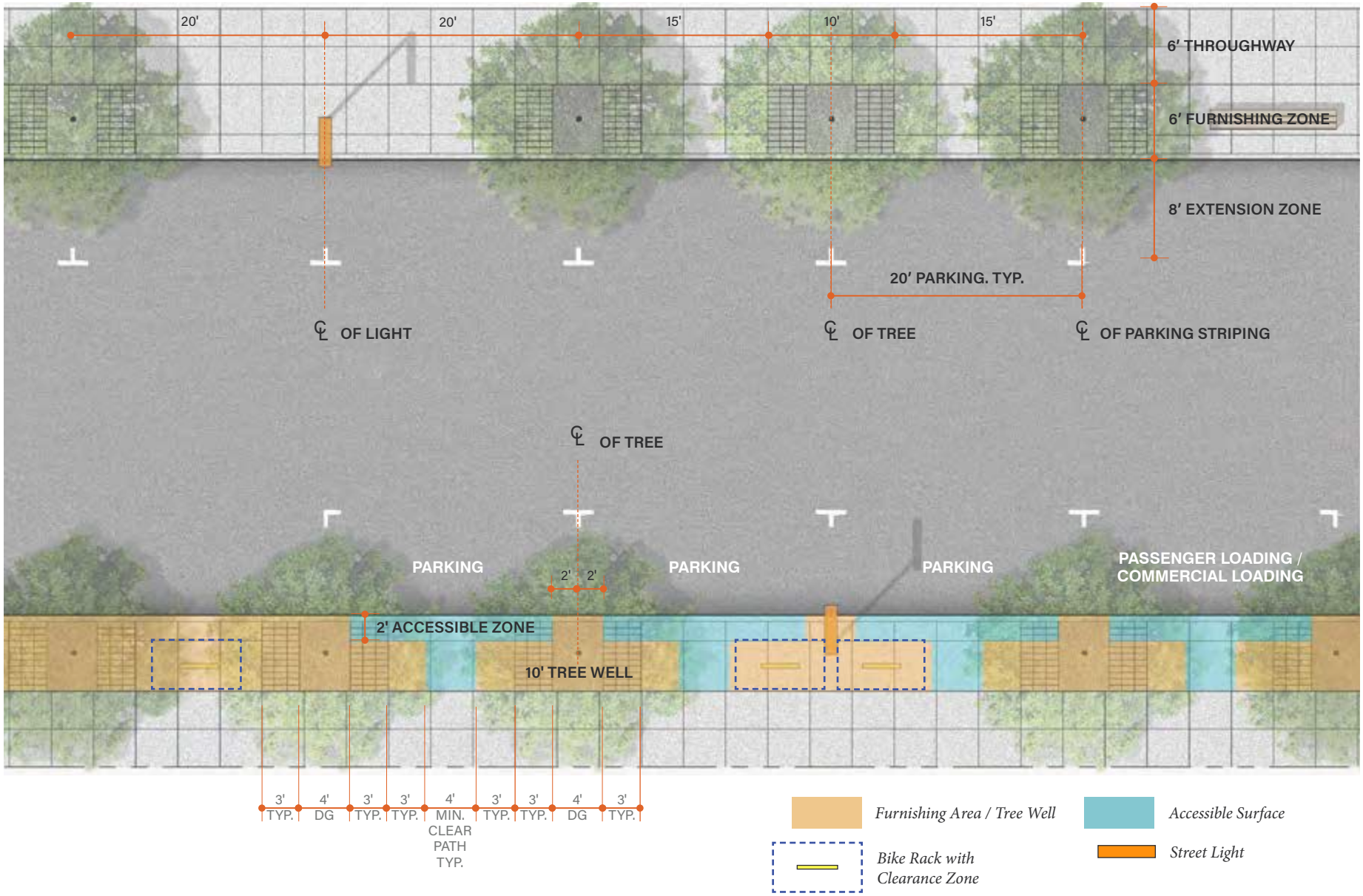


Figure 5.4–3: *Typical Streetscape Accessibility Requirements and Layout*

5.5 STREET TREES

Typical City Policies

As the Better Streets Plan describes, street trees offer benefits such as traffic calming, shading from the heat island effect, stormwater runoff reduction, support of ecological habitats, improvement to air quality, and they can enhance property values and retail activity by creating a comfortable pedestrian environment, and they are a reminder of natural cycles and changing seasons.

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

- San Francisco Public Works Code
- Section 138.1 - Streetscape and Pedestrian Improvements
- Article 16: Urban Forestry Ordinance
- Section 806(d) - Required Street Trees for Development Projects
- San Francisco Administrative Code - Chapter 98: The Better Streets Policy
- San Francisco Environment Code - Chapter 12: Urban Forestry Council

For a complete a street tree species list, see **Section 5.8: Street Planting Palette.**

Standards

S.5.4.12 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 in continuous trenches of sand base structural soils in the furnishing zone (**Figure 5.5–1**).

S.5.4.13 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 high aeration, fertility, and good percolation.

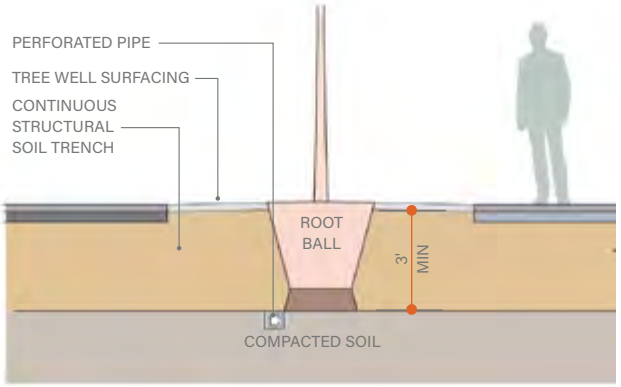


Figure 5.5–2: *Typical Section of Sand-Based Structural Soil*

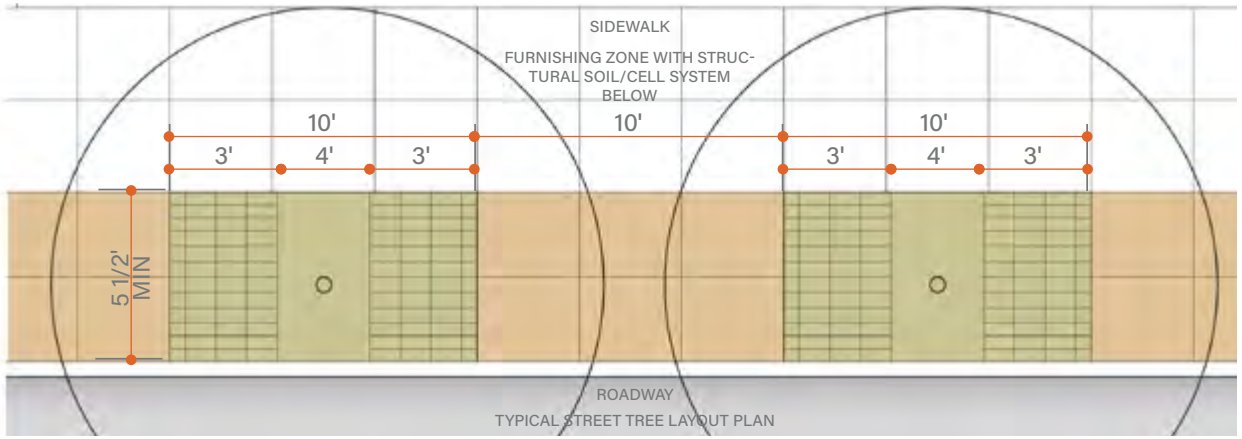


Figure 5.5–1: *Tree Well Diagram*

S.5.4.14 Street Trees, Intersection Design, and Visibility

Sight line clearance requirements for the placement of trees and plantings shall comply with 'Street Tree Planting' guideline by San Francisco Public Works.:

S.5.4.15 Streetscape Planting

Landscape material may be planted up to the crosswalk edge on sidewalks and medians if it does not exceed 3 feet,in height as measured from the street

S.5.4.16 Tree Distance at Intersection

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.5.4.17 Tree Vertical Clearance

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

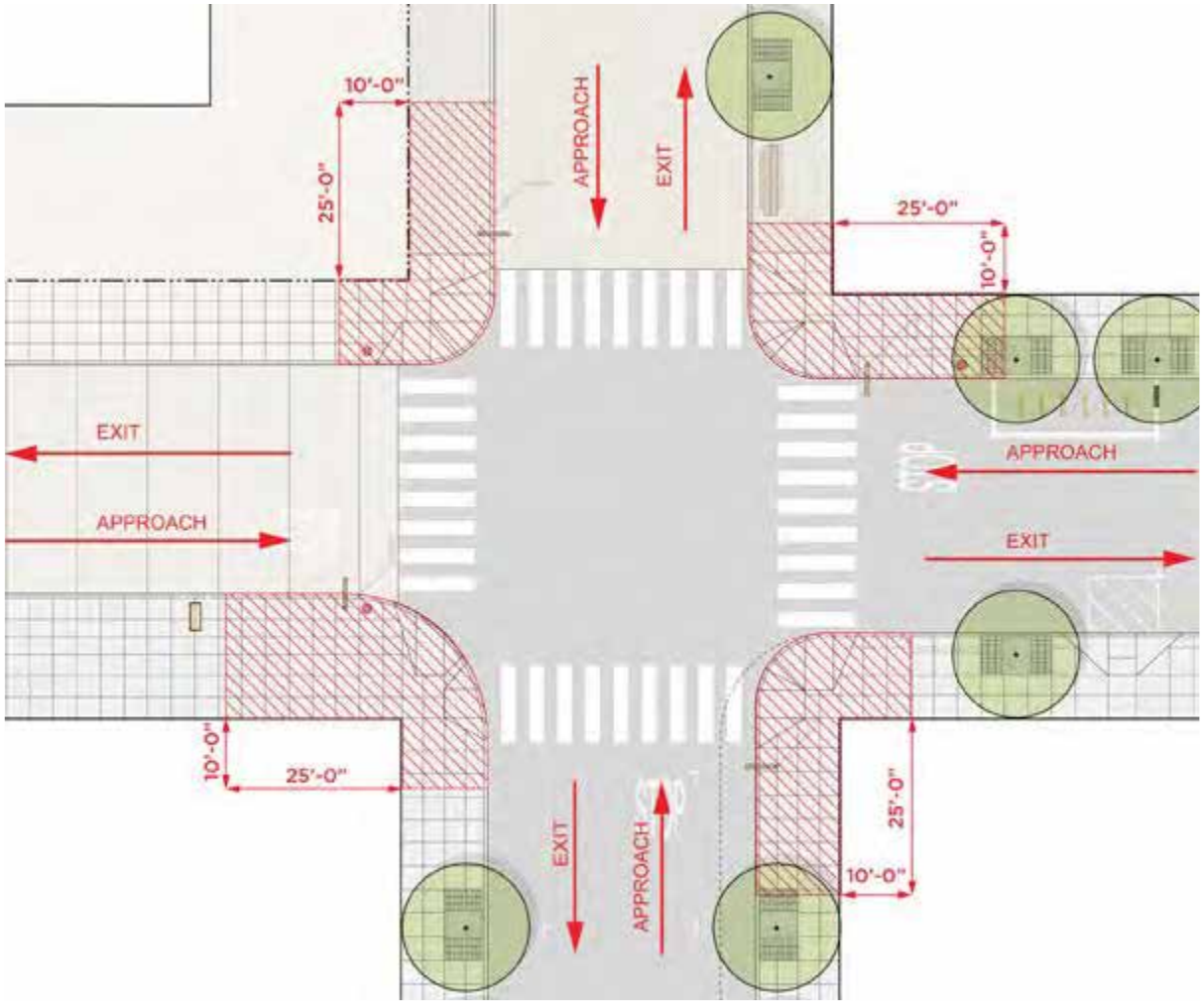


Figure 5.5–3: *Typical Intersection Sight Line Clearance*

5.6 TRAFFIC CALMING STRATEGIES

As a transit-oriented development with low traffic volumes, the Balboa Reservoir neighborhood can be a model for a pedestrian- oriented environment, and for implementation of the guidelines in the City's Better Streets Plan. The following strategies have been incorporated into this DSG where appropriate. For more information see **Balboa Reservoir Infrastructure Plan, Section 6.6: Traffic Calming**.

Raised Crossing

Raised pedestrian crosswalks serve the purpose of prioritizing pedestrians in the vehicular traffic zone by slowing down vehicles. A raised crosswalk will be provided at the locations shown on **Figure 5.3–2**.

Bulb-Outs

Bulb-outs (also known as curb extensions) narrow the roadway and are effective devices to slow down traffic, make pedestrian crossing safer and enhance the pedestrian environment. For these reasons they are featured at all intersections and at selected mid-block crossings in the plan.

Chicane

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, while visually reducing the width of drive lane. A chicane is one of the potential traffic calming measures for the treatment of West Street.

Figure 5.6–1: *Raised Street Crosswalk*

Figure 5.5–5: *Examples of Bulb-Out*

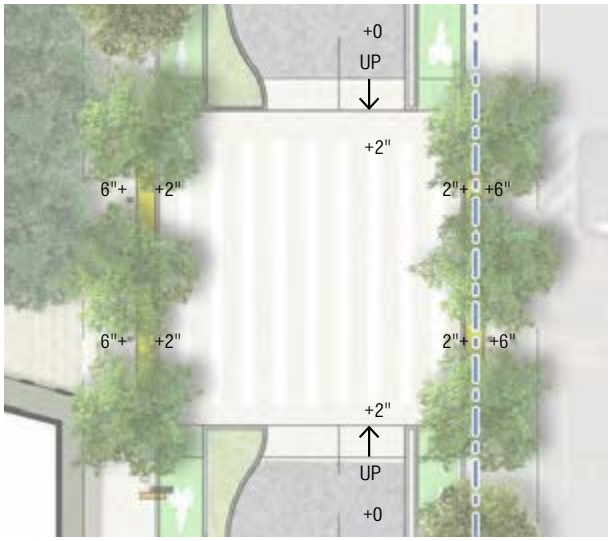


Figure 5.5–4: *Raised Crosswalk at Lee Avenue and Reservoir Park*

Figure 5.6–2: *Example of Chicane*

Mountable Traffic Circle

A mountable traffic circle can accommodate circulation for typical passenger vehicles while allowing large vehicles such as firetrucks to roll over the raised central area. This optional traffic calming measure could be used at the intersection of West Street and North Street, and at the intersection of West Street and South Street. Textured and traffic-rated paving material should be used as it provides an opportunity to create identity while facilitating the drop-off function for childcare at South Street.

Figure 5.6–3: *Example of Mountable Traffic Circle*

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 with trees and street furniture layout.

Standards

S.5.6.1 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.5.6.2 Parking Meters and Other Street Elements

All parking meters and other street elements, including pay and display machines

and multi-space meters, shall be in the furnishing zone. Street elements shall be organized and consolidated where possible.

Guidelines

G.5.6.1 Location and Access

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

Street Material Palette

5.8 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 and mitigate wind. All of the elements are to encourage pedestrian activity. Plants shall be selected according to standards approved by the City of San Francisco (sfplantfinder.org) in order to achieve success in urban soil and maintenance conditions.

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

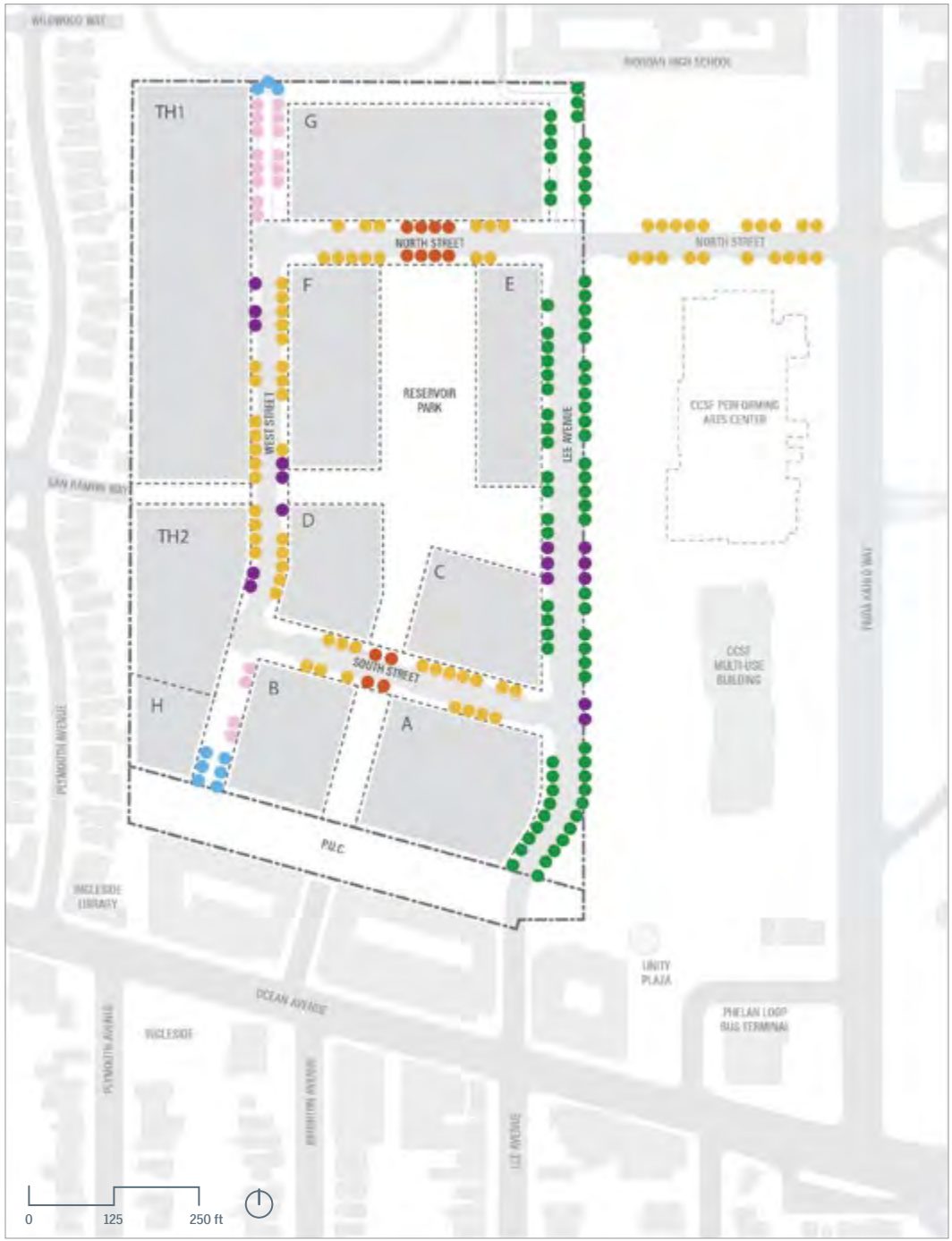
- Street trees
- Regular low shrubs and groundcover planting
- Stormwater low shrubs and groundcover planting

The following symbols, adapated 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 withstand strong wind, San Francisco's summer fog, and to survive 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 are similar to California's climate.



LEGEND

- *Street Tree, Type 1*
- *Street Tree, Type 2*
- *Street Tree, Type 3*
- *Street Tree, Type 5*
- *Street Tree, Type 6*
- *Street Tree, Type 7*

Figure 5.8–1: *Street Trees Type Diagram*

Low Shrubs and Groundcover Planting

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 in the right-of-way present a special challenge due to the urban and windy coastal conditions, engineered soils, and vulnerability to people and pets.

Therefore, 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, are crush resistant and drought-tolerant, such as Dietes and Lomandra. Additional species are Muhlenbergia lindheimeri, Muhlenbergia emerslyii, and Dymondia.Those plantings can be supplemented with climate adapted desert and subtropical species, such as Yucca, Beschorneria, Agave, Aloe arborescens. These right-of-way shrubs and ground covers will have some overlap with those used in the open space in order to establish continuity. See **Figure 5.8–2.**

Stormwater Low Shrubs and Groundcover Planting

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)
- Corylus cornuta (Hazelnut)
- Carex tumulicola (Berkeley Sedge)
- Chondrapetalum elephantinum (Giant Cape Rush)
- Muhlenbergia emersleyi (Emersly's Muhley Grass)

See "Figure 5.8–4: Regular Planting Palette for Bulb-Outs and Sidewalks".

Figure 5.8–2: *Stormwater Planting and Regular Planting Diagram*

Standards

S.5.8.1 Native Plant Ratio

All 50% of groundcover and shrubs planted in regular and stormwater planting area shall be native species.

Figure 5.8–3: *Drought Tolerant and Low Maintenance Low Planting at Street*

STREET TREE, preferred species

Catalina Ironwood
Lyonothamnus

Type 1

Climate Appropriateness
CA

Bloom Time
Summer

Water Needs
None

Associated Wildlife
Birds

HabitatValue
Fruit

Size Determined by SF Urban Forestry Council
Large Street Tree

Water Gum
Tristaniopsis laurina

Type 2

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

Brisbane Box
Lophostemon confertus

Type 1 Alternate

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

Primrose Tree
Lagunaria patersonii

Type 3

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

Figure 5.8–4: *Street Trees Preferred Species*

STREET TREE, preferred species

Native Frangipani
Hymenosporum flavum

Type 4

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

Mountain Lilac
Ceanothus 'Ray Hartman'

Type 5

Climate Appropriateness:
CA

Bloom Time
Winter

Water Needs
Low

Associated Wildlife
Birds, Bees

Habitat Value
Fruit, Pollinators

Note
Used at Private Shared Street

Red Flowering Gum
Corymbia ficifolia

Type 4 Alternate

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

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

REGULAR LOW SHRUBS AND GROUNDCOVER PLANTING, 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
Winter, Spring

Water Needs
Low

Associated Wildlife
Butterflies

Habitat Value
Buds/Greens

Coast Rock Cress
Arabis blepharophylla

Figure 5.8–5: *Regular Planting Palette for Bulb-Outs and Sidewalks*

REGULAR LOW SHRUBS AND GROUNDCOVER PLANTING, 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
February to September

Water Needs
Low

Associated Wildlife
Bees, Birds

Habitat Value
Pollinators, Buds/Greens

Torch Aloe
Aloe arborescens

Climate Appropriateness:
EX

Bloom Time
Rarely Flowers

Water Needs
Moderate

Associated Wildlife
Bees, Birds

Habitat Value
Pollinators, Buds/Greens

Smooth Agave
Agave desmettiana

STORMWATER LOW SHRUBS AND GROUNDCOVER PLANTING, 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
CA

Bloom Time
Spring

Water Needs
Low

Associated Wildlife
Bees, Birds, Butterflies

Habitat Value
Buds/Greens, Nesting

Deer Grass
Muhlenbergia rigens

5.9 STREET PAVING MATERIALS

As the primary spaces for daily pedestrian life and vehicular circulation throughout the project site, the paving materials are designed to withstand extensive use, wear and tear, truck loading and emergency vehicle access. The street network in Balboa Reservoir consists of public and private streets which will be maintained by Public Works and private developers respectively and will have different Standards and Guidelines.

Public Streets (Public Works Standard Materials)

Public streets will be designed in conjunction with Public Works and will deploy the newly approved list of expanded materials.

Standards

S.5.9.1 Public Works Specification

All the paving material used in the public right of way sidewalk and roadway shall be compliant with Public Works standard specification.

S.5.9.2 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.5.9.3 Sidewalk

Concrete paving shall be used and designed to meet load-bearing requirements for specific condition. The materials shall be able to provide level surfaces onto which furnishings, stages and elements can be secured. Where a sidewalk abuts a plaza, sidewalk paving materials shall be coordinated with the plaza paving to create a continuous public space.

S.5.9.4 Warning Paving

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

Guidelines

G.5.9.1 Raised Crosswalk

High quality material such as unit paving, or ground murals are encouraged at key street intersections and park entrances to signify pedestrian priority, adding neighborhood character and enhancing the place-making.

Crosswalks

Thermo Plastic with Bar

Thermo Plastic with Bar with Custom Pattern

Traffic Lane

City Standard Asphalt

Warning Pavers

Warning Pavers Cast intact

Sidewalk Pedestrian Throughway

CIP Concrete; Natural Gray w/ Silica Carbide & Water Jet Finish

Protected Bike Lane Median

CIP Concrete ; Natural Gray w/ Silica Carbide & Water Jet Finish

Tree Well Surfacing

Cobble Stone with Flagged Finish

Gravel Mulch at opening

Figure 5.9–1: *Street Material Palette*

Privately Owned/Maintained Streets Standard Material

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

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

Standards

S.5.9.5 Sidewalk and Roadway

The materials used for sidewalk and roadway in shared streets shall be able 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 can be used to create a unified pedestrian priority auto space.

S.5.9.6 Warning Paving

Compliant but non-city standard detectable warning paving shall be used at shared streets to create a pedestrian priority environment. Cast iron or white pre-cast detectable warning pavers are recommended for durability and aesthetic quality and variation.

S.5.9.7 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

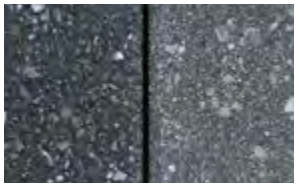
G.5.9.2 Permeable Paving

Permeable paving should be used to reduce pervious surface for stormwater management and should meet SFPUC stormwater management requirement and SFPUC's asset protection requirements.

G.5.9.3 Paving Pattern

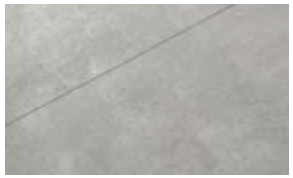
Special paving pattern designs and material variations are encouraged to create spatial identity.

Concrete Unit Paving



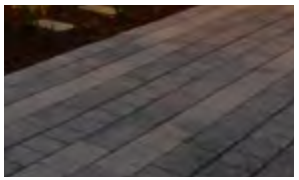
6x12 Concrete Unit Paver, Ground and Blasted Finish

Sidewalk



CIP Concrete:
Natural Gray w/ Silica Carbide and Water Jet Finish

Permeable Paving



Pedestrian Permeable Paving

Vehicular Permeable Paving

Tree Well Surfacing

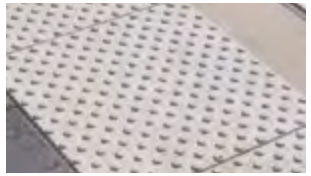
4x4 Cobble Stone with Flamed Finish

Tree Trunk Opening Mulch

Gravel Mulch

Warning Paving

Warning Pavers
Cast Iron



Warning Pavers Alt 1
Precast Concrete

Figure 5.9–2: *Street Material Palette*

5.10 STREET FURNITURE

Seating, Receptacles, Bike Racks, 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 are 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.

Standards

S.5.10.1 Location

Site furnishings shall be located within the furnishing zones parallel to the curb per San Francisco Better Streets Plan.

S.5.10.2 Bike Rack

Selected bike racks shall not have circular tubes, shall provide secure mounting, employ durable materials that do not require maintenance and shall meet additional requirements in the SFMTA Bicycle Rack Specifications.

Guidelines

G.5.10.1 Litter & Recycling Receptacles

Litter & recycling receptacles shall be provided when regular maintenance and cleaning is available. They shall be attractive site furnishings which contribute to the quality of the street and provide options for landfill, recycling and compost. They should also be able to open from the side to allow easy access for maintenance. Waste receptacles shall be located at areas of high pedestrian traffic, such as near pedestrian crossings.

Benches

Manufactured Bench with Back Metal and Wood Finish

Manufactured Backless Bench, Metal and Wood Finish

Manufactured Bench with Reclaimed Wood or Similar

Bollard

*Bollard, **Metal Finish** or Similar*

Litter + Recycling Receptacles

Trash and Recycling Receptacles, Metal Finish

Bike Rack

Square Stainless or Galvanized Steel Tube Section

Figure 5.10–1: *Street Furnishing Palette*

5.11 STREET LIGHTING

Street lighting at the Balboa Reservoir site 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.

Standards

S.5.11.1 Lighting Design Intent

Lighting design intent whall follow IES-RP8, Illuminating Engineering Society standards appropriate to the subject street type. Metal finishes and colors shall be coordinated with other site furnishings and building color palette.

S.5.11.2 Location

All street lights shall be located within the furnishing zone per SF Better Streets Plan.

S.5.11.3 Fixtures

Light fixtures within the ROW shall comply with SFPUC guidelines and shall be selected from the SFPUC catalogue of acceptable fixtures.

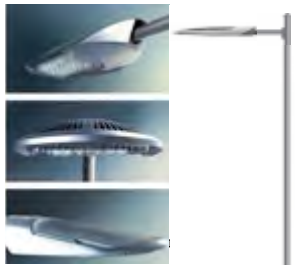
S.5.11.4 Scale of Light Fixtures

Lighting shall satisfy functional needs of auto circulation but also be scaled to the pedestrian and bicycle experience. Lighting shall be coordinated with the design of the open space lighting, and glare shall not be created at eye level.

Pedestrain Light

Manufactured Pedestrian Light, Metal Finish

Pole Light



Manufactured Pole Light from SFPUC catalogue of acceptable fixtures, Metal Finish

Figure 5.11–1: *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 standard guidelines for individual streets.

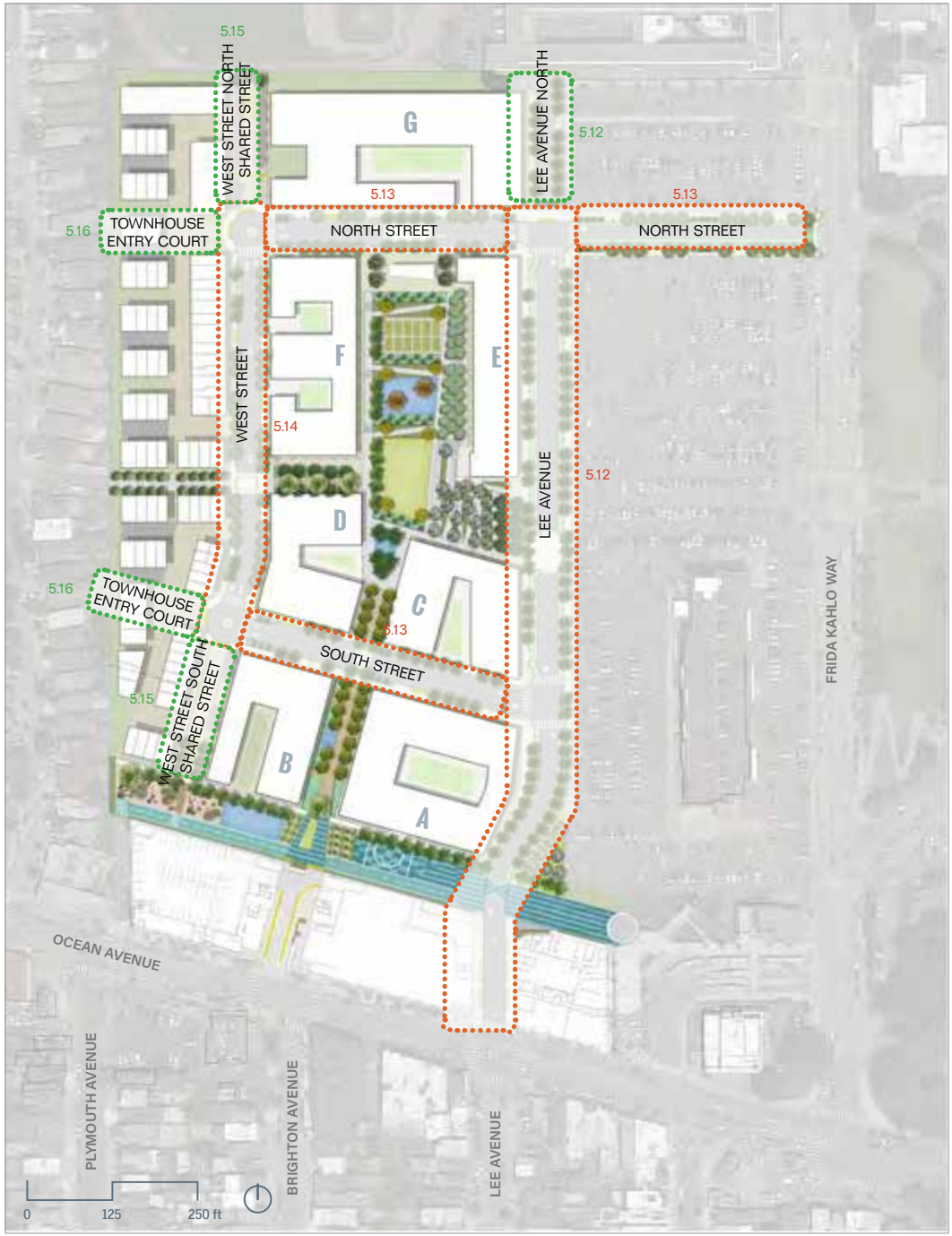


Figure 5.11–2: *Street Ownership & Key Plan*

LEGEND

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

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5.12 LEE AVENUE

Lee Avenue is the primary neighborhood residential street connecting the project site to the adjacent neighborhood. Lee Avenue will serve non-residential and residential uses including potential future housing on City College property and the Reservoir Park. The extension of Lee Avenue is a tree-lined bicycle boulevard that provides a gateway to the 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 segments. See **Figure 5.12–2**.

Lee Avenue North of North Street (Segment L.1)

The section of Lee at the north of North Street provides a one-way exit route for Riordan High School, a possible garage exit for Block G, and 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 will be privately owned with public access. See **Figure 5.12–3**.

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

The section of Lee Ave 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 5.12–4.**

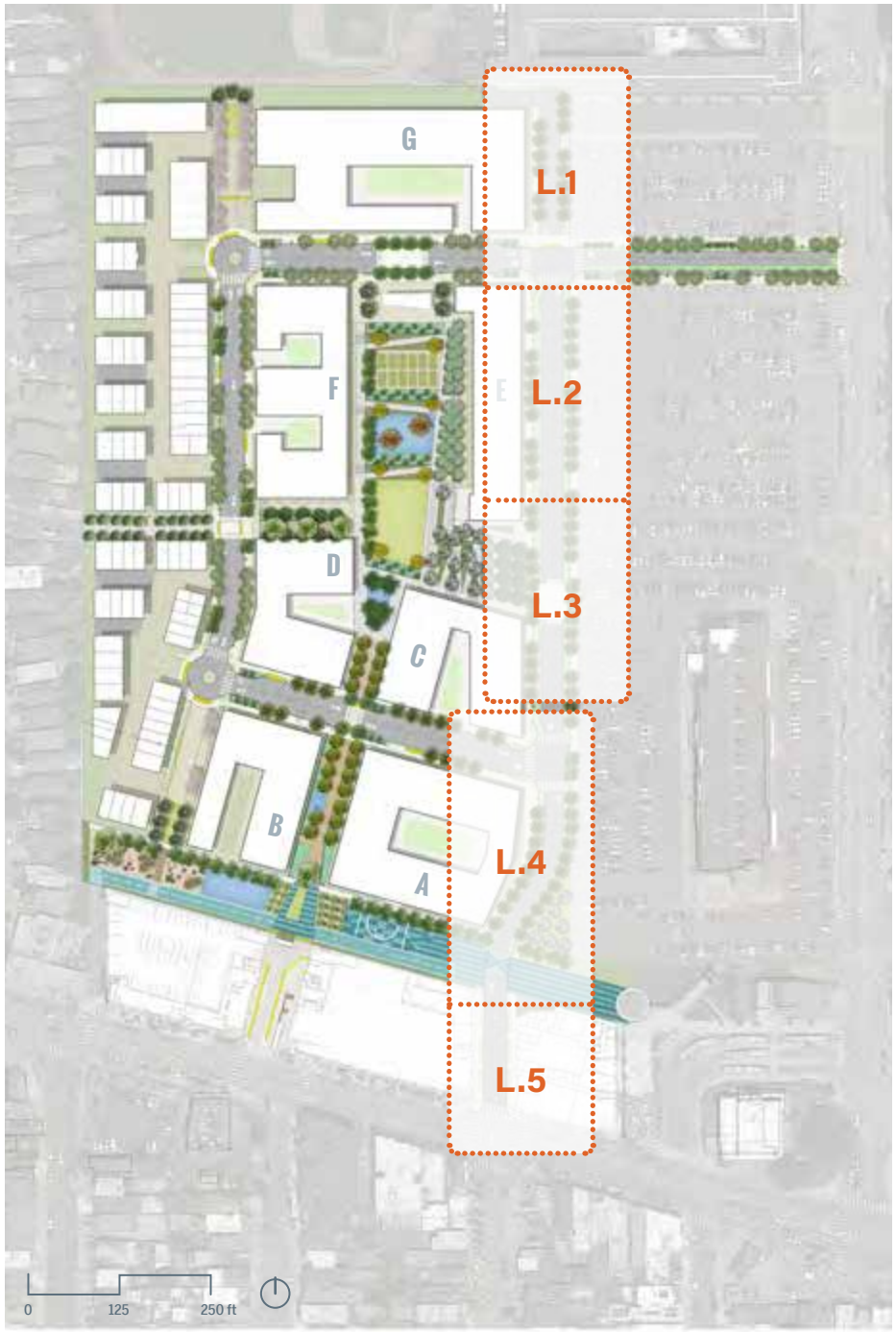


Figure 5.12–1: *Lee Avenue, Key Map*

Lee Avenue South of South Street (Segment 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 not be parallel 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 Ave Class III bike route. There will be bulb-outs at intersections and mid-block 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 south-most end of Lee Avenue will assist with traffic control at the intersection of Lee Avenue and Ocean Avenue. See **Figure 5.12.5**.

Standards

S.5.12.1 Street Zone Dimensions

Right-of-way cross-section dimensions shall be as shown in **Figure 5.12–3** through **Figure 5.12.6.**

S.5.12.2 Element and Material Specification

Elements per **Figure 5.12–2**. All elements shown shall be included. Dimensions vary.

S.5.12.3 Raised Crosswalk

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

S.5.12.4 Loading

Loading per *Balboa Reservoir Infrastructure Plan, Figure 6.9: Proposed Service & Loading Plan*.

S.5.12.5 Planting Zone

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

Guidelines

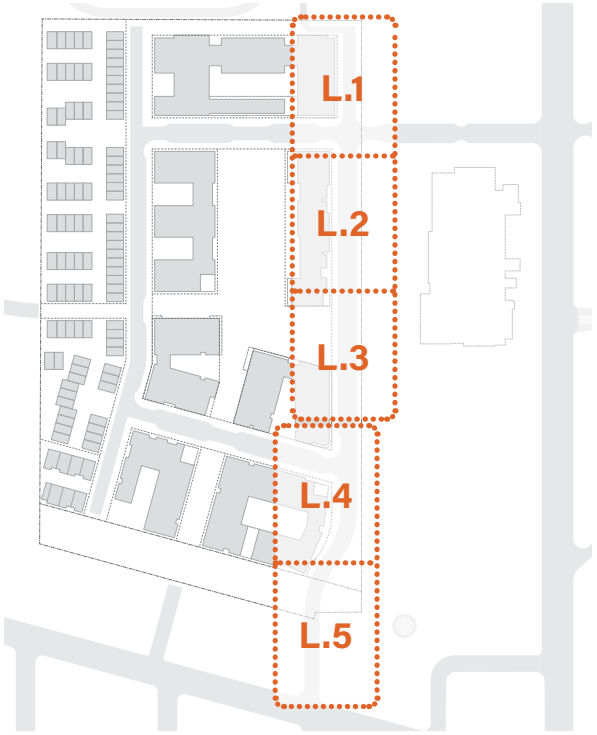
G.5.12.1 Stormwater Management

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.

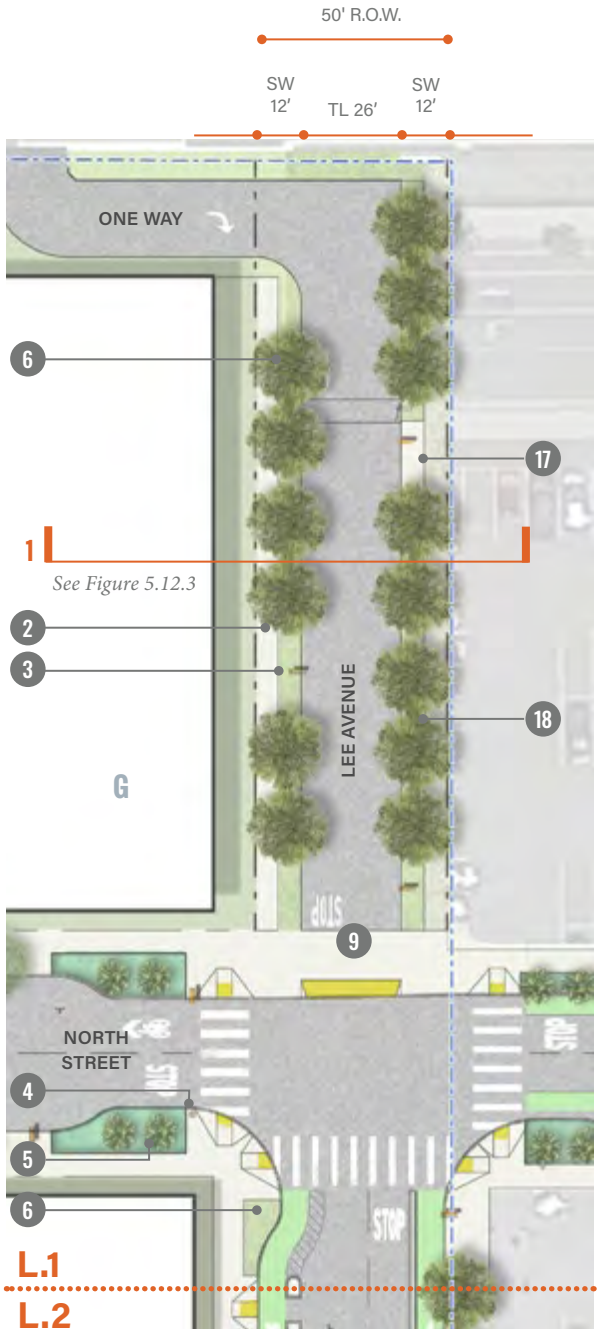
LEGEND

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/Ground Mural*
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*

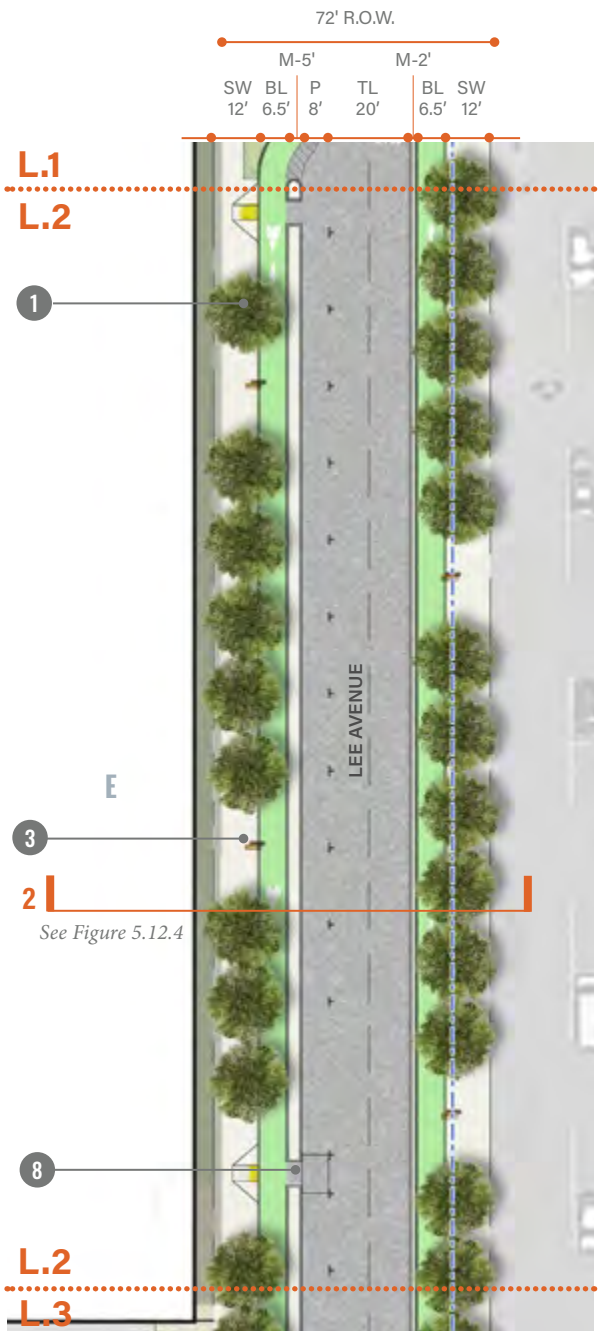
- **BL** *bike lane*
- **P** *parking*
- **SW** *sidewalk*
- **TL** *travel lane*
- **M** *median*
- **BO** *bulb-out*



Key Map



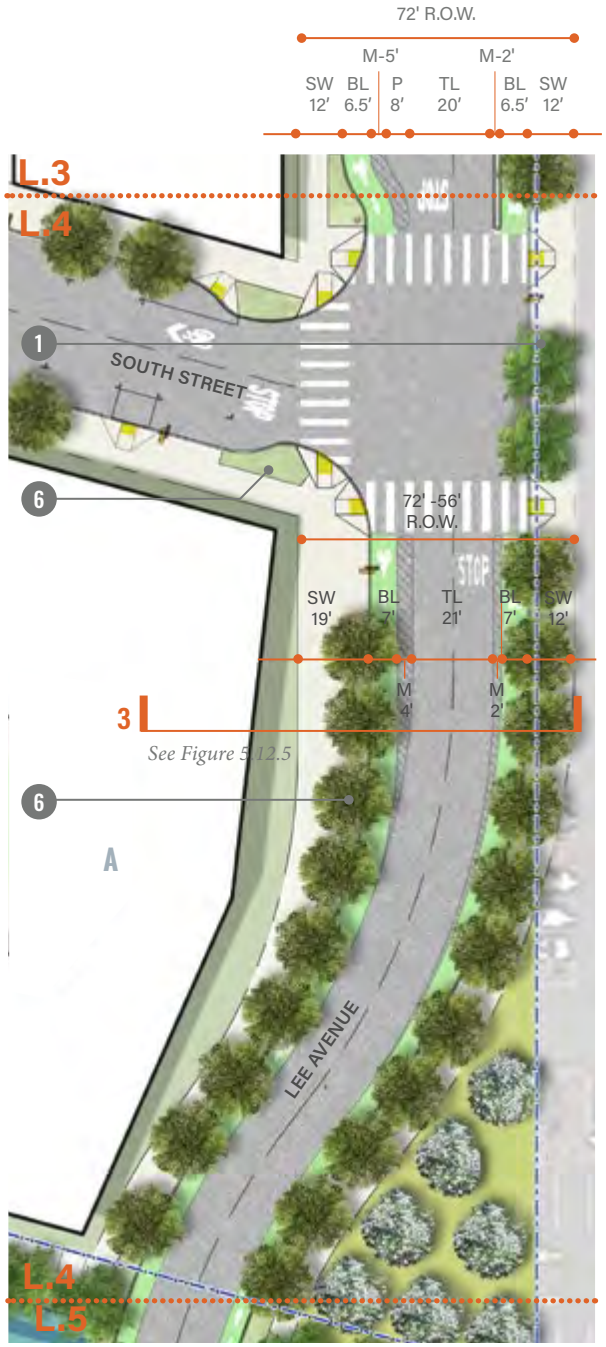
Site Plan L.1



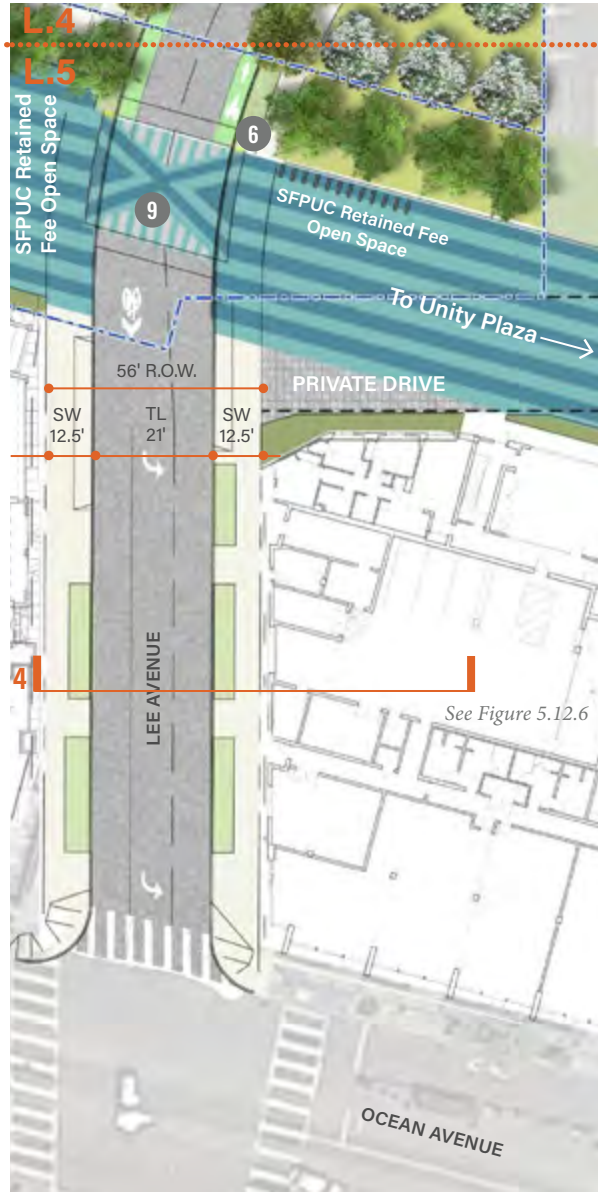
Site Plan L.2

Figure 5.12–2: *Lee Avenue, Plan Enlargements L.1–L.5*

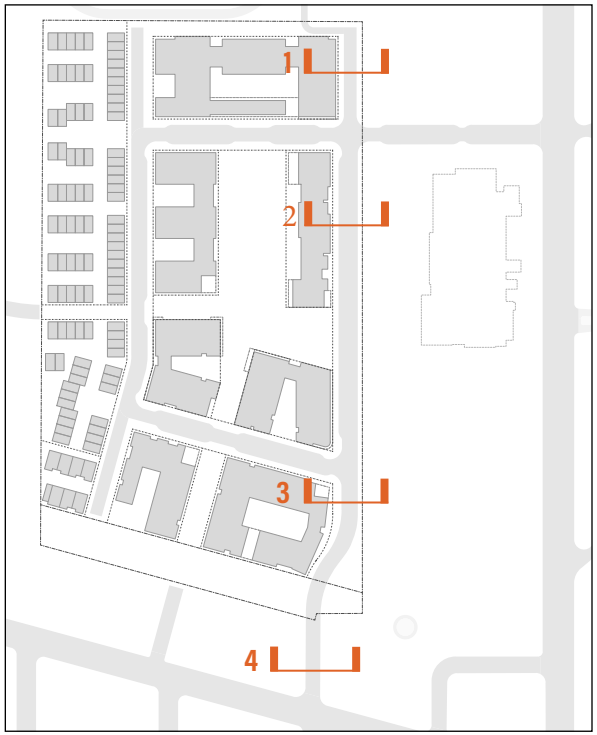
Site Plan L.3



Site Plan L.4



Site Plan L.5



Key Map

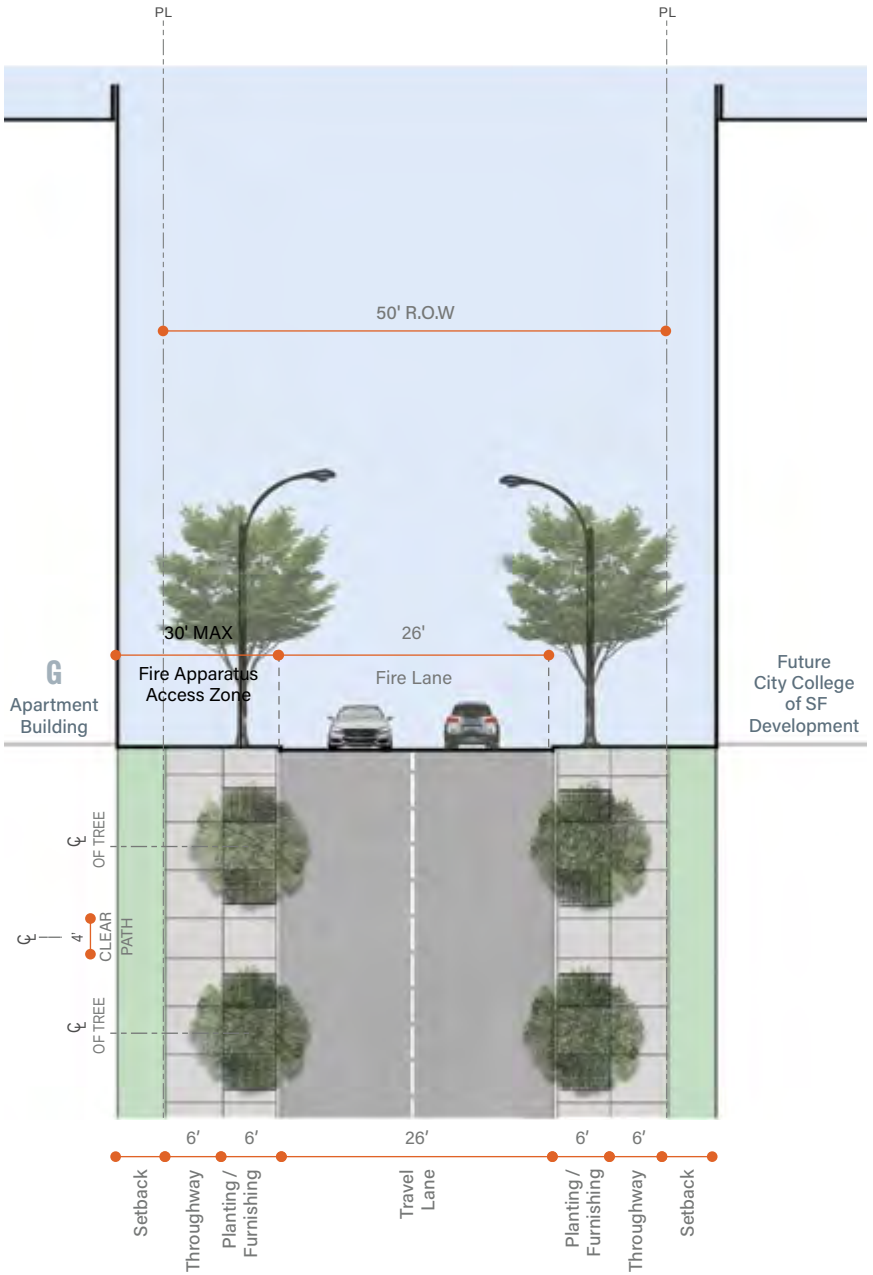


Figure 5.12–3: *Lee Avenue, Section 1* *see "Figure 5.12–2: Lee Avenue, Plan Enlargements L.1-L.5", Site Plan L.1

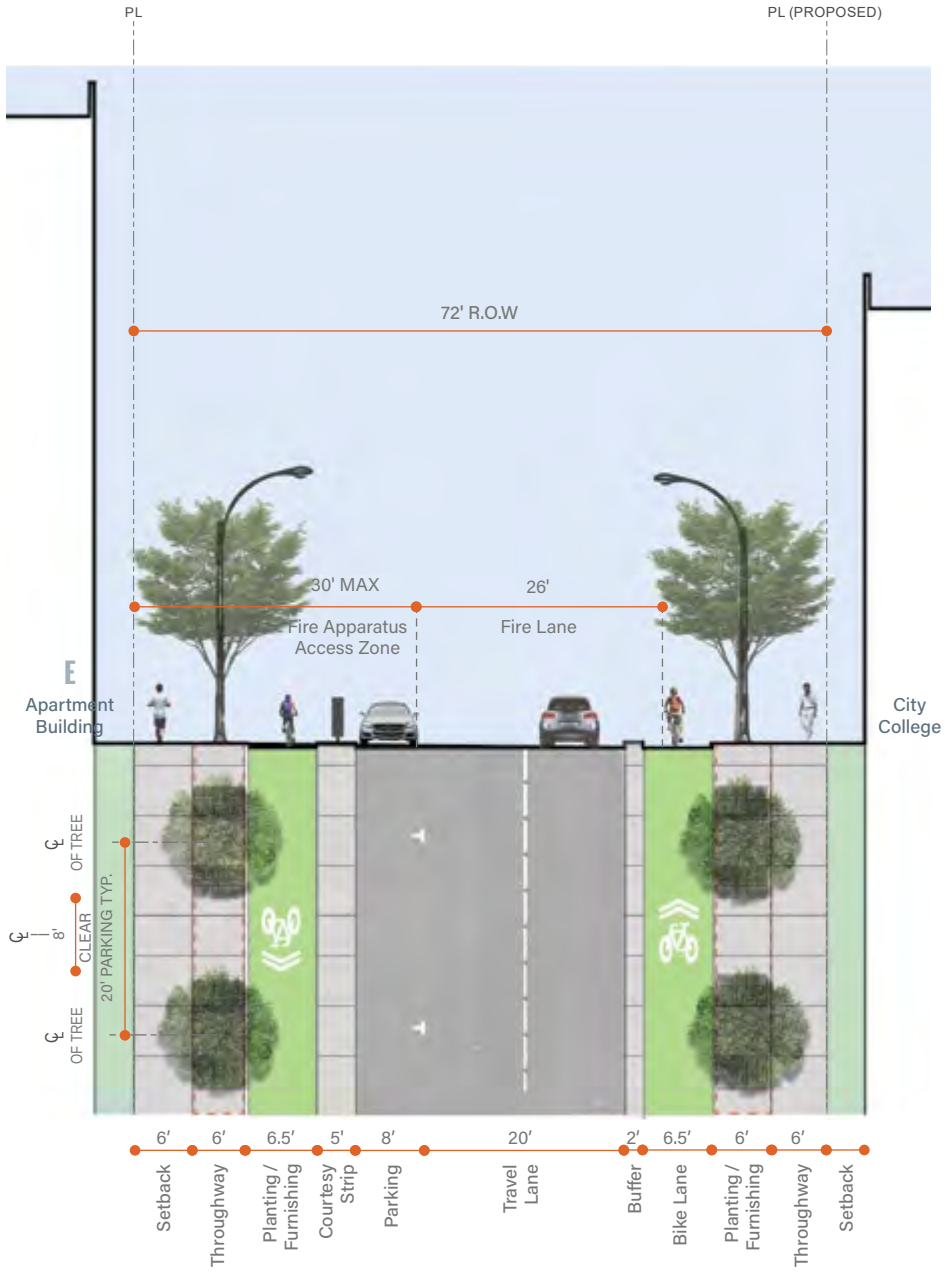


Figure 5.12–4: *Lee Avenue, Section 2* *see "Figure 5.12–2: Lee Avenue, Plan Enlargements L.1-L.5", Site Plan L.2 & L.3

Key Map

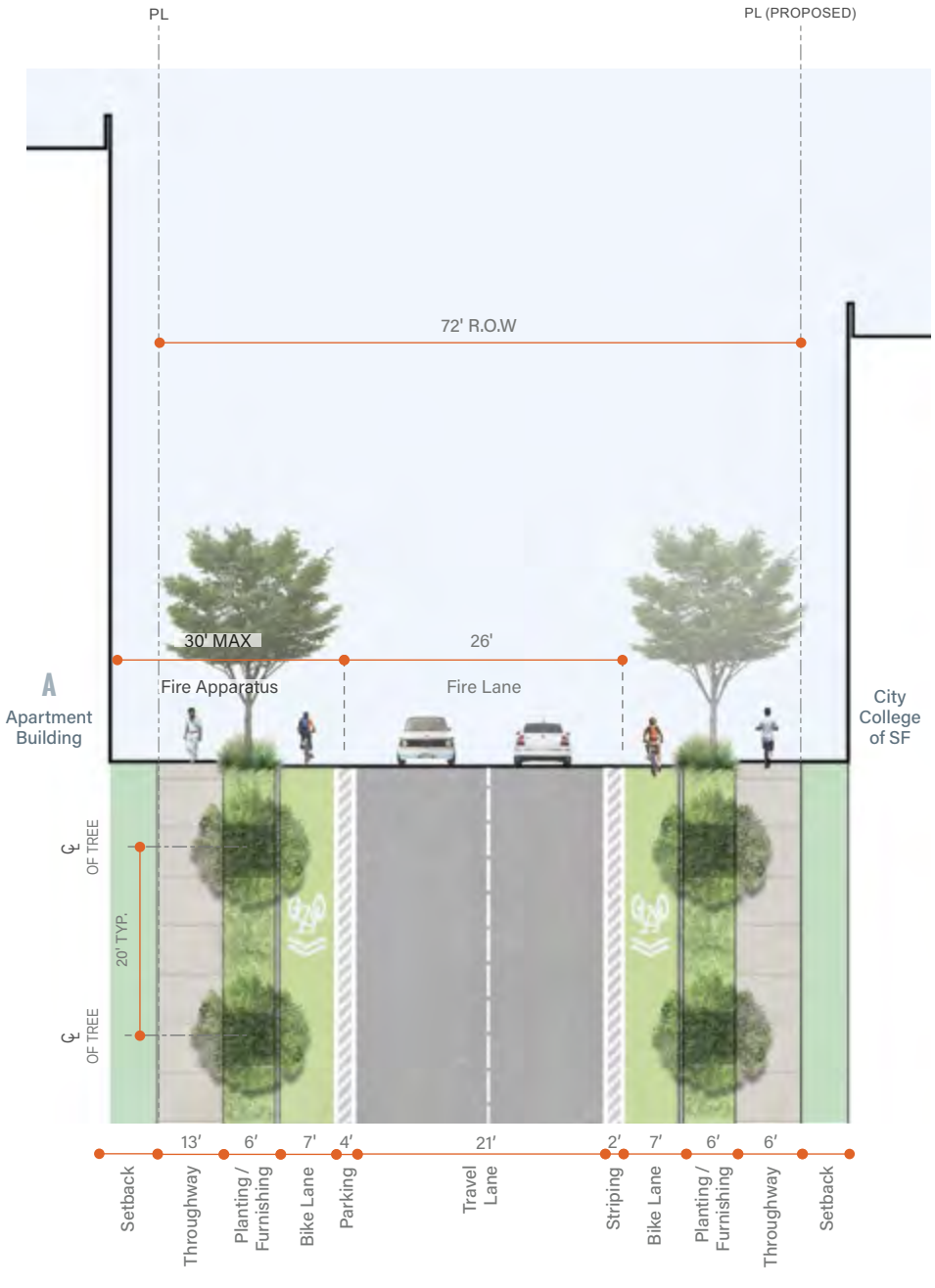


Figure 5.12–5: *Lee Avenue, Section 3* *see "Figure 5.12–2: Lee Avenue, Plan Enlargements L.1-L.5", Site Plan L.4

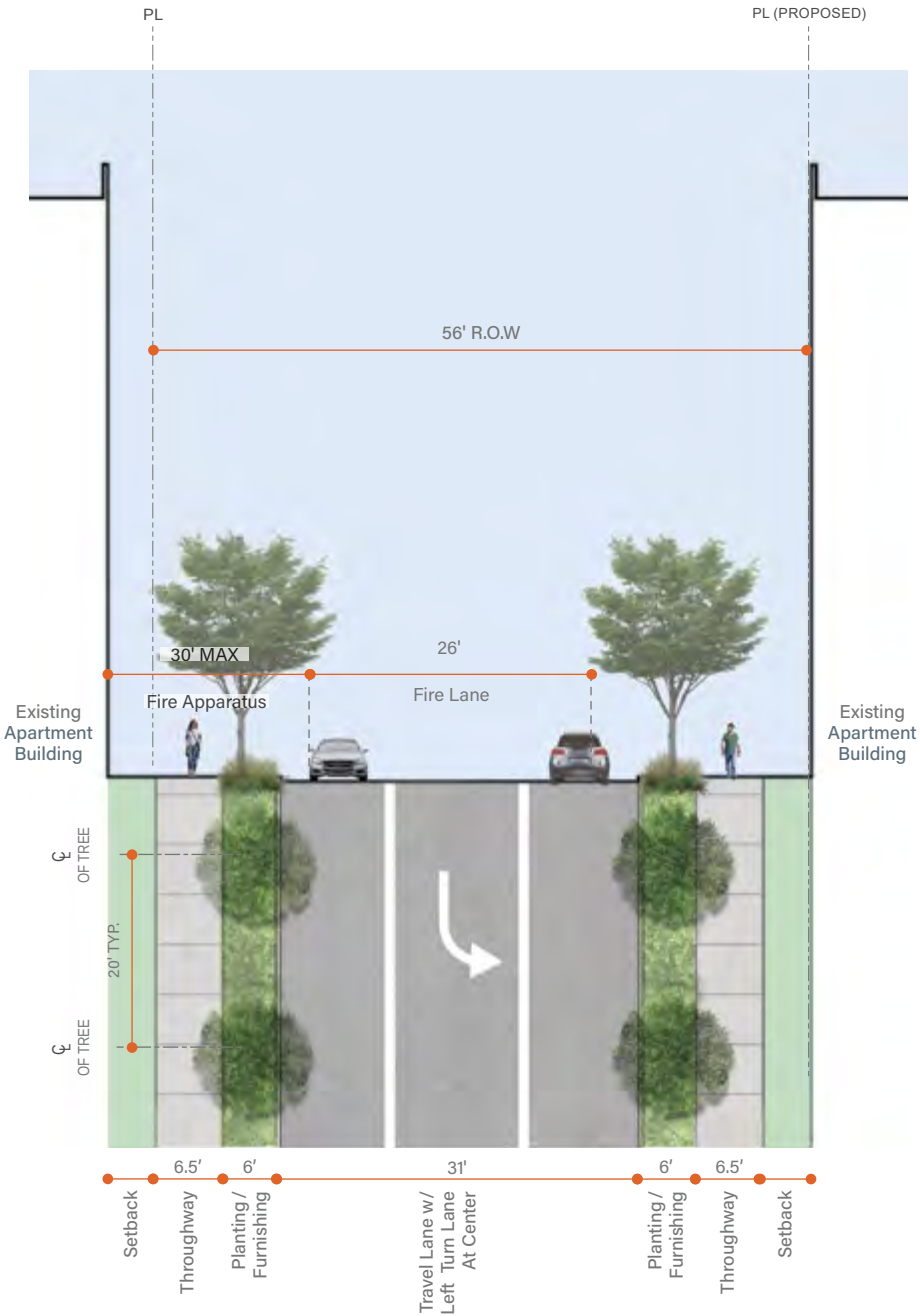


Figure 5.12–6: *Lee Avenue, Section 4* *see "Figure 5.12–2: Lee Avenue, Plan Enlargements L.1-L.5", Site Plan L.5

5.13 NORTH STREET AND SOUTH STREET

North Street

North Street will be an east-west neighborhood residential lane with a 64-foot-wide right-of-way providing vehicular, bike, pedestrian and service access to buildings and to the 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 Ave to the existing Frida Kahlo Way and provide access to the future Performing Art Education Center at the City College property. 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 mid-block 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 vehicular paving. Large evergreen trees will be planted on this street.

South Street

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, the Brighton Paseo, and to the Reservoir Park. Loading zones and 12-foot sidewalks are provided on both sides of the street. South Street will have slower traffic and will accommodate bicycle on street. There will be bulb-outs at intersections and, as for North Street, a mid-block raised crossing will create safe connections to Reservoir Park and to Brighton Paseo. Stormwater will be treated through bioswales located in the bulbout areas and through pervious vehicular paving. Large evergreen trees will be planted on this street

Figure 5.13–1: *North & South Street, Key Map*

Standards

S.5.13.1 Street Zone Dimensions

Right-of-way cross-section dimensions shall be as shown in **Figure 5.13–2** and **Figure 5.13–4**.

S.5.13.2 Element and Material Specification

Elements shall be included per **Figure 5.13–3** and **Figure 5.13–5**. All elements shown shall be included.

S.5.13.3 Raised Crosswalk

Crosswalk at the intersection of North Street and the Reservoir Park entrance, and South Street and the Reservoir Park entrance shall be raised and minimum 60' long at North Street and 15' long at South Street. High quality paving materials such as unit paving is recommended See *Balboa Reservoir Infrastructure Plan, Section 6.6: Traffic Calming* for more details.

Guidelines

G.5.13.1 Stormwater Management

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

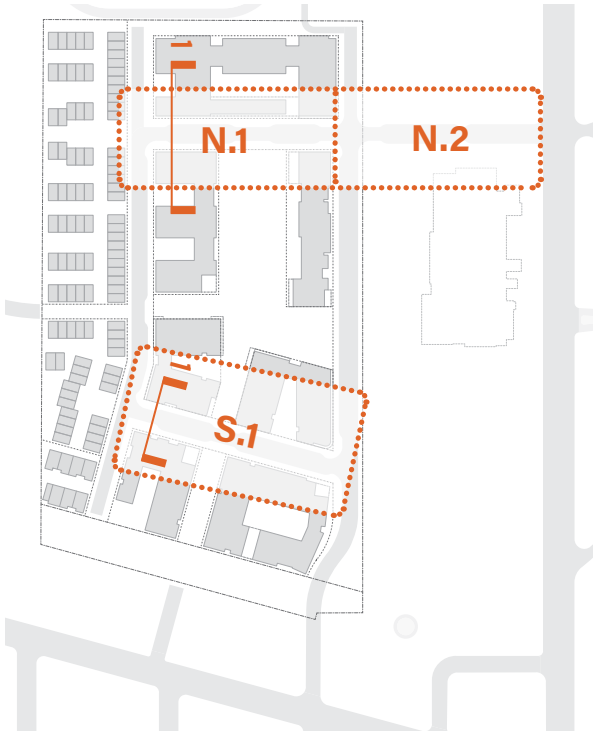
G.5.13.2 Mountable Traffic Circle

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

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/Ground Mural*
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*



Keymap

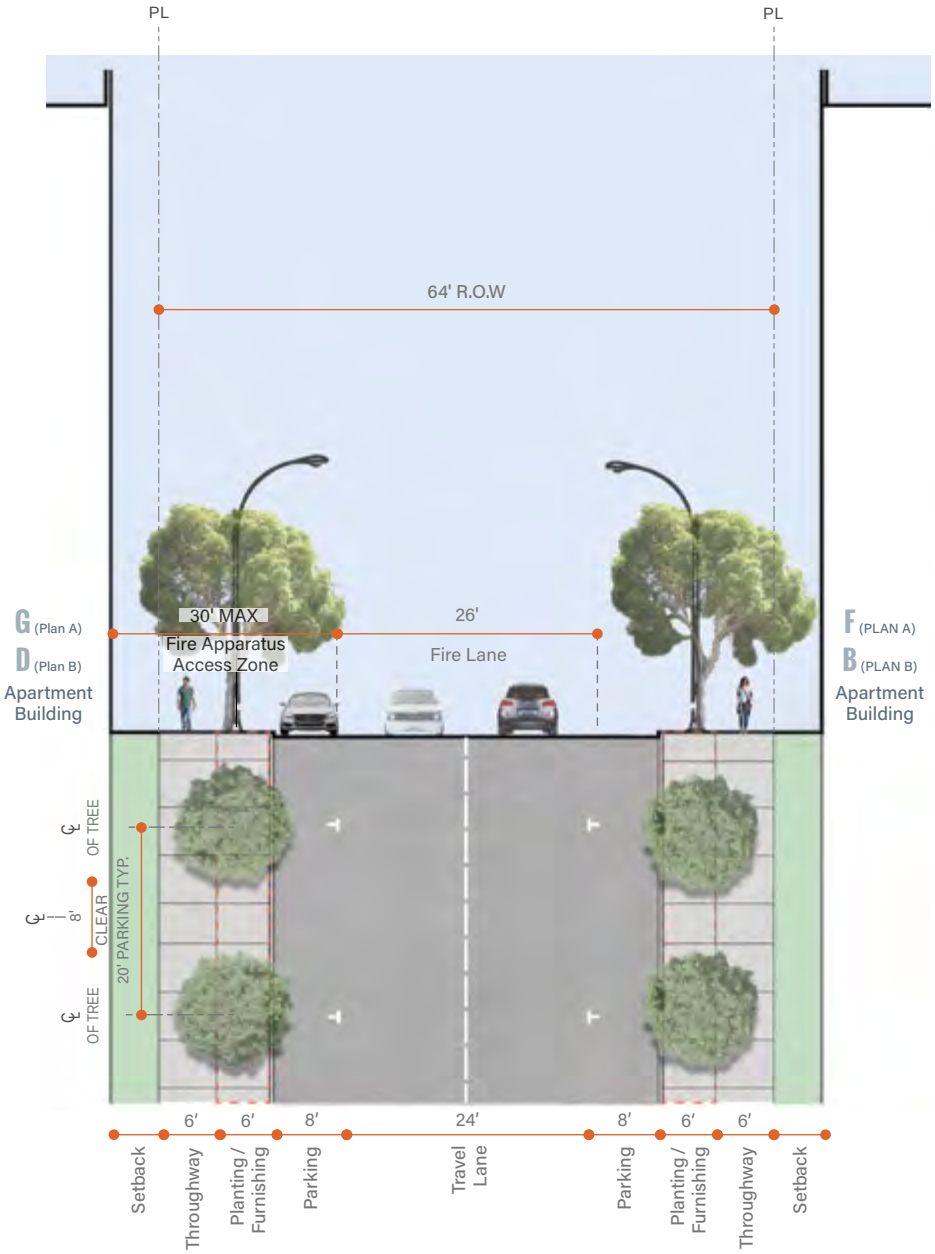


Figure 5.13–2: *North & South Street, Section 1* **see "Figure 5.13–3: North & South Street, Plan Enlargements N.1 & S.1*

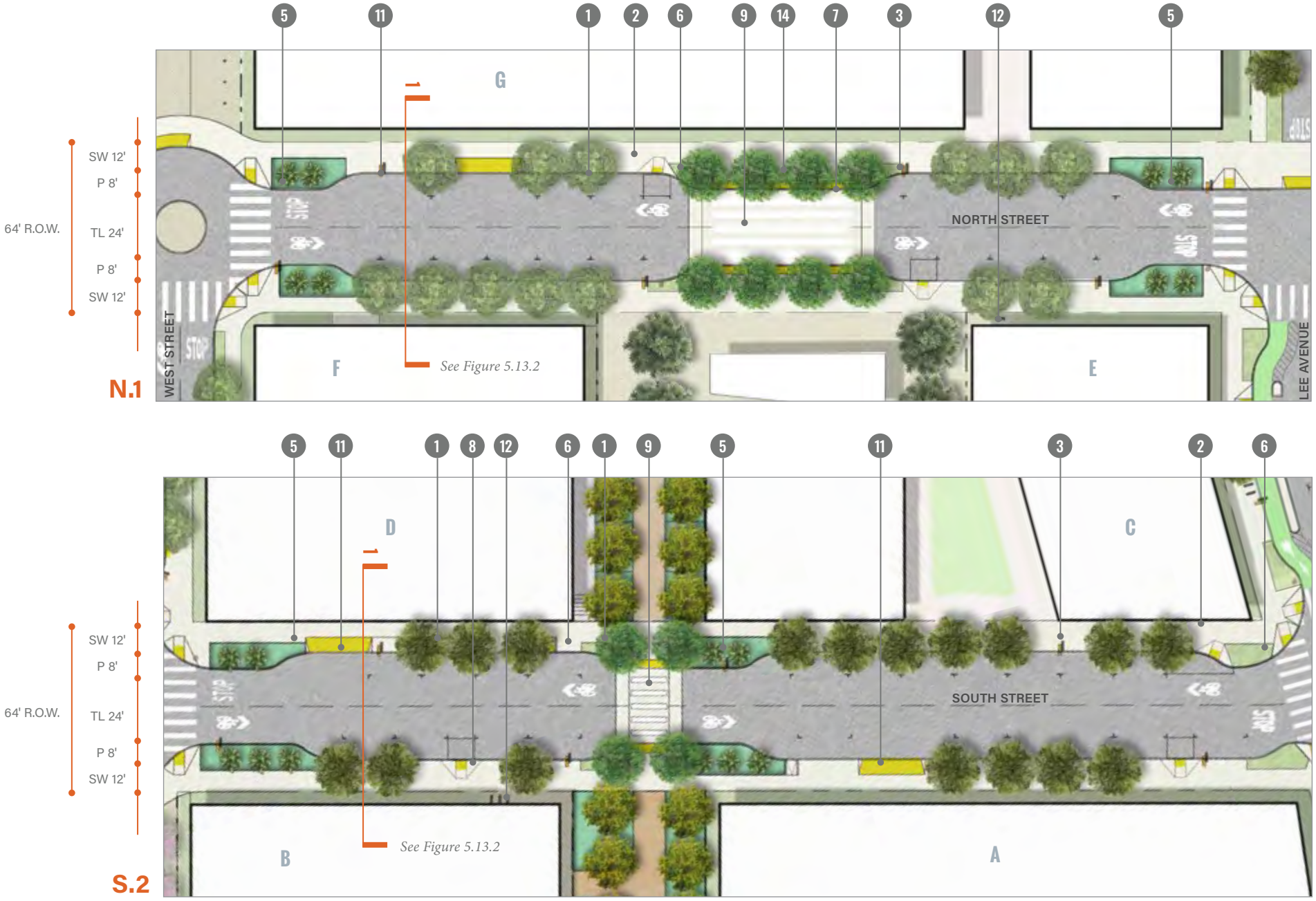
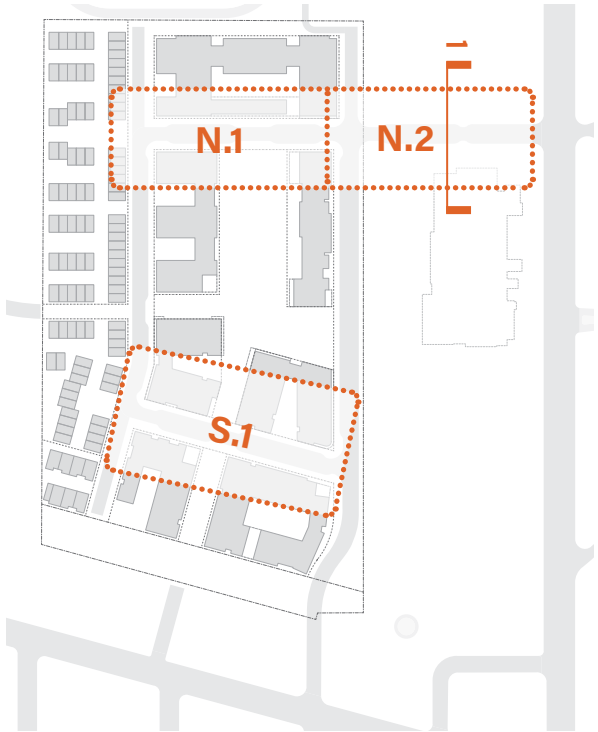


Figure 5.13–3: *North & South Street, Plan Enlargements N.1 & S.1*

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/Ground Mural*
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

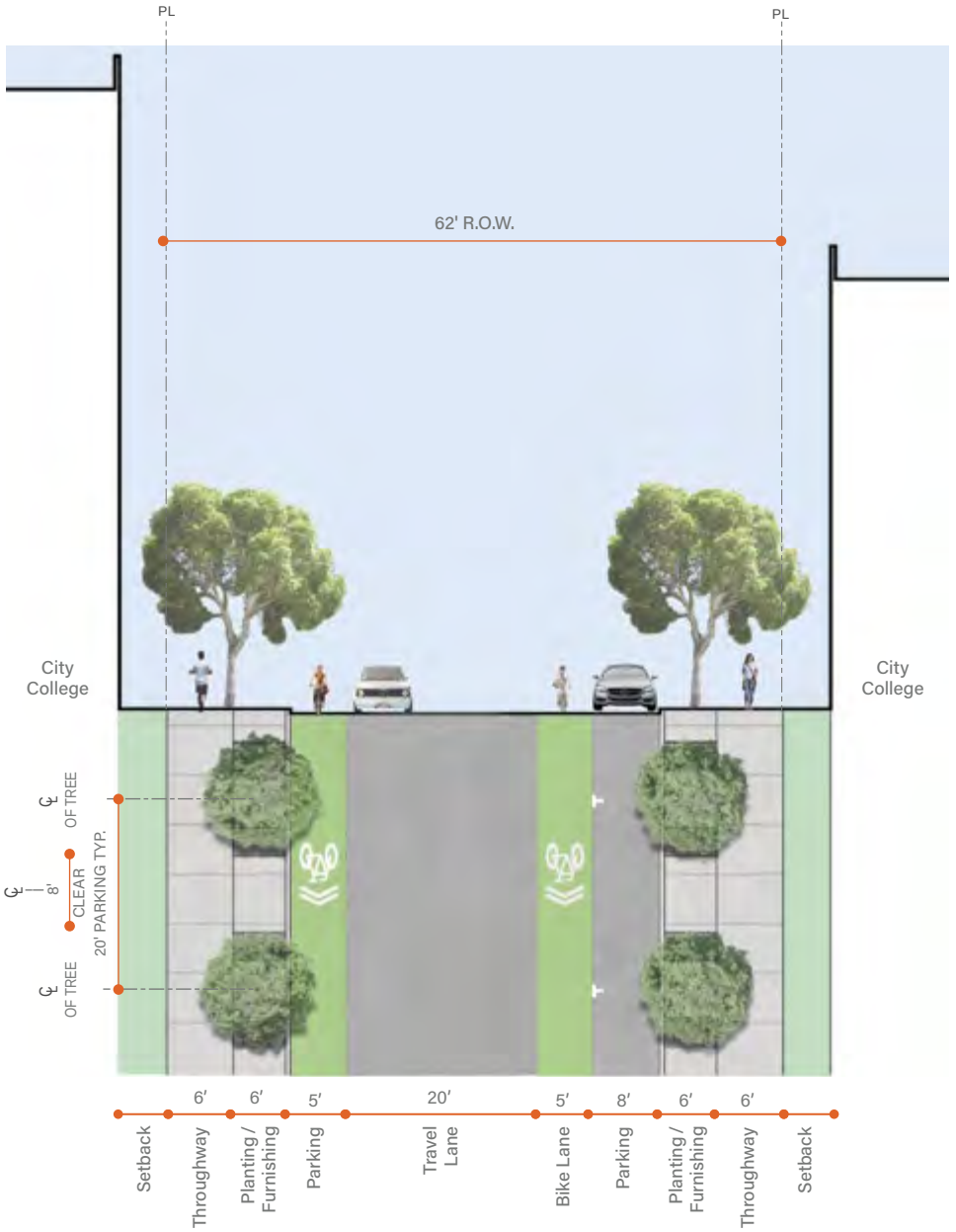


Figure 5.13–4: *North Street, Section 1* **see "Figure 5.13–5: North Street, Plan Enlargement N.2"*

Figure 5.13–5: *North Street, Plan Enlargement N.2*

5.14 WEST STREET

West Street will be a north/south neighborhood residential street with 54-foot-wide right-of-way providing vehicular, pedestrian, and bike access to individual buildings, townhouses, San Ramon Paseo and the Reservoir Park. This street will have an asymmetrical section 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 the townhouse frontage. The streetscape design will feature traffic calming elements such as chicanes, raised crosswalks and mountable traffic circles.

Figure 5.14–1: *West Street, Key Map*

Standards

S.5.14.1 Street Zone Dimensions

Right-of-way cross-section dimensions shall be as shown in **Figure 5.14.3.**

S.5.14.2 Element and Material Specification

Elements per **Figure 5.14–2**. All elements shown shall be included. Dimensions vary to meet site-specific conditions.

S.5.14.3 Raised Crosswalk

The crosswalk at the intersection of West Street and the Reservoir Park entry shall be raised and minimum 30 feet long. High quality paving materials such as unit paving is recommended. See *Balboa Reservoir Infrastructure Plan, Section 6.6: Traffic Calming* for more details.

Guidelines

G.5.14.1 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.

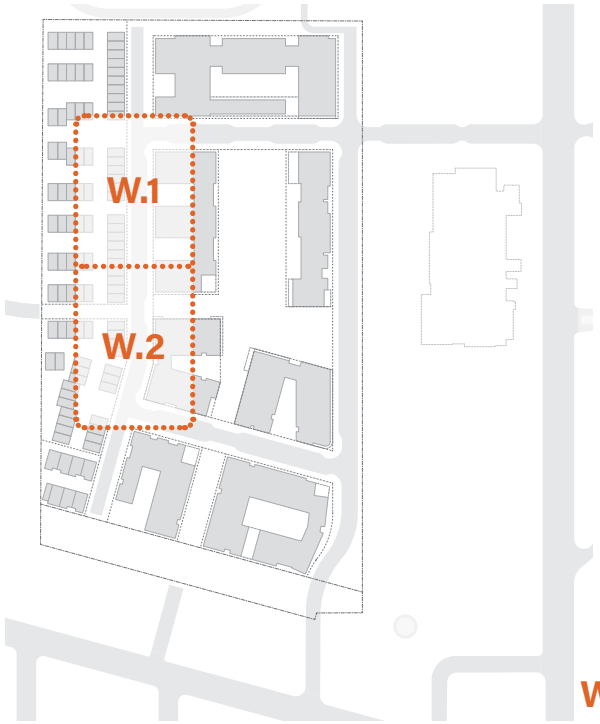
G.5.14.2 Mountable Traffic Circle

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

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/Ground Mural*
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

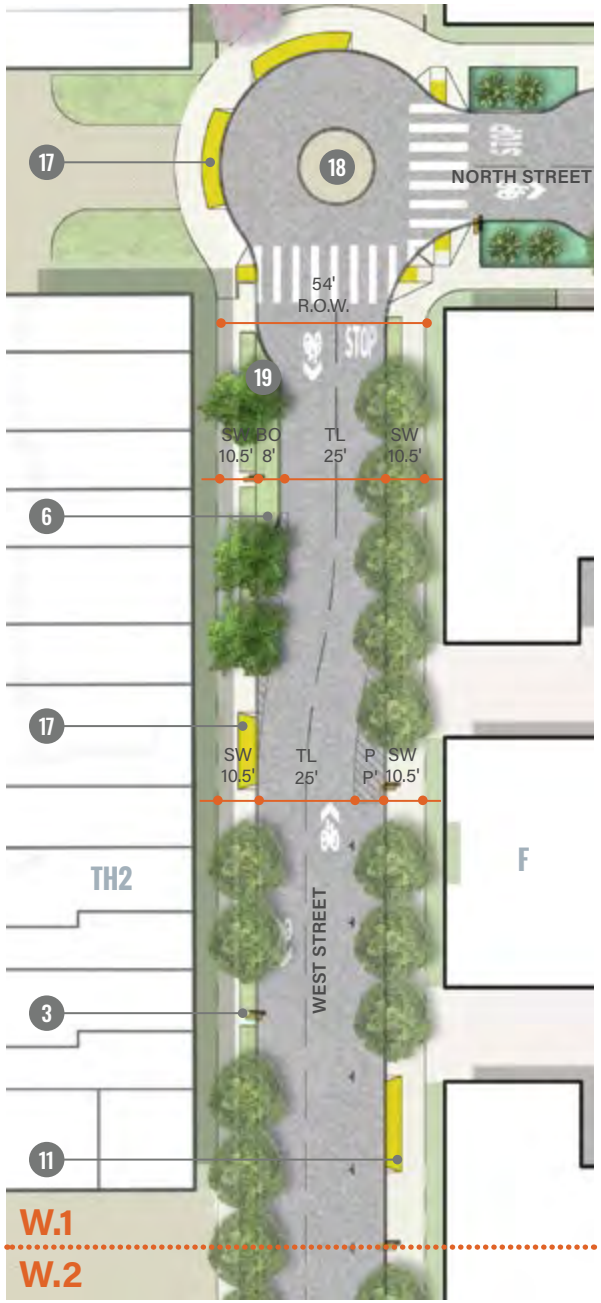


Figure 5.14–2: *West Street, Plan Enlargements W.1 & W.2*

Key Map

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

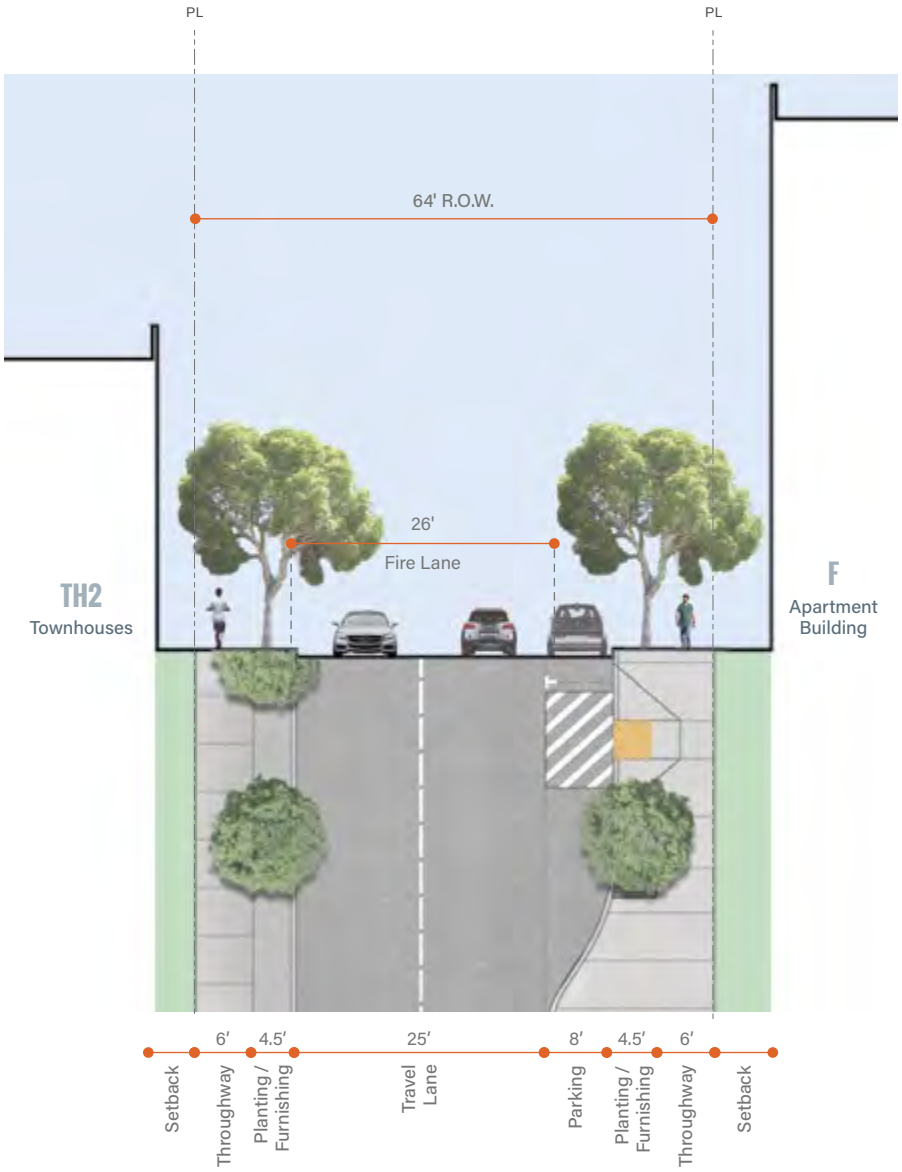


Figure 5.14–3: *West Street, Section 1* **see "Figure 5.14–2: West Street, Plan Enlargements W.1 & W.2".*

5.15 WEST STREET SOUTH SHARED STREET AND NORTH SHARED STREET

West Street North Shared Street

The private pedestrianized raised street at the north end of West Street has a 54-foot-wide right of way. A 28-feet outside the fire lane will serve as a usable open space with attractive paving that can support fire access and signify 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

The West Street South shared street will be a private street. The south end of West Street will provide fire access, vehicular access, and off-street loading for Block B and the townhouse area. The street will be flanked by plantings and stoops on both sides and will be curbless with permeable paving and warning pavers to emphasize the 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 6.17 Dog Relief Area** for additional information.

Figure 5.15–2: *West Street, Shared Streets Key Map*

Figure 5.15–1: *West Street, Shared Streets Key Map*

Standards

S.5.15.1 Street Zone Dimensions

Right-of-way cross-section dimensions shall be as shown in **Figure 5.15–5 and Figure 5.15.8.**

S.5.15.2 Element and Material Specification

Elements per **Figure 5.15–3 and Figure 5.15–6.**All elements shown shall be included. Dimensions vary.

S.5.15.3 Street Profile

The street shall be curbless and paved with ADA accessible, H20-load-bearing special paving to emphasize pedestrian priority.

S.5.15.4 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.5.15.5 Loading

Shared Streets 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.5.15.6 Street Furnishing and Lighting

As West Street has limited auto access at the north and the south ends which can double as usable outdoor space, those spaces should be developed to have a plaza like character with furnishings and street lighting which serves pedestrians as well as autos. Because West Street South is a public street, materials should be compliant with the DPW material palette.

Guidelines

G.5.15.1 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.5.15.2 Planting

Planting shall maximize habitat creation and stormwater management. See *Section 5.8: Street Planting Palette.*

G.5.15.3 Stormwater Management

Stormwater generated within the West Street South shared street right-of-way should be treated within the right of way. The use of permeable paving is encouraged.

WEST STREET NORTH SHARED STREET

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*

Key Map

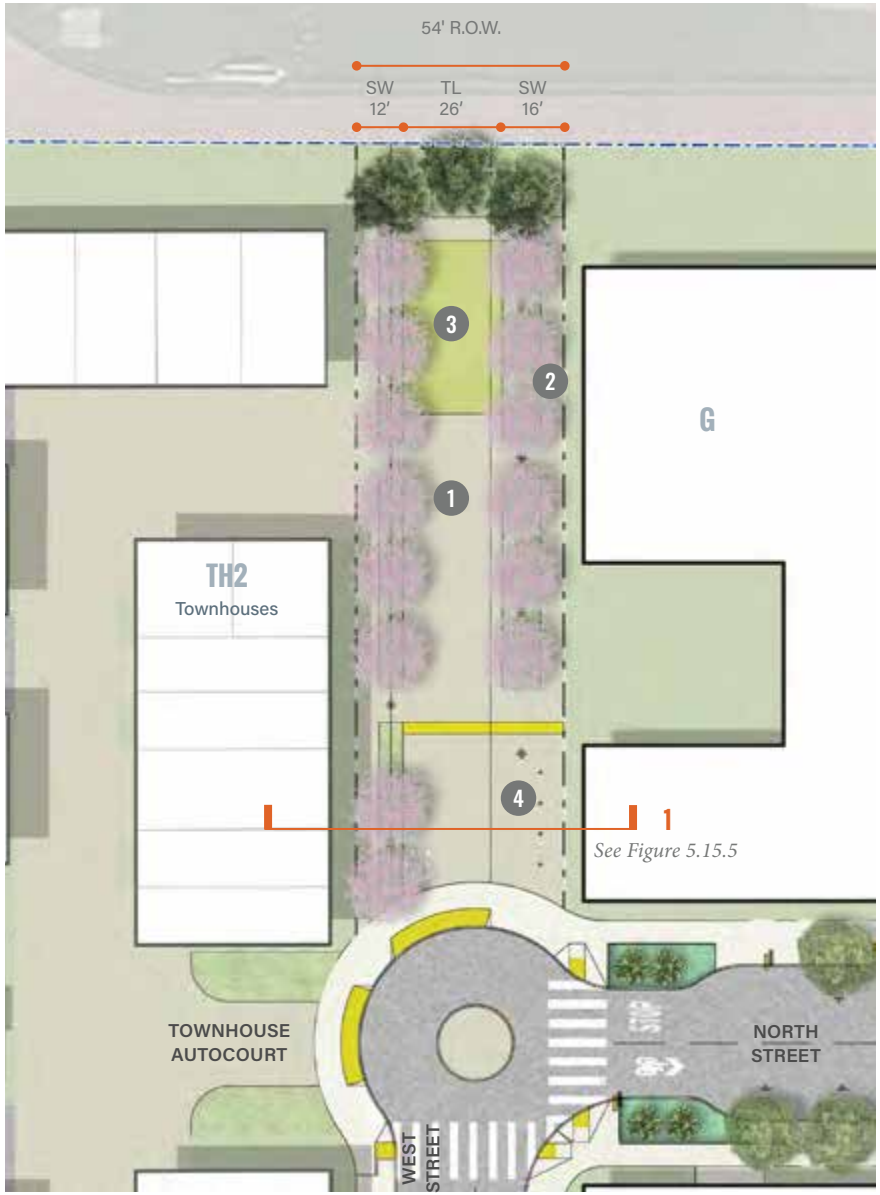


Figure 5.15–3: *West Street North, Plan Enlargement L.1*

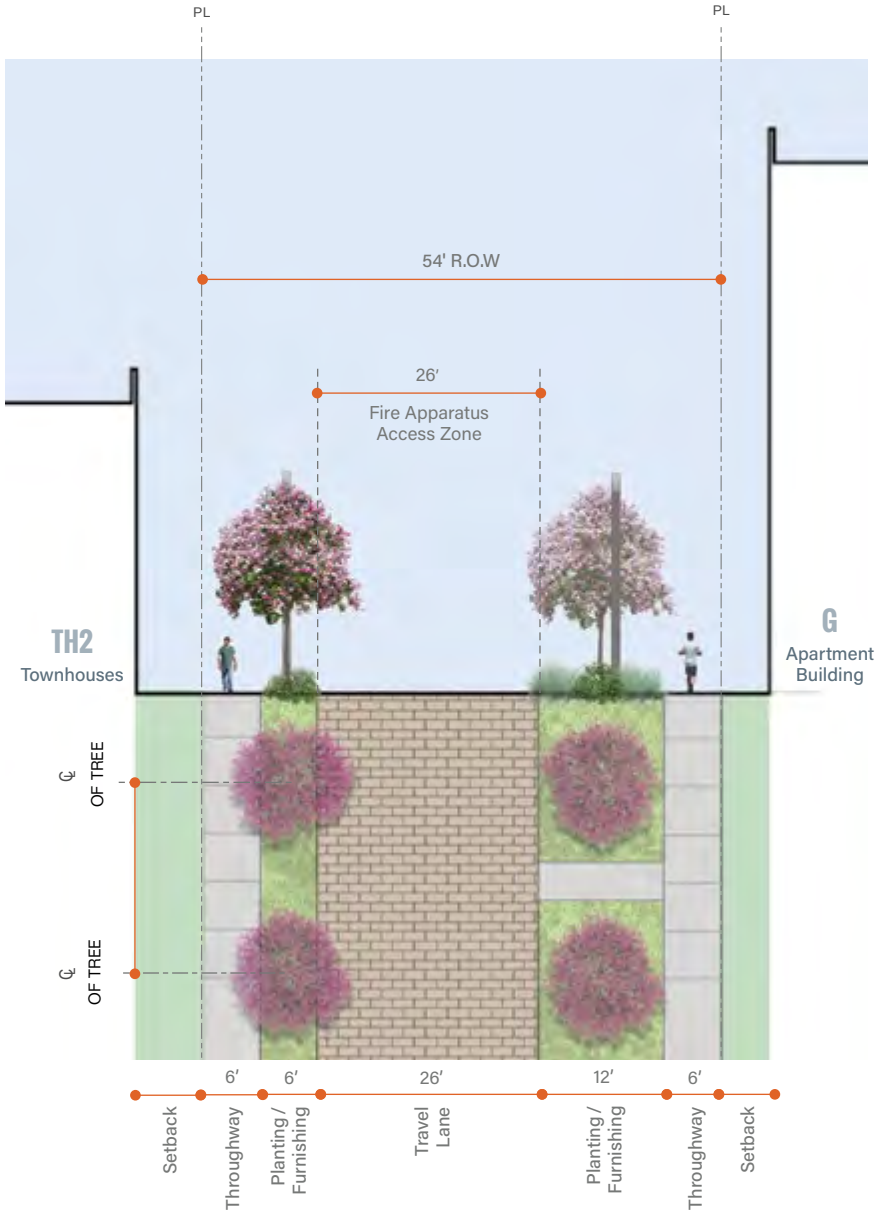


Figure 5.15–5: *West Street North, Section 1* **see "Figure 5.15.3: West Street North, Plan Enlargement", Site Plan L.1*

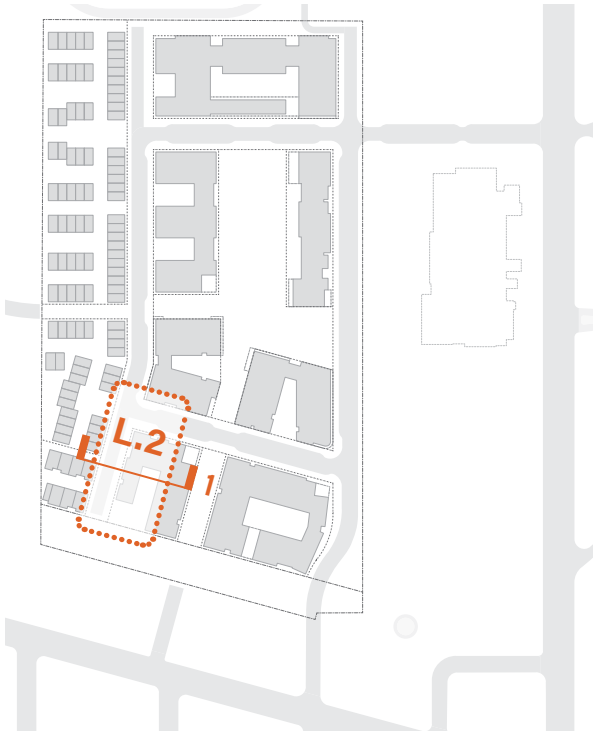
Figure 5.15–4: *Shared street precedent. Fire access service as pedestrian pathway*

WEST STREET SOUTH SHARED STREET

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*



Key Map

Figure 5.15–6: *West Street South, Plan Enlargement L.2*

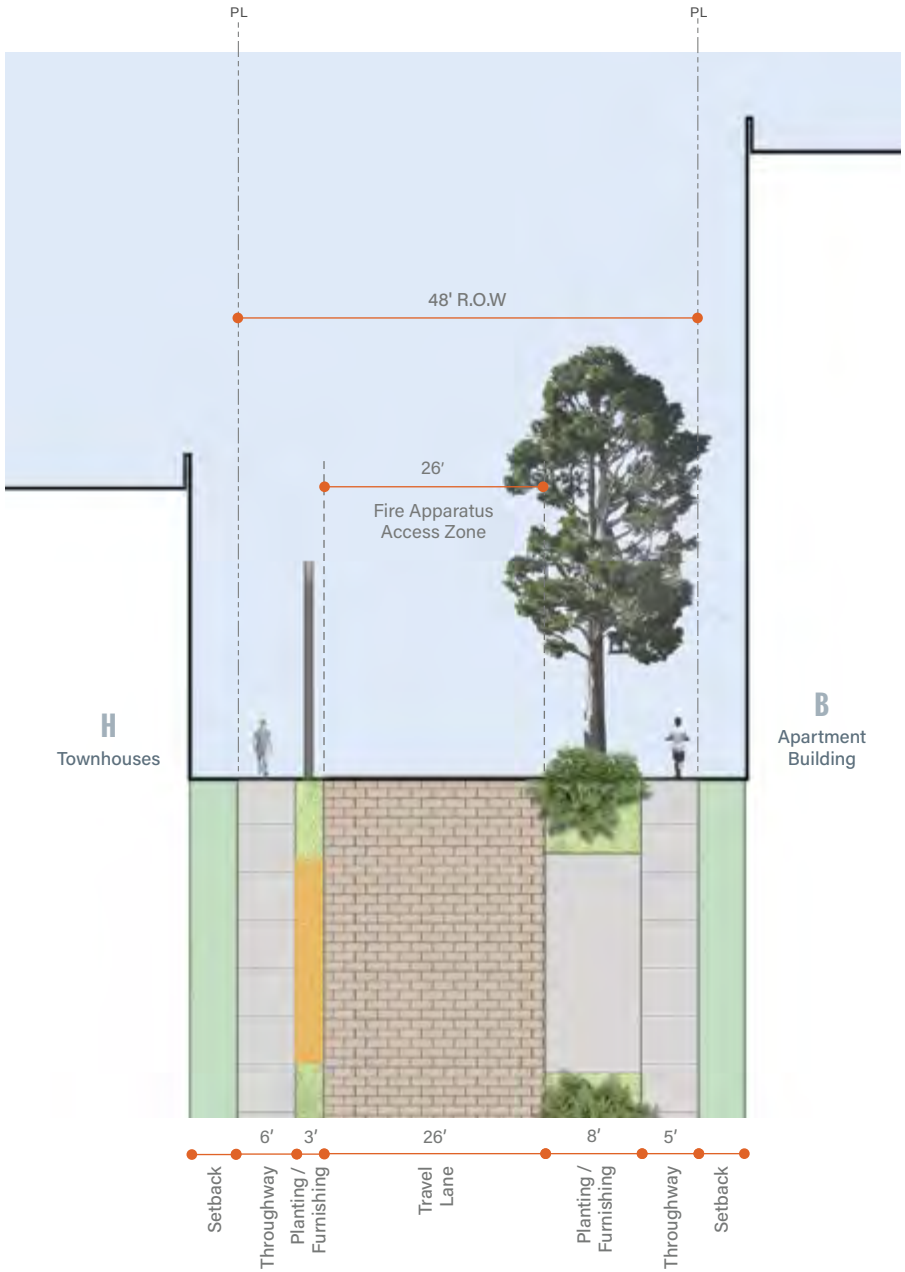


Figure 5.15–8: *West Street South, Section 1* **see "Figure 5.15.6: West Street South, Plan Enlargement", Site Plan L.2*

Figure 5.15–7: *Shared Street Precedent Image*

5.16 TOWNHOUSE ENTRY COURT AND DRIVEWAY

The intent of the townhouse entry courts is to provide a strong visual termination to North and South Streets, and to integrate the townhouses with the rest of the project. Townhouse entry courts can provide vehicle access or be limited to only bikes and pedestrians. Townhouse driveways are private shared streets with low speed vehicular and pedestrian access to the townhouse development.

Figure 5.16–1: *Townhouse Entry Courts, Key Map*

AUTO COURT PRECEDENTS

Standards

S.5.16.1 Entry Courts

Entry courts will be designed as auto/pedestrian courts and shall be located at the ends of North Street and South Street. Special paving and curb-less treatment shall be used to emphasize their pedestrian character. No gates or fences are allowed at the auto court entries. Refer to Section 7.26 for minimum dimensions at Entry Court.

S.5.16.2 Driveway

Curbless treatment and special paving shall be used, and planting shall be maximized wherever possible to scale down the width of the driveway for traffic calming.

S.5.16.3 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.5.16.1 Planting

Planting should maximize habitat creation and stormwater management. See *Section 5.8: Street Planting Palette.*

Figure 5.16–2: *Permeable and vehicular rated paving is used to maximize pervious surface for stormwater management*

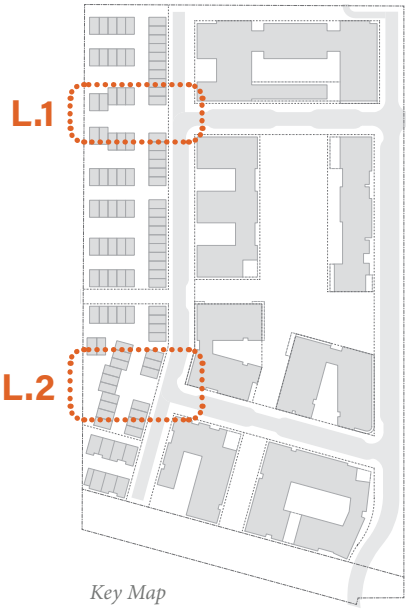
Figure 5.16–3: *Planting is maximized wherever possible to scale down the width of the driveway and for traffic calming.*

Figure 5.16–4: *High quality paving material, planting and accent lighting create a pedestrian environment.*

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*

BL *Bike Lane*
BO *Bulb-Out*
P *Parking*
SW *Sidewalk*
M *Median*
ROW *Right of Way*
TL *Travel Lane*



Key Map

Figure 5.16–5: *Townhome Entry Court, Plan Enlargements L.1 & L.2*

OPEN SPACE NETWORK

6

OPEN SPACE OVERVIEW

OPEN SPACE PLANTING AND MATERIAL PALETTE

OPEN SPACE DESIGN

Open Space Overview

6.1 OPEN SPACE DESIGN OVERVIEW

The publicly accessible open space network is a central organizing principle for the Balboa Reservoir neighborhood. The spatial identity of this new neighborhood is determined by a pedestrian network linking two large open spaces — the Reservoir Park and the SFPUC Retained Fee Open Space — to Westwood Park, Sunnyside, City College of SF, Ocean Avenue and transit. The open space design aspires to reflect the natural and cultural history of the area. The sloped topography, ocean views, and considerable variety of existing uses on each frontage will be referenced to create a dynamic and distinctive open space network for the Balboa Reservoir neighborhood. In addition to creating an appealing place to live for new residents, the parks will serve walkers, joggers, bicyclists, transit riders, and families from the surrounding areas, by encouraging them to visit, or to simply pass through the site.

Open Space Design Intent

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

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

LEGEND

Open Space

PXX *Page Number in Chapter 6*

** See disclaimer on "6.13 SFPUC Retained Fee Open Space" on page 156.*

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

6.2 OPEN SPACE ECOSYSTEM

Stormwater Management

Stormwater management requirements are treated as an opportunity for environmental education and the promotion of native plants. The flow of water through the site will be visible, with surface and roof water directed to richly planted bioswales located at intervals between the programmed terraces, acting as a prominent structural feature of the park. The bioswales will be designed to retain moisture, attract birds and insects, and invite children into the planted areas by way of stepping stones which bridge across the plantings. Most of the building stormwater will be treated in centralized planting areas, which are intended as a series of stepped terraces with rain gardens connected by tunnels. The centralization minimizes the need for small-scale and dispersed flow-through planters which are costly to build and maintain. Additional stormwater management tactics include permeable paving, infiltration galleries under lawns, and flow-through planters at residential blocks.

The SFPUC Stormwater Management Regulations require stormwater runoff peak flow rate and volume to decrease by 25% from the pre-development conditions for the 2-year 24-hour design storm. It is difficult for the public streets to meet this requirement on their own due to 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 retain 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 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 also subject to the *Combined Sewer Area Performance Requirement of the San Francisco Stormwater Management Requirements (SMRs)*. See **Master Infrastructure Plan Chapter 13** for technical stormwater analysis and concepts and **DSG Section 4.9** for Stormwater Standards and Guidelines.

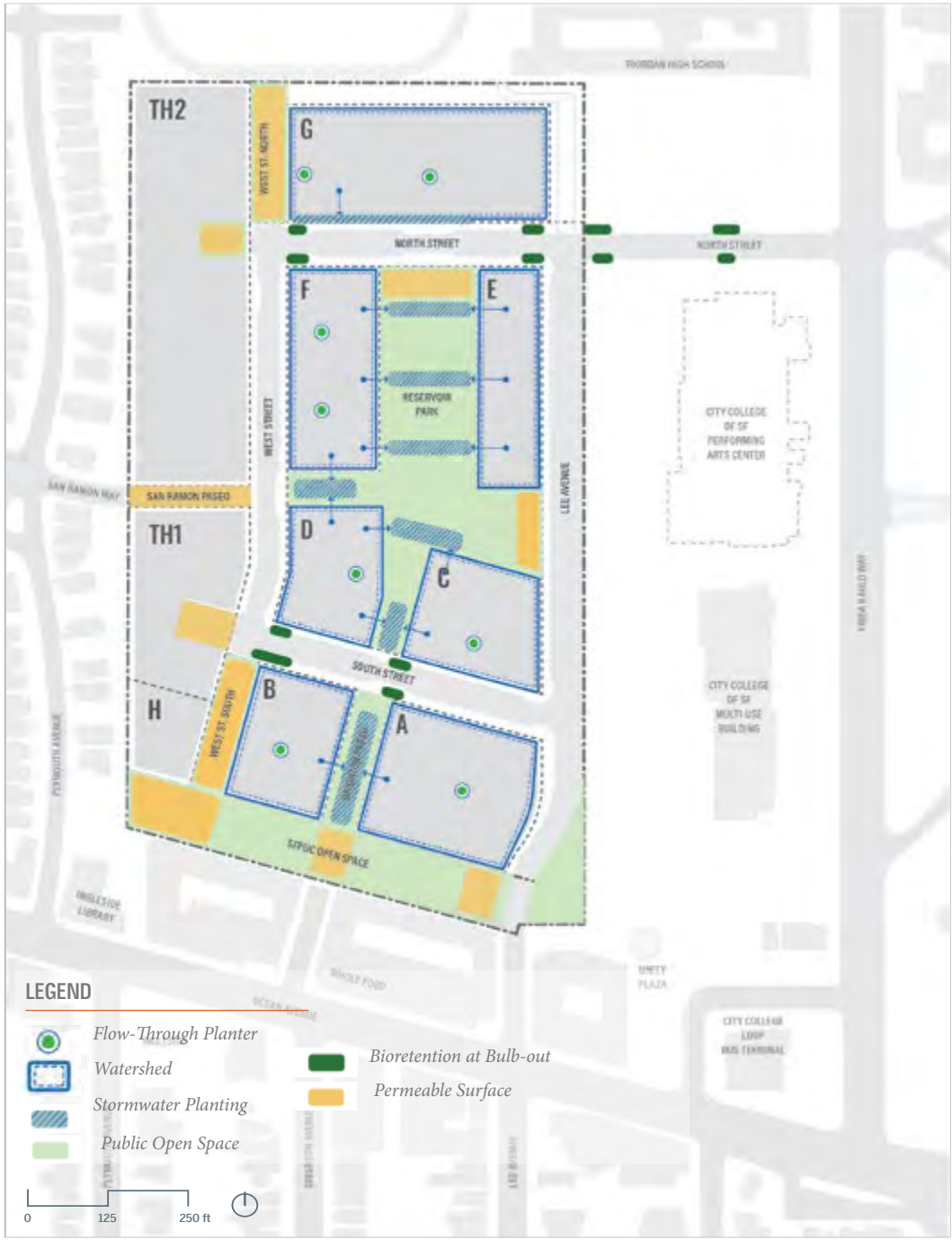


Figure 6.2–1: *Site Stormwater Management*

Standards

S.6.2.1 Building Stormwater

Building blocks that are directly adjacent to public open space shall have a minimum 50% of the building stormwater be directed to the open space rain gardens. The rest of the building stormwater shall be treated within common residential open space of each block.

S.6.2.2 Landscape Stormwater Features

Runnels, sculptural stone splash blocks, 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, reclaimed wood bridges shall be added to provide informal connection or encourage nature play for children where it is applicable.

S.6.2.4 Permeable Paving

Permeable paving shall be used wherever is possible maximize permeability.

Reclaimed wood log bridge at rain garden encourage nature play

Seasonal stormwater feature in private courtyard

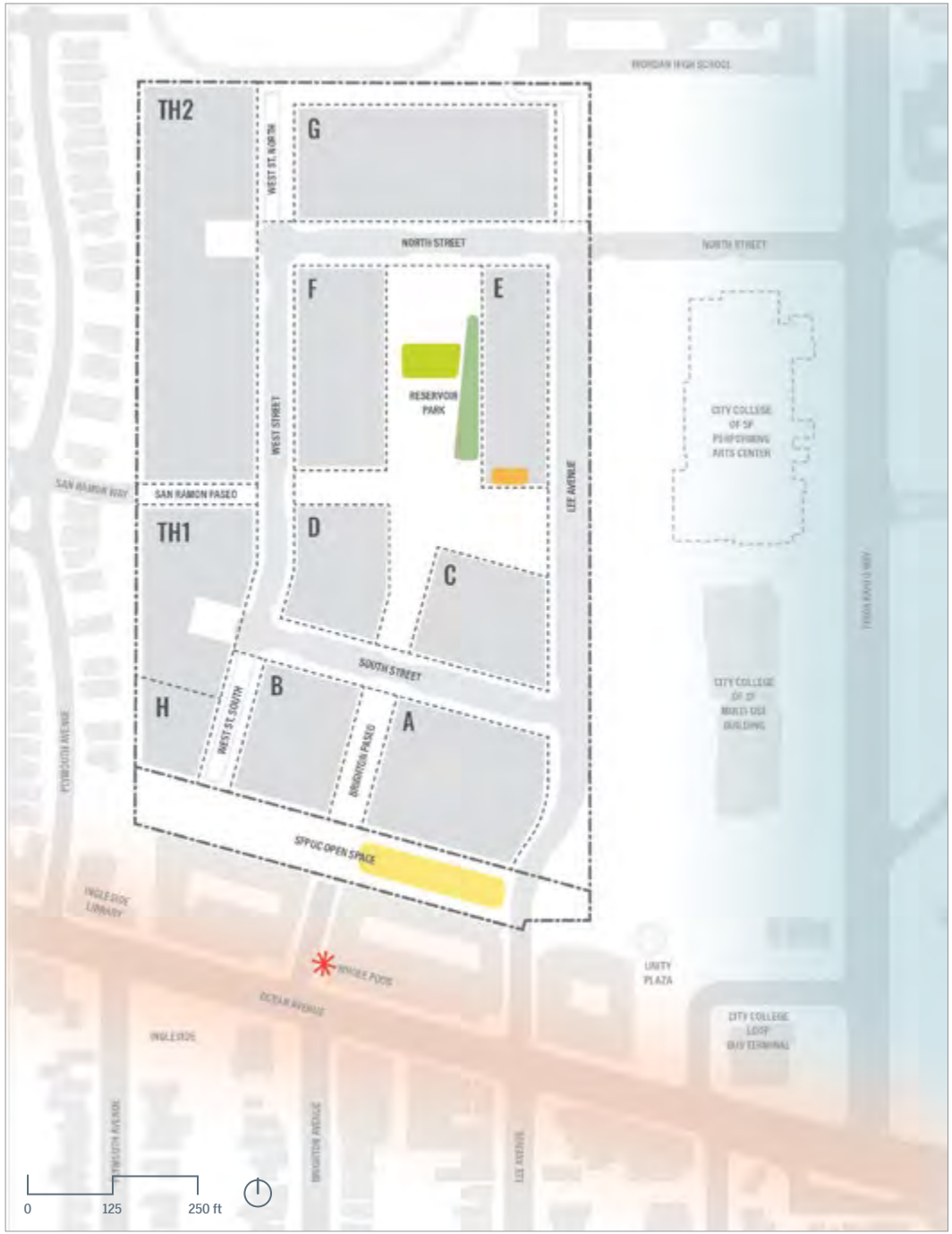
Sculptural splash block and downspout

Metal bridge through rain garden

Figure 6.2–2: *Stormwater Management Techniques*

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 opportunity for farmers' markets to provide a regular supply of local, healthy, organic food. Collaborations with the City College Culinary Arts program, Whole Foods Market and local food retailers and business along Ocean Ave Community Benefit District are encouraged in order to strengthen the network of culinary activities in the community and to maximize food-related activities in the park. Refer to **Section 4.9: Healthy Food for Standards and Guidelines** for additional information regarding food access.



PROPOSED FOOD ACCESS ON-SITE

- *Community Garden*
- *Orchard*
- *Community Kitchen in Block E*
- *Farmers' Market at SFPUC Retained Fee Open Space*

POTENTIAL FOOD ACCESS RELATED COLLABORATIONS OFF-SITE

- *Whole Foods Market*
- *Retail Partners within the Ocean Avenue Community Benefit District*
- *City College of San Francisco, Horticulture, Culinary Arts and Hospitality Studies Department*

Figure 6.2–3: *Site Open Space Food Programs*

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 a number of important open spaces, including San Bruno Mountain, Mount Davidson, Balboa Park, McLaren Park, Glen Canyon Park, Stern Grove, and Park Merced. Along with the City's *Green Connection Initiative*, Balboa Reservoir's open spaces can contribute to increased biodiversity and improved access to the larger open space network. *Green Connections* 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 other forms of active transportation.

Plant selection for Balboa Reservoir neighborhood will build upon the recommended plant list, *Ingleside: Coast Live Oak and Buckeye* 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 and inspire stewardship and awareness for climate resiliency. For detailed plant selections, see **Section 6.3: Open Space Planting Palette** and **Section 4.6 Biodiversity** for Standards and Guidelines.

LEGEND

- *Wetland Habitat*
- *Grassland Habitat*
- *Buckeye Grove*
- *Oak Grove*
- *Monkey Puzzle Grove*
- *Ironwood Grove*
- *Orchard*
- *Cypress Grove*

Figure 6.2–4: *Site Biodiversity*

Community garden

Educational signage / programming

Collaborations with local grocers

Orchard

Community kitchen

Farmers' market

Figure 6.2–5: *Food Access Examples*

Open Space Planting and Material Palette

6.3 OPEN SPACE PLANTING PALETTE

To support the city biodiversity vision, native plants should be prioritized as much as possible to provide shelter and food for wildlife and support pollinator habitats. The fog belt setting provides an opportunity to plant striking flowering native shrubs and groundcover that provides seasonal interest year-round. Native plantings should also be supplemented with climate-adapted desert and subtropical succulent species which work well as accents plants.
Each outdoor space in 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 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 Native Planting Percentage

Provide a minimum 70% of native plants within regular planting and stormwater planting areas.

S.6.3.2 Planting at Dog Park

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.

S.6.3.3 Wind Protection Planting

In order to control wind, tall evergreen coastal native trees underplanted with large multi-trunked shrub trees at various height shall be provided at open space where prevailing westerly and north westerly winds are prevalent.

Tree Palette

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. Trees are selected to buffer wind, provide seasonal interest, treat stormwater, and bear fruit.

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

- **Windbreak Trees:** trees that can withstand windy conditions and provide wind protection.
- **Accent Trees:** trees that provide seasonal interest or have unique forms.
- **Stormwater Trees:** trees selected from the San Francisco Stormwater Management Requirements and Design Guidelines, Appendix D: Vegetation Palette for Bioretention BMPs.
- **Orchard Trees:** trees that are fruit-bearing.

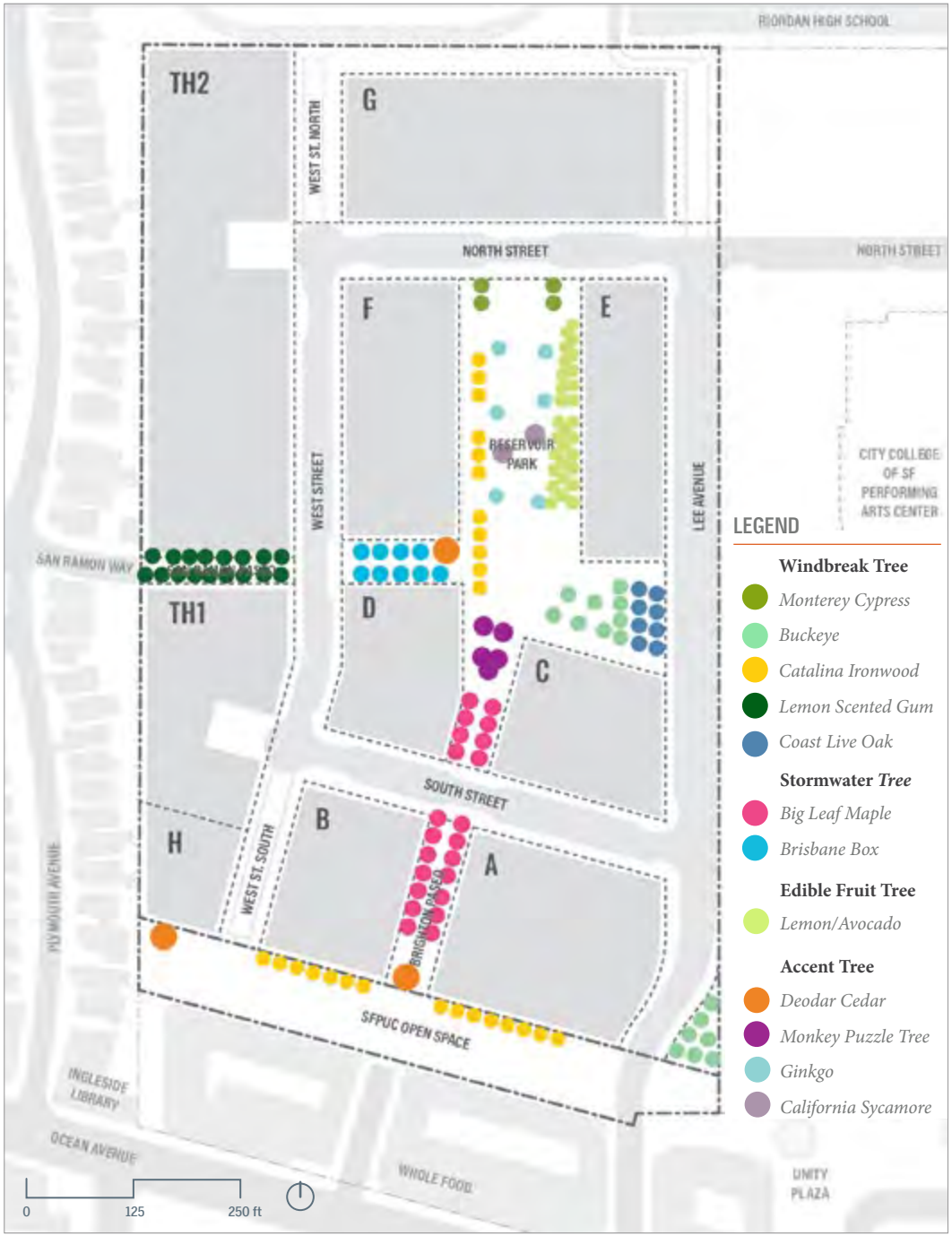


Figure 6.3–1: *Open Space Tree Planting Palette*

Understory and Groundcover Planting Palette

Regular large shrubs, low shrubs and groundcover are shallow-rooted, and are therefore preferred for their ability to withstand the long dry summers. These open space shrubs and groundcover will have some overlap with those used in **Section 5.8 Street Planting Palette** in order to establish continuity.

Stormwater low shrubs and groundcover are selected for seasonal flooding, while also providing wildlife habitats and seasonal color.

The drought-tolerant lawn will be comprised of a native Bentgrass mix so no detailed planting palette is specified.

The edible planting area is confined to the community garden. These edible species 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 groundcover planting
- Stormwater low shrubs and groundcover planting.

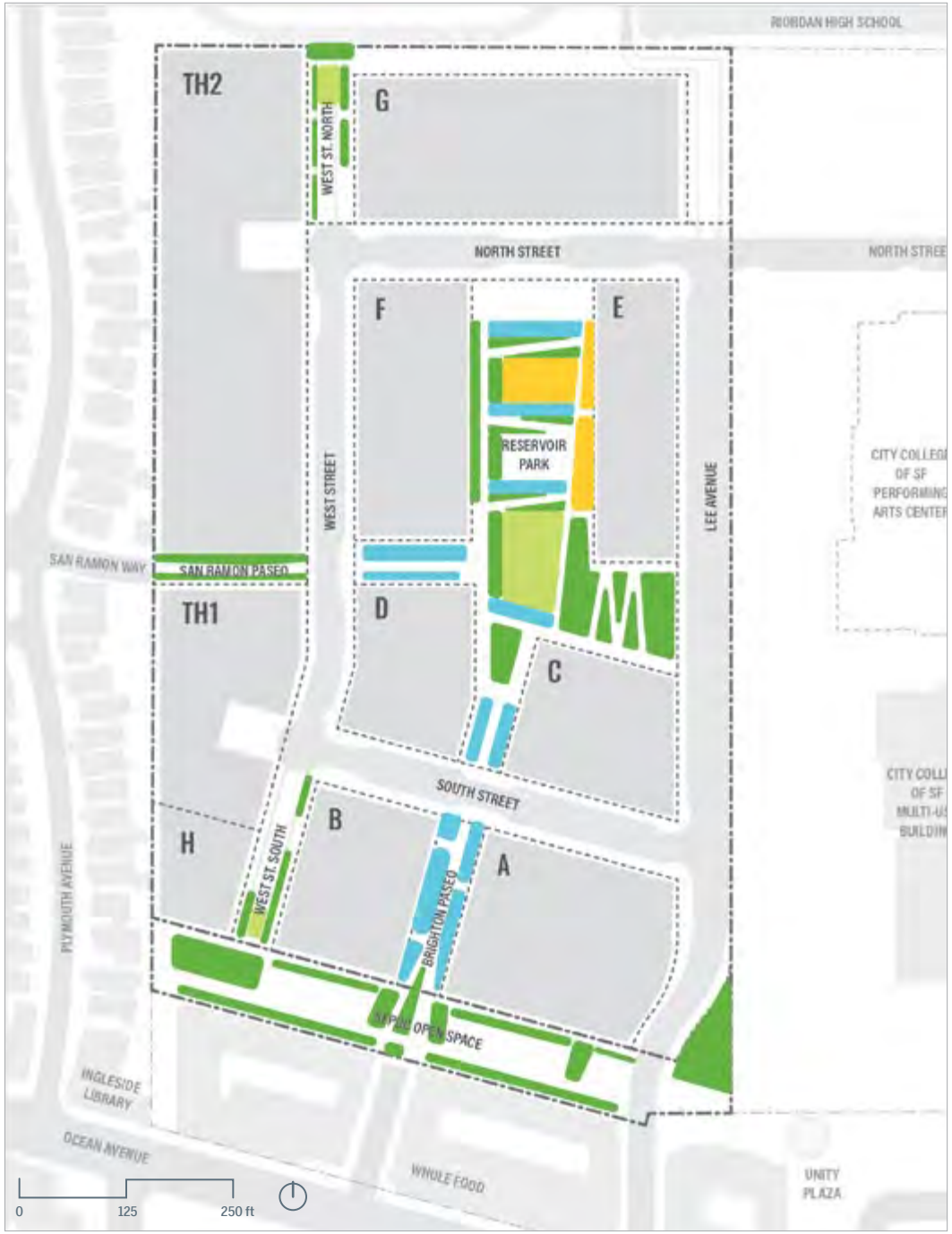


Figure 6.3–2: *Open Space Understory Planting Palette*

LEGEND

- *Regular Planting (incl. Regular Large Shrubs, Regular Low Shrubs & Groundcover)*
- *Stormwater Low Shrubs & Groundcover*
- *Drought-Tolerant Lawn*
- *Edible Planting*

WINDBREAK 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

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

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

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***

STORMWATER TREES preferred species

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
CA

Bloom Time
Spring

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

Water Needs
Low

Associated Wildlife
Bees

Habitat Value
Pollinators

Bigleaf Maple
Acer macrophyllum

Climate Appropriateness
EX

Bloom Time
Non-Flowering

Size at Maturity
40–80 feet

Water Needs
Low

Associated Wildlife
Birds

Habitat Value
Nesting, Cover

Italian Stone Pine
Pinus Pinea

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

Brisbane Box
Tristaniopsis laurina 'Elegant'

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

Klamath Plum
Prunus subcordata

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

Apple
Malus domestica

Climate Appropriateness
EX

Bloom Time
Spring

Size at Maturity
6–15 feet

Water Needs
Low

Associated Wildlife
Bees, Insects

Habitat Value
Polinators

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

Deodar Cedar
Cedrus atlantica 'Glauca'

Climate Appropriateness
EX

Bloom Time
Non-Flowering

Size at Maturity
40 - 60 feet

Water Needs
Moderate

Associated Wildlife
Birds

Habitat Value
Nesting, Cover

Maidenhair Tree
Ginkgo biloba

Climate Appropriateness
EX

Bloom Time
April

Size at Maturity
35–65 feet, spread 25 feet

Water Needs
Moderate

Associated Wildlife
None

Habitat Value
None

California Sycamore
Platanus racemosa

Climate Appropriateness
CA

Bloom Time
Spring

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

Water Needs
Moderate

Associated Wildlife
Hummingbirds, Butterflies

Habitat Value
Pollinators, Buds/Greens

LARGE SHRUBS, 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
Morella californica

Climate Appropriateness
SF CA

Bloom Time
Summer

Water Needs
None

Associated Wildlife
Bees, Birds, Butterflies, Hummingbirds, Insects

Habitat Value
Cover, Buds/Freens, Fruit, Pollinator

Toyon
Heteromeles arbutifolia

Climate Appropriateness
CA

Bloom Time
Winter

Water Needs
Low

Associated Wildlife
Bees, Hummingbirds

Habitat Value
Fruit, Pollinator

Coffeeberry
Rhamnus californica

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, Insects

Habitat Value
Cover, Buds/Greens, Fruit, Pollinator

Hollyleaf Cherry
Prunus ilicifolia

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 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

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

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

STORMWATER LOW SHRUBS AND GROUNDCOVER, 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 SITE FURNISHING, MATERIALS AND LIGHTING SELECTION CRITERIA

In order to create a strong neighborhood itentity, the design language and materials selections will be place-specific and will be informed by the following influences:

1. Unique location between Mount Davidson and the Pacific Ocean
2. The relationship between the Balboa Reservoir neighborhood and neighborhood 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 out 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 **"6.5 Paving Materials"** on page 134**, "6.6 Site Furnishings"** on page 136 and **"6.7 Open Space Lighting"** on page 138 Standards and Guidelines shall apply to publicly accessible open space, privately owned residential entry courts and residential courtyards. The design, furnishings and paving of privately owned streets should feel similar to the adjacent public streets. See **Chapter 5 Street Material Palette** for more detail.

LEGEND

Publicly accessible open space

Residential courtyard or entry court within block or townhouse parcel

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. In order 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 6.5 – 1: Paving Material Character Images"** on page 135.

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 should utilize a variety 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 shall 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 shall 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 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 in order to facilitate maintenance. 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, decomposed granite etc, shall be used in the Nature Exploration Play Area.

G.6.5.2 Permeable Paving

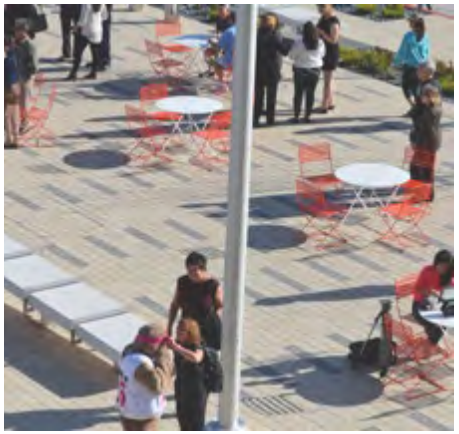
The design should prioritize permeable precast concrete where feasible and where underlying soil conditions allow.

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.

Cast-in-place concrete with silicon carbide and saw-cut joints at pathway

Temporary painted asphalt mural at SFPUC Retained Fee Open Space



Pedestrian precast concrete unit paving with accent color to define areas of differing programs at Plaza

Slip-resistant weathered steel decking at rain garden elevated walkway

Contrasting patterns of cast-in-place concrete with seeded aggregate and colored surface pattern at SFPUC Retained Fee Open Space

Pervious concrete unit pavers at plaza

Stain-resistant vehicular precast concrete unit paving to resist staining with accent paving at autocourt

Artificial turf and rubberized play surfacing at play area

Figure 6.5–1: *Paving Material Character Images*

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. They are important in mediating the scale between the multi-story buildings and the landscape. Site furnishings should be durable, comfortable, accessible and uniquely designed. **(See Figure 6.9-1: Site Furnishings Character Images).**

Standards

S.6.6.1 Site Furnishing Selection Criteria

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

S.6.6.2 Built-In Seating

Seating shall be provided at all program areas outside of the pedestrian through-way. It shall be designed to be comfortable, and accessible to all people. Seating shall be constructed with high quality materials, with a combination of backed and backless seating.

S.6.6.3 Catalog Furnishings

Where catalog furnishings are specified, they shall be a uniform family of elements distributed throughout the open space network that ties visually to colors, finishes, and materials of buildings and required site elements such as light poles and site structures.

S.6.6.4 Metalwork Requirements and Finishes

Painted or veneer finishes shall be used only when absolutely necessary and only outside areas where they will be damaged by heavy use. Paints shall be marine grade Tnemec-type steel coatings or equivalent. Site metal colors shall be coordinated for uniformity and subdued in order to maintain a cohesive open space aesthetic. If metallic silver Tnemic 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.6.6.5 Timber Requirements

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

S.6.6.6 Stonework Requirements

Local stone such as black basalt, Academy Black granite and Sierra White granite are affordable and encouraged.

S.6.6.7 Tree Grates and Stormwater Channels

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

Guidelines

G.6.6.1 Bike Repair Stand

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

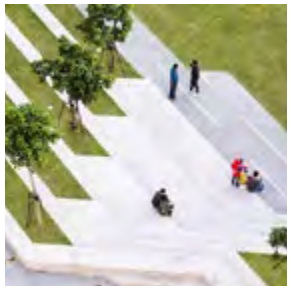
G.6.6.2 Waste Receptacles

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

Built-In Furnishing

Custom wood and concrete seating

Heavy timber wheel guide and accessible stormwater channel



Terraced seating

Generous accessible walk and stair

Informal stone seating

Stone splash block

Custom integrated timber

Custom seating integrated at the edge of elevated walk

Perforated metal elevated walk

Catalogue Furnishing

Picnic tables in durable material

Bike repair stand

Modern pedestrian bollard

Prefabricated backed bench

Wood and metal bike rack

Modular exercise station

Waste receptacle with built-in trash and recycling compartment

Bi-level drinking fountain with pet station

Figure 6.6–1: *Site Furnishing Character Images*

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 shall relate as a family, chosen 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 light selection, see **Section 5.11 Street Lights.**

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 suggested **"Figure 6.7.1: Lighting Type and Character Images"** on page 139.

S.6.7.4 Paseo Lighting

Paseo lighting shall be provided at a lower level and distinct character from streets in order to distinguish pedestrian areas from auto areas. Paseo lighting may be softer and more naturalistic in character, and the light source should be concealed and played down 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.

Pedestrian Pole Lights

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 Images*

6.8 COMMUNITY ART

Community art in the Balboa Reservoir neighborhood shall celebrate the unique eclectic history, climate, and culture of the site. 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 reinforce or enhance 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 sculpture

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 to enhance paving surface. Graphic or material enhancements are encouraged to be integrated into the building facade of Block A to signify the Balboa Reservoir Gateway at Lee Avenue.

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

6.9 WAYFINDING AND SIGNAGE

Consistent design and wayfinding signage organization provides important visual or tactile cues to help people make route decisions, highlight 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 Section 7.23 Signage** for further information on building signage requirements.

Standards

S.6.9.1 Permanent Wayfinding Signage

All text and signage should be designed to provide uniformity and coherence throughout the plan area. Wayfinding signage should 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 required landscape structures whenever possible. Signs cannot be placed at intersections or locations where they could obstruct the visibility of drivers.

S.6.9.3 Parking and Bike Facility Wayfinding

Wayfinding signage for vehicular parking access and bicycle facilities should be visible from major bike routes and vehicular access points.

S.6.9.4 Freestanding Signage

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

S.6.9.5 Illuminated Signage

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

Guidelines

G.6.9.1 Public Education

To foster stewardship, an interpretive signage program shall be provided to educate visitors on site history, native ecology, stormwater treatment, water conservation, and food production.

G.6.9.2 Stormwater Interpretative Signage

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

G.6.9.3 Cyclist Dismount Signage

The design should provide signage at Reservoir Park entrances to encourage cyclists to dismount at the park.

Interpretive Signage

Integrate Wayfinding Signage into Paving

Integrate Wayfinding Signage into Landscape Wall

Integrate Wayfinding Signage into Seat Wall

Open Space Design

6.10 TYPOLOGIES AND HIERARCHY

Public open spaces within the Balboa Reservoir neighborhood fit into three general categories. The first is large, public open spaces, including Reservoir Park (~2 acres) and the SFPUC Retained Fee Open Space (~1 acre). The second category is small, public open spaces, including Shared Streets and Paseos (pedestrian-only corridors) that connect to the surrounding neighborhood. The second category open spaces add up to a total of 1 acre. Lastly, common open space is provided at each residential building block at internal courtyards and roof terraces. For more information on private open space, see **Chapter 7, Section 7.7 Private Open Space**. The following **Figure 6.10.1** illustrates the names, categories, and locations of these open spaces.

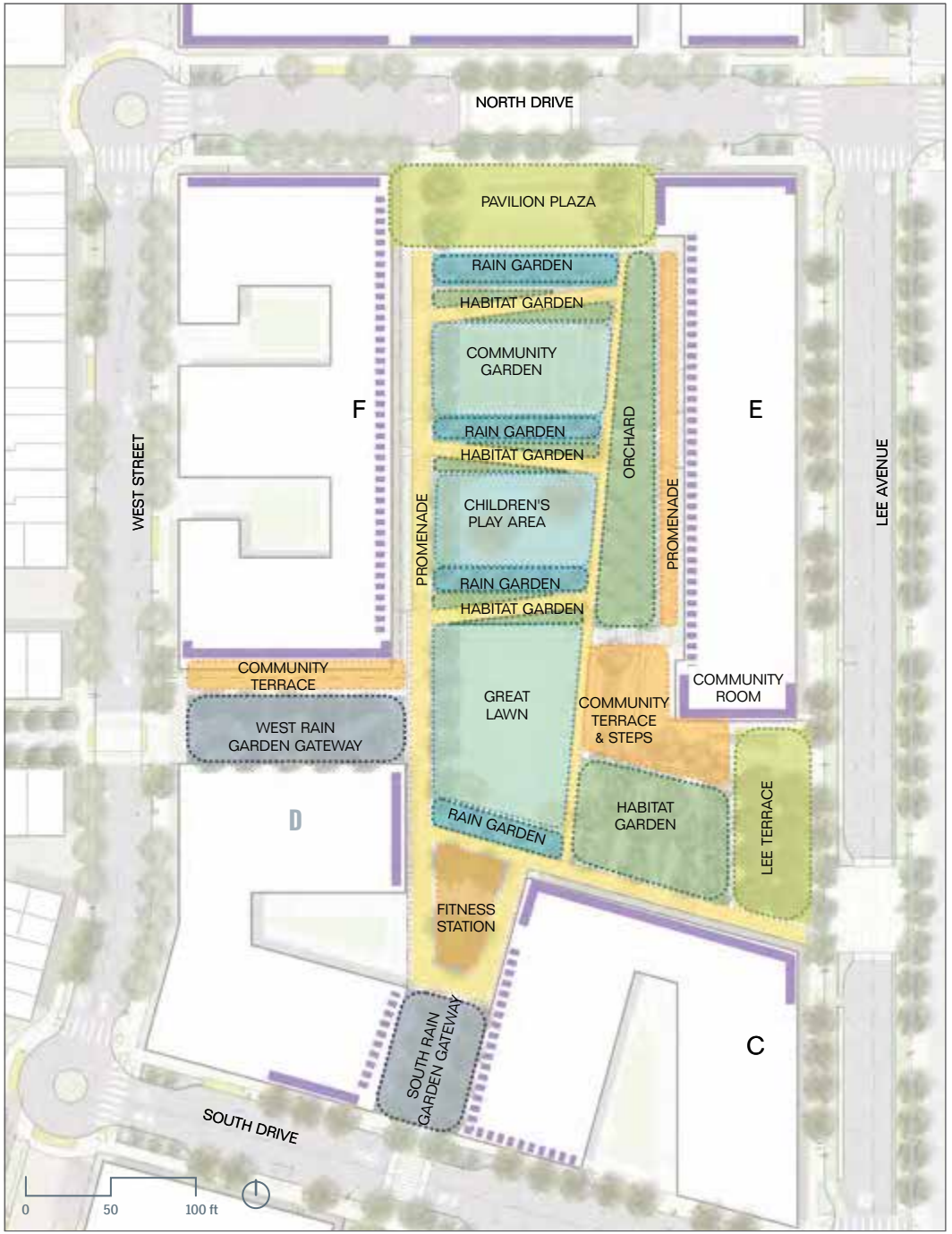
Figure 6.10–1: *Open Space Hierarchy and Typology*

6.11 RESERVOIR PARK

Reservoir Park is the largest open space at 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 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.

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

Residential Units

Residential Common Areas

Figure 6.11–1: *Reservoir Park Program Diagram*

Standards

S.6.11.1 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 6.11.1: Program Diagram."* Specific program elements may shift as the final design is developed. The below chart shows the recommended maximum and minimum sizes for each potential 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

S.6.11.2 Stormwater

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

S.6.11.3 Percentage of Pervious Surface

At least 50% of the Reservoir Park shall be planted and in addition 20% shall have permeable paving.

S.6.11.4 Pedestrian Path

The main and secondary universally accessible pathways connecting all programmed areas in the park shall be 8 and 6 feet respectively. Informal pathway providing informal connection through planting area or rain garden can be 3 feet wide.

S.6.11.5 Planting

Drought tolerant native and edible plant species are preferred and shall be considered for use in the park. See "6.3 Open Space Planting Palette" on page 121 for more detail.

S.6.11.6 Soil Depth

For stormwater and on-structure planting, a minimum 3, 2 and 1 foot deep soil shall be provided for tree, shrub, and groundcover, respectively. For on-grade planting a minimum 4, 2.5 and 1.5 foot deep soil shall be provided for tree, shrub and groundcover, respectively.

S.6.11.7 Bike Infrastructure

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

S.6.11.8 Drinking Fountain

Accessible, human and pet friendly drinking fountains shall be provided at the Pavilion Plaza, children play area and Lee Terrace.

S.6.11.9 Tree Planting at Plaza

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

S.6.11.10 Wind Protection

Wind protection is provided layers of plantings, and also in large part by the north/south orientation of the park which protects it from the prevailing westerly and north westerly 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 the months of May–August, there is a general warming trend with many balmy fall, winter, and spring days and weeks when the site is warm and comfortable.

Guidelines

G.6.11.1 Community Terrace and Stepped Seating

Provide at minimum a 20 foot wide terrace and stepped seating area, totaling 600 square feet at the west side of the community room. This gathering space and occupied grade transition shall visually and physically connect the community room and park.

G.6.11.2 Stairs and Sloped Walks

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

G.6.11.3 Gathering Spaces

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.

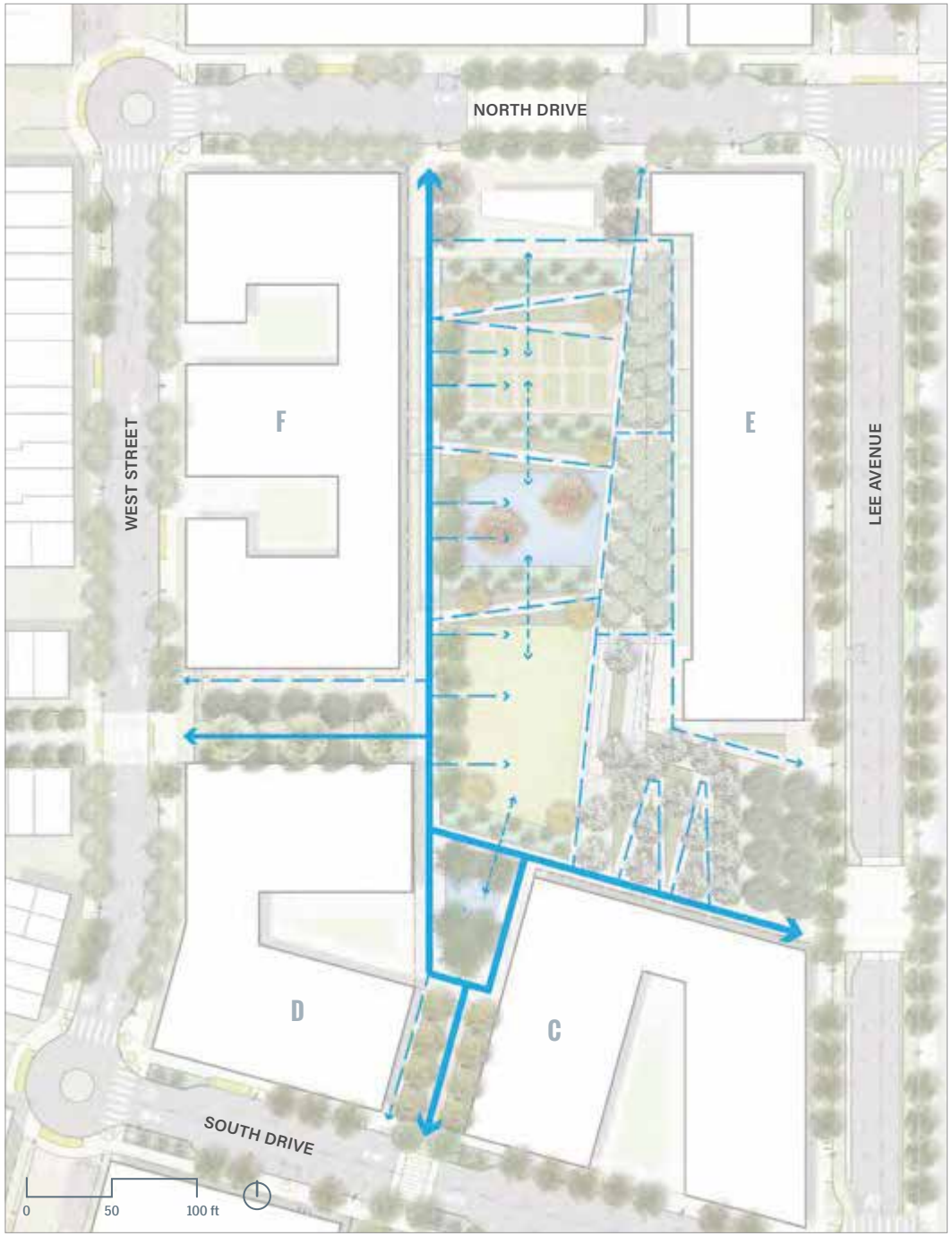


Figure 6.11–2: *Circulation Diagram*

G.6.11.4 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.6.11.5 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.

G.6.11.6 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.

LEGEND

1. *Lee Terrace*
2. *Community Terrace and Bleacher Seating*
3. *Multi-Purpose Lawn*
4. *Community Garden*
5. *Playground*
6. *Rain Garden*
7. *Park Pavilion with Picnic Seating*
8. *Buckeye Grove*
9. *Orchard*
10. *Picnic Area*

Figure 6.11–3: *Concept Plan*

RESERVOIR PARK SECTION

G.6.11.7 Community Garden Security

The Community Garden shall be secured with 4' tall fence and gate system.

G.6.11.8 Communal Space

There shall be a minimum 100 sq feet of communal space with picnic tables and chair. Paving material used at the communal areas shall be ADA-compliant and ADA-compliant beds will be provided. Garden storage and supply: The community garden shall allot approximately 1.5 sq ft per plots for garden tools storage shed. Water and composting infrastructure: The garden shall provide area for composting with at least two 3' x 3' compartments for each 15 plots. Provide at least one hose bib per 10 plots or every 25 feet.

LEGEND

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

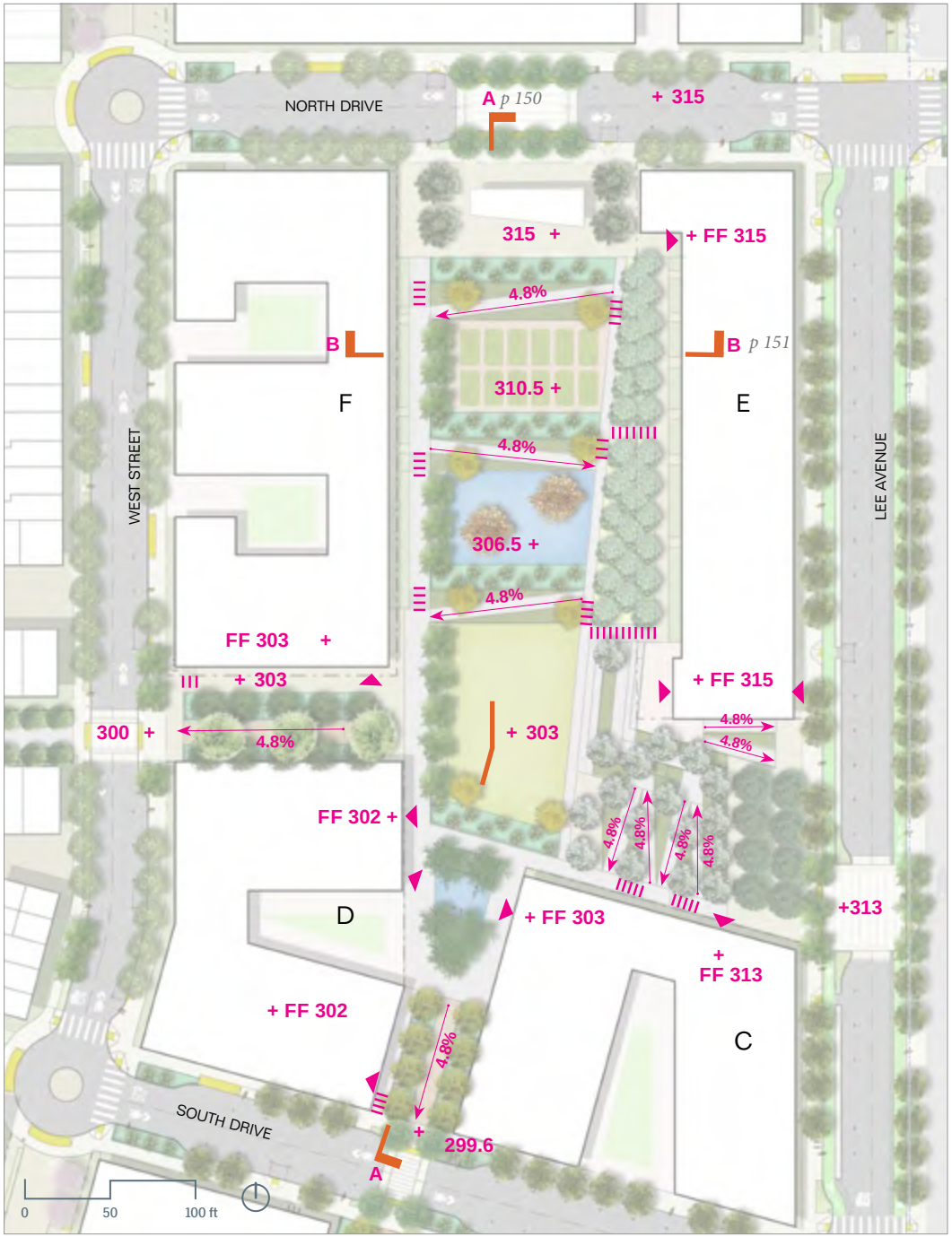


Figure 6.11–4: *Grading Diagram*

RESERVOIR PARK SECTION

Figure 6.11–5: *Reservoir Park Sections A*

Figure 6.11–6: *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

Multiuse lawn

Figure 6.11–7: *Range of Programs and Spaces in Reservoir Park*

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6.12 PAVILION AT THE PAVILION PLAZA

The Pavilion Plaza is the primary entry into Reservoir Park from North Street. With monumental native cypress, high quality paving, and intimate open air structure, the plaza creates a welcoming gateway to the park and provides a flexible plaza 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 structure shall be unique in form and designed to maximize outdoor comfort.

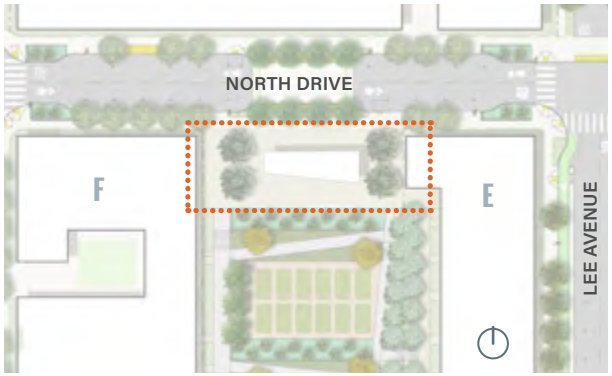


Figure 6.12–1: *Pavilion Location at North Side of Reservoir Park*

Standards

S.6.12.1 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 can vary from 10 feet to 14 feet.

S.6.12.2 Program

The pavilion shall accommodate small scale gatherings such as picnics or birthdays, and provide intimate seating and overlook opportunities. The design shall provides 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.6.12.3 Design

The pavilion shall be iconic and sculptural in form, with accent lighting integrated to create a focal point at the open space. It shall contribute positively to a unique neighborhood identity.

S.6.12.4 Wind and Shade Protection

Due to the windy site conditions, vertical wind screening and horizontal 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.6.12.5 Power and Lighting

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

Guidelines

G.6.12.1 Movable Tables and Chairs

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

College Park Pavilion, Dallas TX

Trillium Park, Toronto ON

Grafenegg Castle Garden, Vienna, Austria

Station Park Green Pavilion, San Mateo CA

Figure 6.12–2: *Pavilion Designs*

SFPUC Retained Fee Open Space

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

The Retained Fee 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 Retained Fee 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 Retained Fee will retain its existing public "P" and 40-X/65-A zoning designation, which permits the Retained Fee 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 Retained Fee 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.

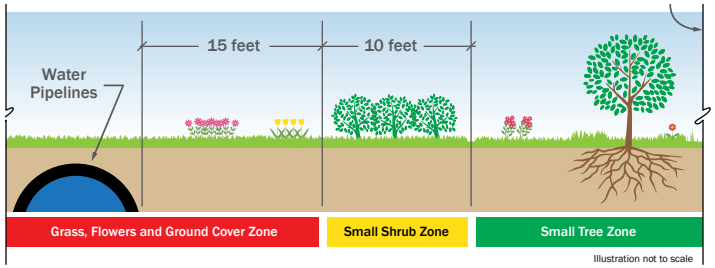
The City, through the SFPUC, will continue to own and maintain jurisdiction over the Retained Fee in order to protect the high-pressure subsurface water pipelines and surface appurtenances in, on and under this portion of the reservoir. The Retained Fee is essential to the SFPUC's utility use. The water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

6.13 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, a flexible plaza for sports and pop-up urban activities (such as concerts, farmer's markets, and flea markets).

In order to seamlessly incorporate the SFPUC Retained Fee 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 Retained Fee 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 Retained Fee parcel as a pedestrian paseo, providing an important access point to Reservoir Park from Ocean Avenue.

Existing SFPUC No Build Zone looking West



The following vegetation types are permitted on the ROW within the appropriate zones.

Plantings that may be permitted directly above existing and future pipelines:

Ground cover, grasses, flowers, and very low growing plants that reach no more than one foot in height at maturity.

Plantings that may be permitted 15–25 feet from the edge of existing and future pipelines:

Shrubs and plants that grow no more than five feet tall in height at maturity.

Plantings that may be permitted 25 feet or more from the edge of existing and future pipelines:

Small trees or shrubs that grow to a maximum of twenty feet in height and fifteen feet in canopy width or less.

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

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

- **SFPUC Retained Fee**
  Open space design shall meet the intent of SFPUC R.O.W. Landscape Vegetation Guidelines.
- **Water Transmission Pipe Line Access**
  No use is permitted that would restrict access to the SFPUC Retained Fee by SFPUC staff, construction equipment or vehicles. A minimum of 20-foot clear path shall be provided for pipe access.
- **Program**
  Program elements shown on illustrative plan Figure 6.13.5 shall be provided, subject to approval by SFPUC. Final size and configuration of program elements may vary.
- **Planting Restriction**
  Planting shall conform to SFPUC Retained Fee Landscape Vegetation Guidelines. See Figure 6.13.1. 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 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.
- **Stormwater**
  No adjacent property shall use the SFPUC Retained Fee for stormwater treatment. Stormwater within the SFPUC Retained Fee 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 shrubs and vines, or murals shall be used to beautify the existing blank building wall along the southern edge of the SFPUC Retained Fee 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 SFPUC Retained Fee shall be used to slow traffic, create an entrance gateway to the development, and to connect SFPUC Retained Fee to Unity Plaza. A Ground mural is encouraged but would need coordination and final approval from Public Works. See Chapter 5 Section 5.12 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 Retained Fee 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 SFPUC.
- **Childcare Play Space**
  Final sizing and public access hours for the childcare 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 ecological elements such as ornamental grass with habitat value shall be provided at nature exploration area.
- **Connection**
  Pedestrian connections to Ingleside library, Unity Plaza, and Whole Foods Market should be provided.

SFPUC OPEN SPACE CIRCULATION AND PROGRAM DIAGRAM

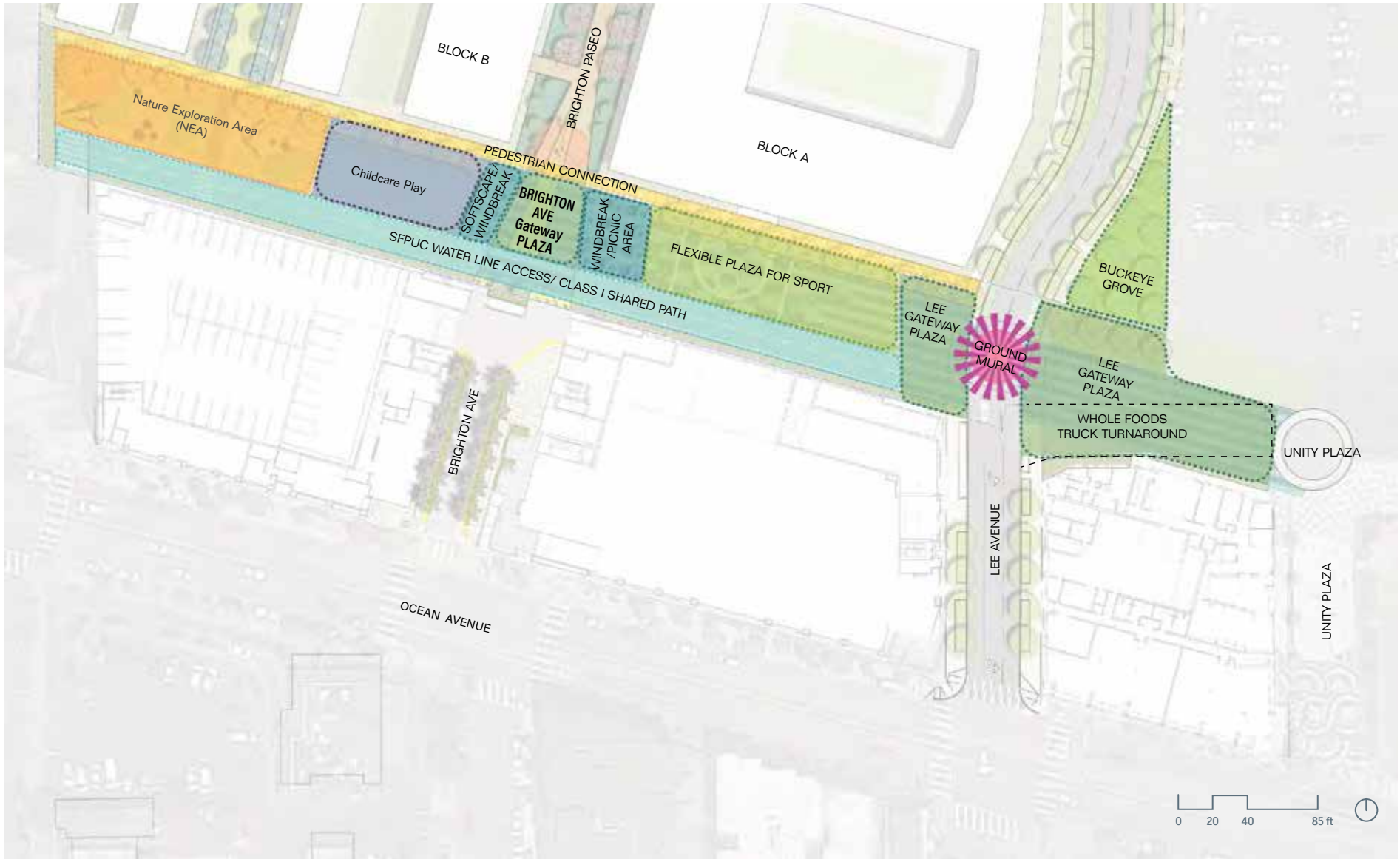
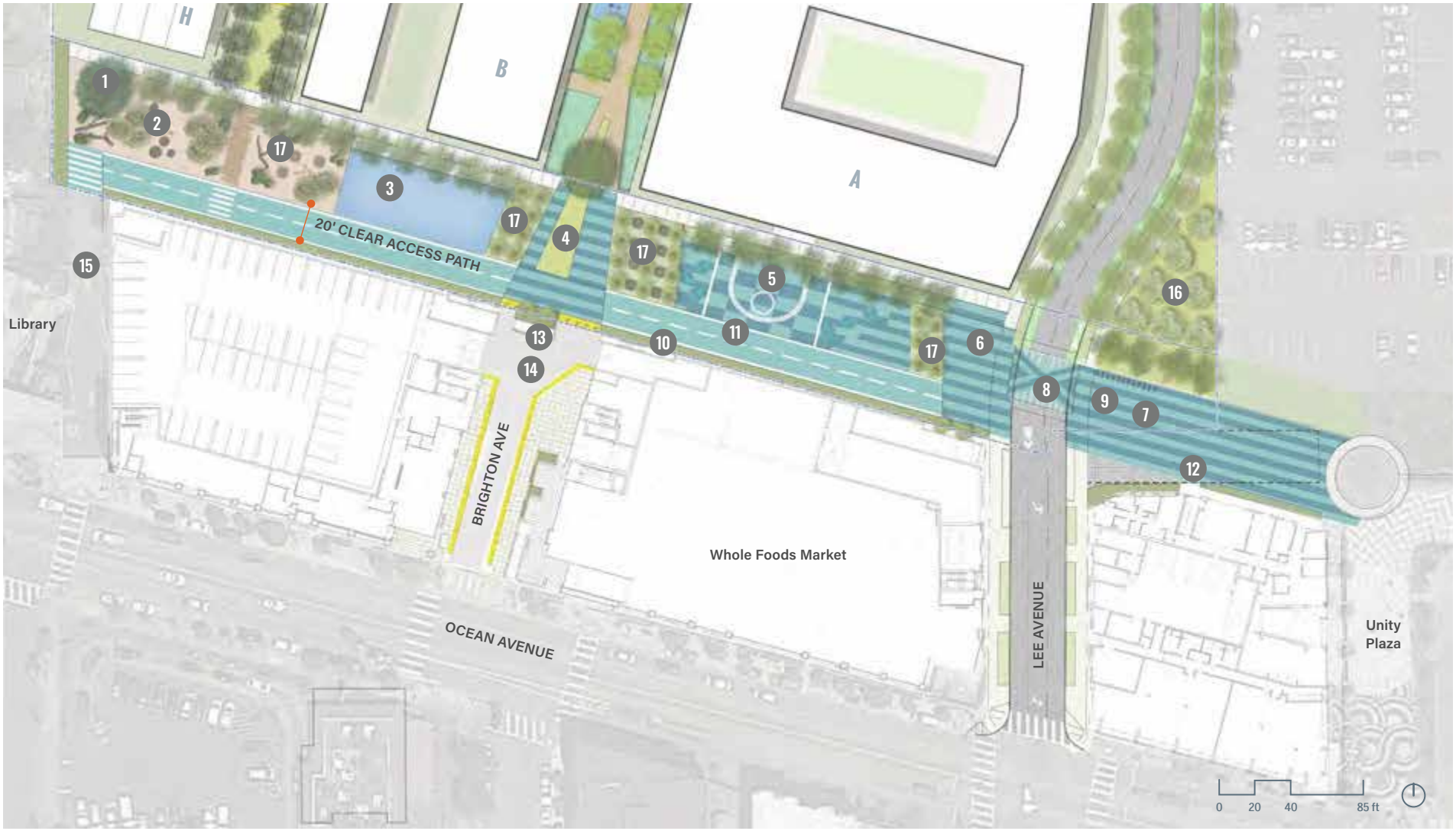


Figure 6.13–2: *SFPUC Retained Fee Open Space Program Diagram*



LEGEND

1. *Existing Cypress Tree to Remain*
2. *Nature Exploratory Play Area*
3. *Childcare Play Area*
4. *Brighton Gateway Plaza*
5. *Flexible Plaza for Sport, Recreation and Community Event*
6. *Lee Gateway Plaza*
7. *Connection to Unity Plaza*
8. *Intersection Mural*
9. *Bike Share Station*
10. *Screen Planting at Existing Wall*
11. *Class I Shared Path and Pipe Line Service Access*
12. *Existing Whole Foods Market Access Easement to Remain*
13. *Existing Whole Foods Market Parking Vent Structure*
14. *Pedestrian Connection to Ocean Avenue*
15. *Potential Public Access to Library Subject to Further Discussions with City*
16. *Buckeye Grove/ Potential Dog Park*
17. *Picnic Area/Softscape*

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

Figure 6.13–3: *SFPUC Open Space Concept Plan*

SFPUC RETAINED FEE OPEN SPACE SECTION

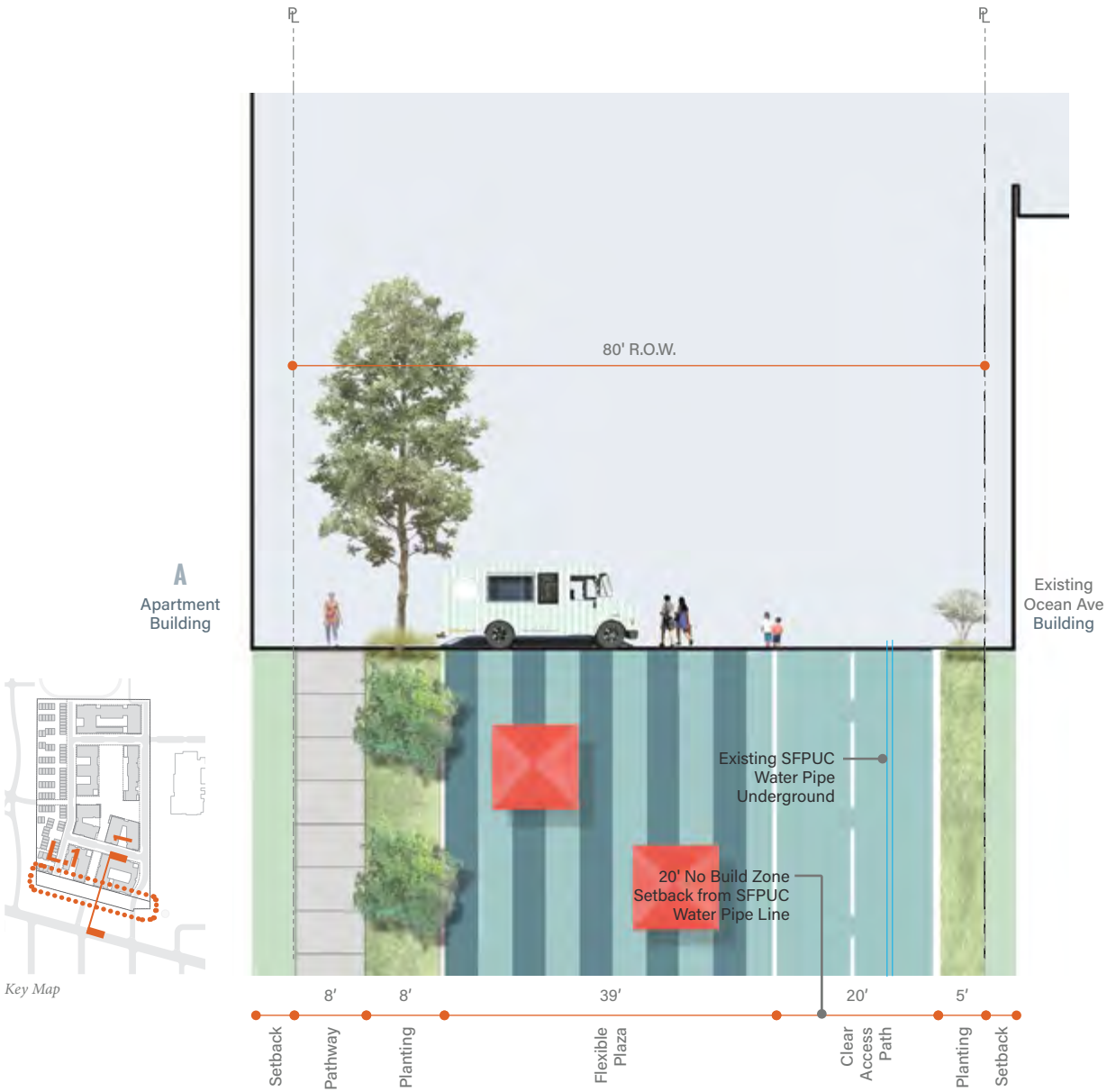


Figure 6.13–5: *SFPUC Retained Fee Open Space Section*

SFPUC RETAINED FEE OPEN SPACE POTENTIAL PROGRAM

Class I shared path

Softscape

Nature Exploration Area

Outdoor childcare play space

Multi-use athletic court

Flexible plaza for recreation, sport and community events

Figure 6.13–6: *SFPUC Retained Fee Open Space Potential Programs*

SFPUC RETAINED FEE OPEN SPACE PERSPECTIVE

Figure 6.13–7: *SFPUC Open Space Perspective Rendering*

6.14 GATEWAY LANDSCAPE

The triangle of open space on Lee Avenue between Ocean Avenue and City College of SF functions as a gateway to the site for cars coming from Ocean Avenue and for pedestrians coming from Unity Plaza. Lee Avenue curves in plan and in elevation to resolve the existing site geometry with the proposed triangular open space. This landscape will serve as the primary gateway to the site and will be planted with a grove of native trees such as 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 switch gear. See **"6.17 Dog Relief Area"** on page 170 .

Standards

S.6.14.1 Slopes

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

S.6.14.2 Soils

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

LEGEND

1. *Gateway Landscape Buckeye Grove / Dog Park*
2. *Wholefood Market Truck Loading Easement*
3. *Existing Unity Plaza Play Structure*
4. *Existing Unity Plaza*

S.6.14.3 Erosion Control

Slopes shall be planted with 90% plant cover after first growing cycle to prevent erosion.

S.6.14.4 Planting

Drought-tolerant native and edible plantings shall be used to foster wildlife habitats. See park planting palette for more detail.

Guidelines

G.6.14.1 Connection to City College of SF

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

G.6.14.2 Planting

Drought tolerant native plantings with oaks and Buckeyes, to tie into the city-wide Ingleside green connection, should be used to create habitat. See park planting palette for more detail.

6.15 BRIGHTON PASEO

Brighton Avenue shall be extended as the main organizing 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.6.15.1 Percentage of Pervious Surface

At least 50% of the Reservoir Park shall be planted and in addition 20% shall have permeable paving.

S.6.15.2 Pedestrian and Slow Bike Shared Path

A minimum of 10-foot-wide shared path shall be provided at Brighton Paseo.

S.6.15.3 Stormwater

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

S.6.15.4 Elevated Walkway

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

S.6.15.5 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 existence of a publicly accessible open space nearby.

Paseo at Mission Bay Mews

Guidelines

G.6.15.1 Lighting

Overhead lighting should be considered at Brighton Paseo.

G.6.15.2 Pathway Material

Besides concrete paving for bike circulation, the shared path should incorporate a separate path with soft surface for walking and jogging.

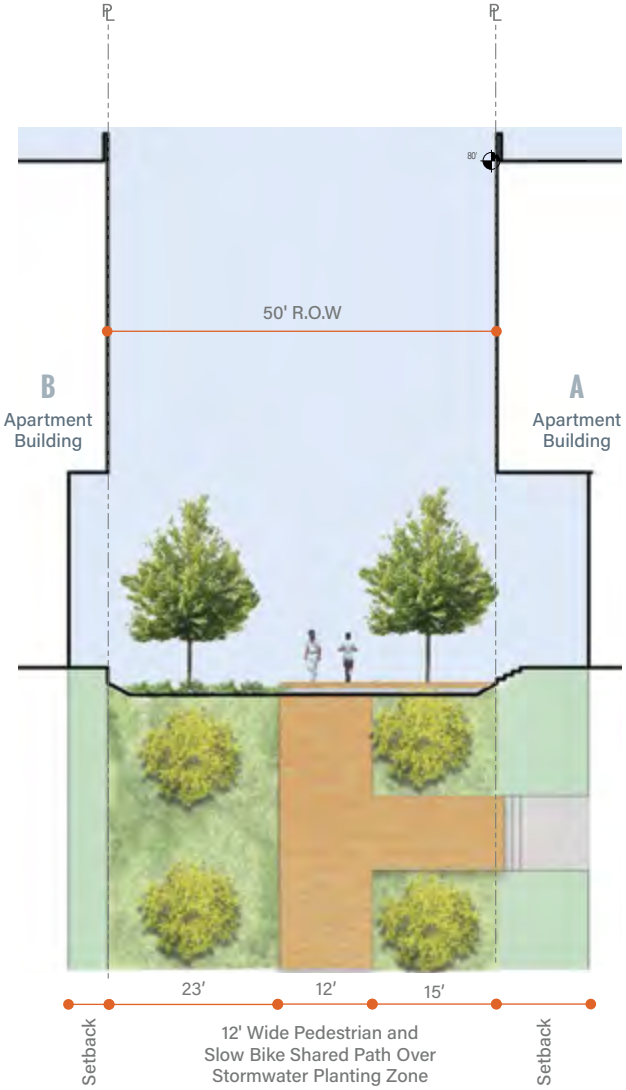


Figure 6.15–1: *Brighton Paseo Section*

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*

Key Map

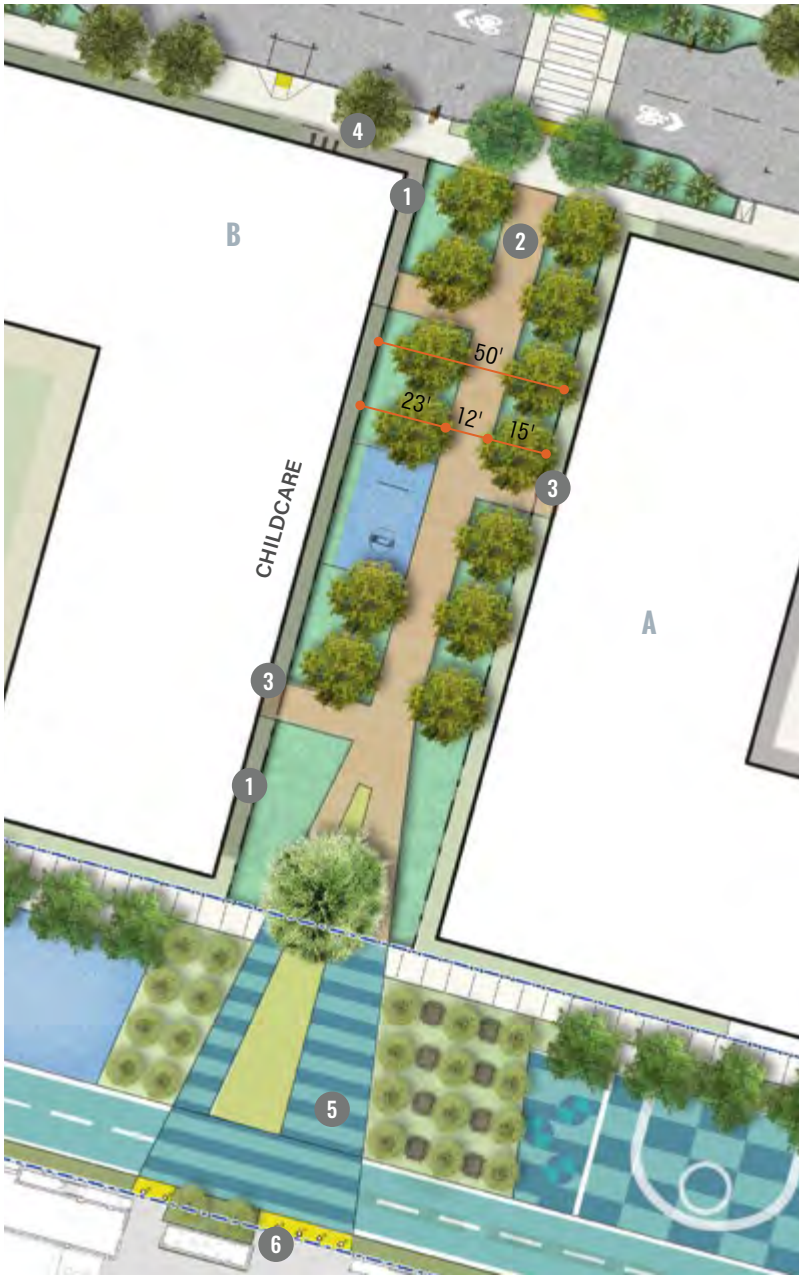


Figure 6.15–2: *Brighton Paseo Plan Enlargement L.1*

6.16 SAN RAMON PASEO

San Ramon Paseo is a pedestrian and slow bike path only, connecting the Balboa Reservoir neighborhood open space network to San Ramon Way at 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** for more information on townhouse interface with San Ramon Paseo.

Standards

S.6.16.1 Percentage of Pervious Surface

At least 50% of the Reservoir Park shall be planted and in addition 20% shall have permeable paving.

S.6.16.2 Pedestrian and Slow Bike Shared Path

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

S.6.16.3 Stormwater

Wherever possible, planting areas at paseos 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 Planting

45% 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.6.16.6 Paseo Signage

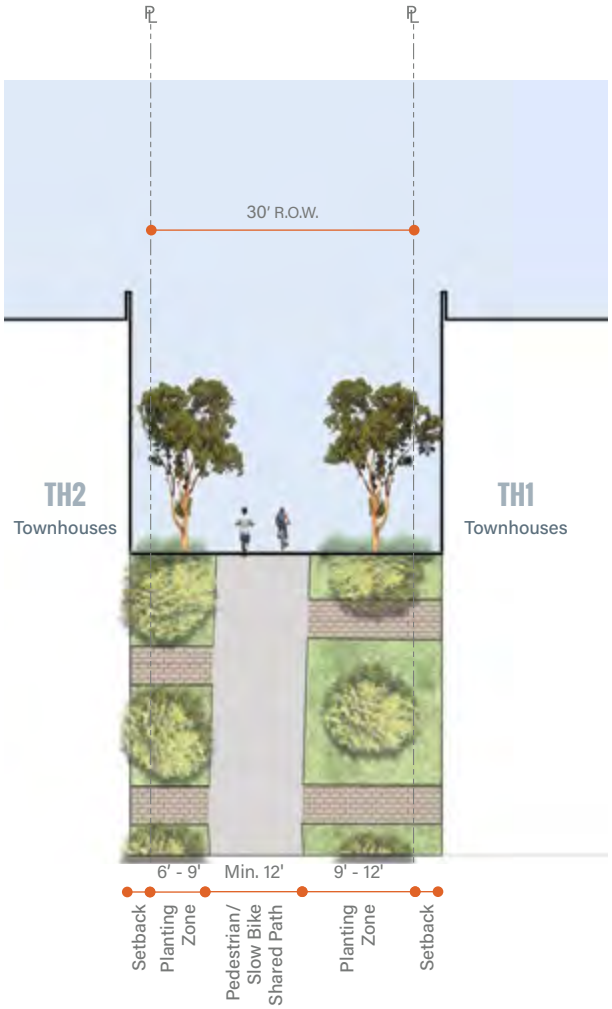
To ensure public access to open spaces, there shall be visible and clear signage located at the San Ramon entrance to San Ramon Paseo indicating the existence of a publicly accessible open space nearby.

Paseo at Emeryville Greenway

Guidelines

G.6.16.1 Lighting

Pedestrian pole lights should be used at this paseo. See **"Section 6.7 Lighting"** on page 149.



Key Map

Figure 6.16–1: *San Ramon Paseo Section L.1*

LEGEND

1. *Shared Pedestrian and Slow Bike Path*
2. *Stormwater Planting*
3. *Raised Crossing*
4. *Stoop Entrances*

Figure 6.16–2: *San Ramon Way Connection Concept Plan*

6.17 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 on programs for children, gardening, and wildlife habitats. Several locations in the project are now under consideration for dog relief areas see **"Figure 6.17.1: Potential Locations for Dog Relief Area"** on page 169. One or multiple of these options will be chosen for final dog park locations.

Standards

S.6.17.1 Size

Dog relief areas shall have a minimum size of 1,000 square feet is required, with an ideal size of 3,500 square feet.

S.6.17.2 Fencing and Security Gate

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

S.6.17.3 Drinking Fountain and Trash Receptacle

A fountain for both humans 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.6.17.4 Signage

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

S.6.17.5 Water and Sewage Connection

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

Guidelines

G.6.17.1 Buffer From Adjacent Land Use

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

G.6.17.2 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.6.17.3 Surface Treatment

A variety of surfaces (concrete, crushed fines, rubberized surface, lawn, astroturf etc.) may be used within a site. Crushed fines at the entry are recommended as this area has a concentration of use. In smaller dog run areas, a larger crushed fine 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.6.17.4 Shade

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

G.6.17.5 Seating

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

G.6.17.6 Climbing Elements

Climbing elements and grade changes should be provided for dogs.

G.6.17.7 Lighting

Requirements for lighting should be coordinated with the park areas' hours of operation. If the park areas 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)

Figure 6.17–1: *Dog Relief Area Precedents*

LEGEND

Potential Location for Dog Relief Areas

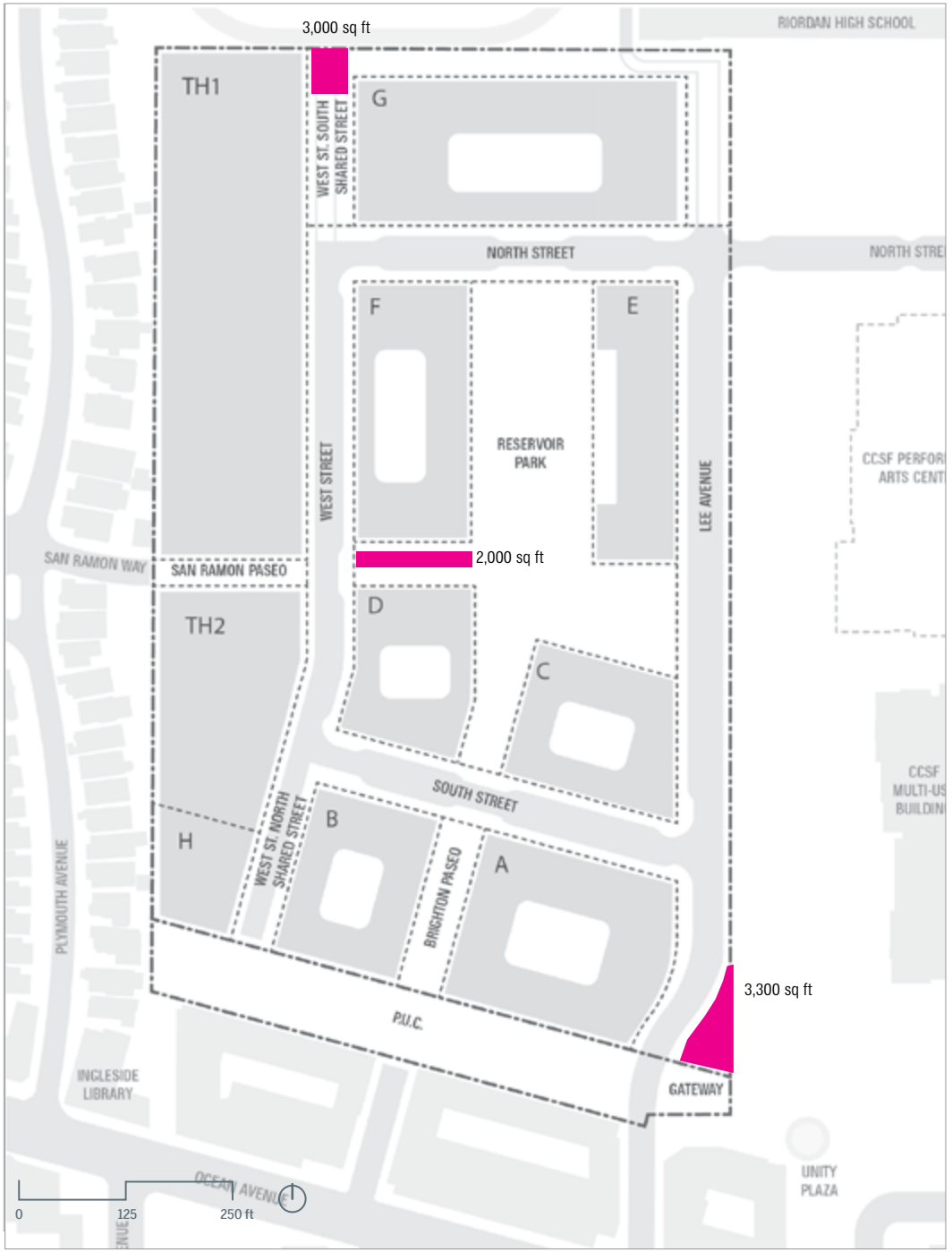


Figure 6.17–2: *Potential Locations for Dog Park*

6.18 RESIDENTIAL OPEN SPACE

Residential open spaces are common usable open spaces that are provided at each residential block in form of internal courtyards and roof terraces. These residential open spaces shall be visually or physically connected to the public open space to create a cohesive network of open spaces. See **Section 7.9 Usable Open Space** for additional Standards and Guidelines.

Standards

S.6.18.1 Soil Depth

Provide trees on structure with a minimum of 3 feet depth of soil.

S.6.18.2 Percentage of Softscape

Approximately 30% of the shared residential 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.6.18.3 Security Gate and Screen

Where security is required, gates and screens 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.6.18.1 Amenities and Programming

Courtyards and roof terraces should include common amenities for residents such as BBQ facilities, fire pits, play areas, and community common spaces.

G.6.18.2 Furnishing

Placement of permanent and temporary furnishings in shared residential courtyards should be permitted and maintained by the buildings' homeowners association.

G.6.18.3 Stormwater

At the minimum 50% of each block's stormwater should be treated within the public open space and the remaining will be treated within the residential open space of each block. Stormwater treatment is encouraged to be designed as a seasonal water feature that celebrates stormwater collection rather than as a backdrop landscape.

G.6.18.4 Raised Planter

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

G.6.18.5 Wind Protection

Wind screening should be provided as needed to protect exposed private open spaces from the prevailing wind.

Sculptural stormwater element in courtyard

Landscape oasis in courtyard

Wind protected seating area at roof terrace

Children'ss play area in courtyard

Figure 6.18–1: *Shared Residential Courtyard*

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BUILDING DESIGN

7

Overview

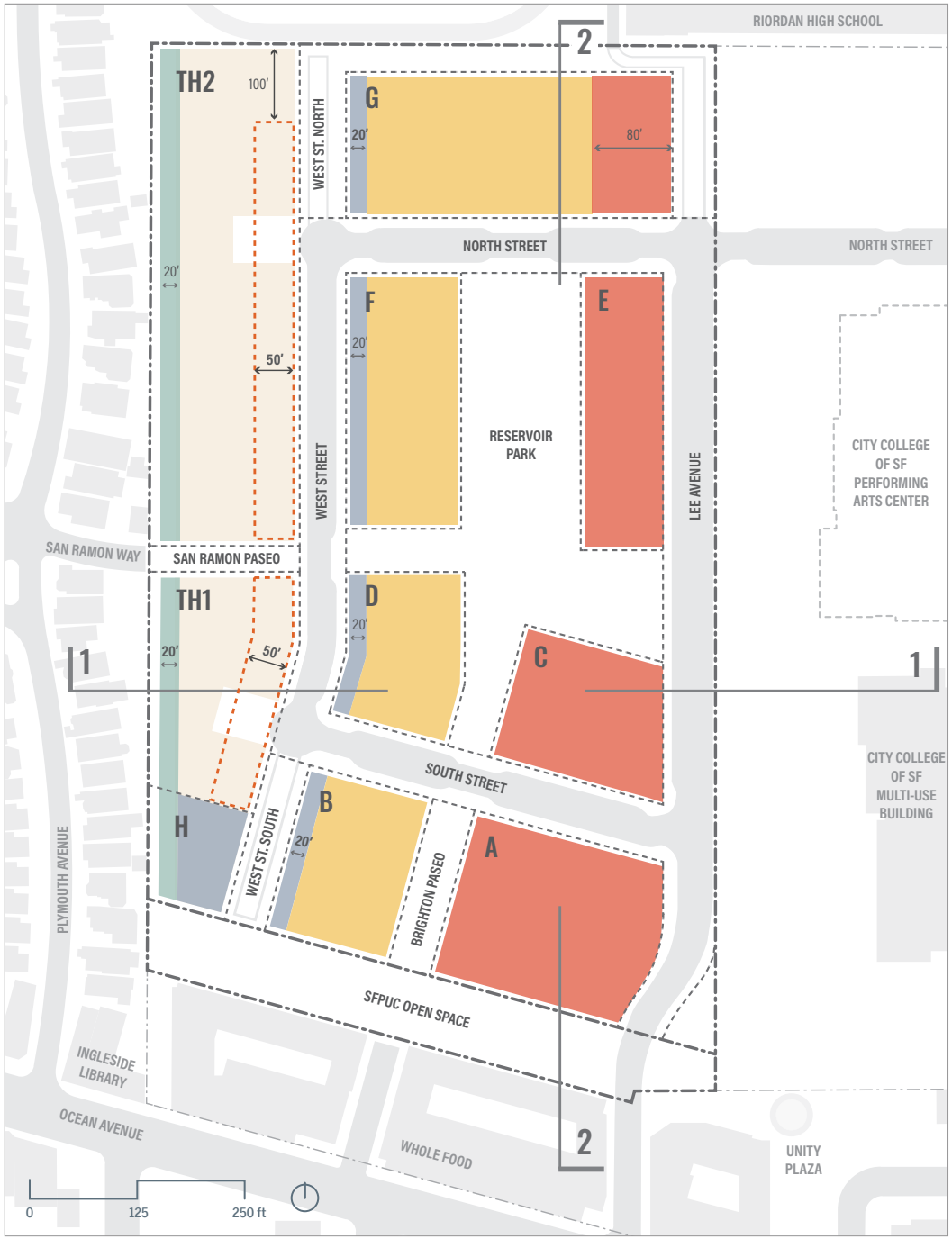
7.1 Building Design Overview

Drawing on the Design Principles outlined in Chapter 2, the architecture of the Balboa Reservoir neighborhood will create a forward looking sense of place which is also responsive to its context. Building design is grounded in the traditions of the Bay Area, combining the clarity of modern architecture with the informal lifestyle that has taken root in this mild climate. Building design 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 SF. 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 (Figures 7.2–2 and 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*
- *Flexible Height at Townhouses*

Figure 7.2–1: *Building Height Diagram*

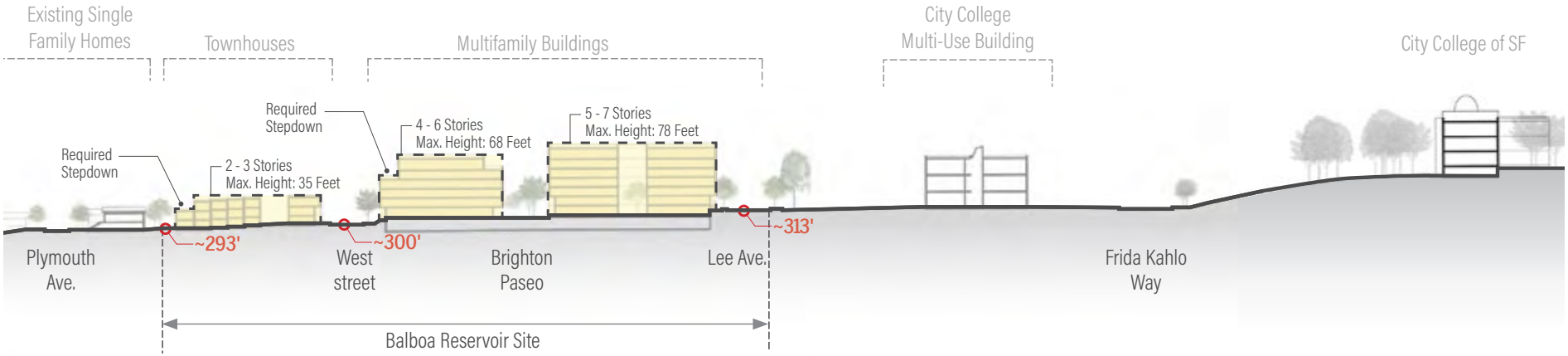


Figure 7.2–2: *Site Section 1 - Looking North*

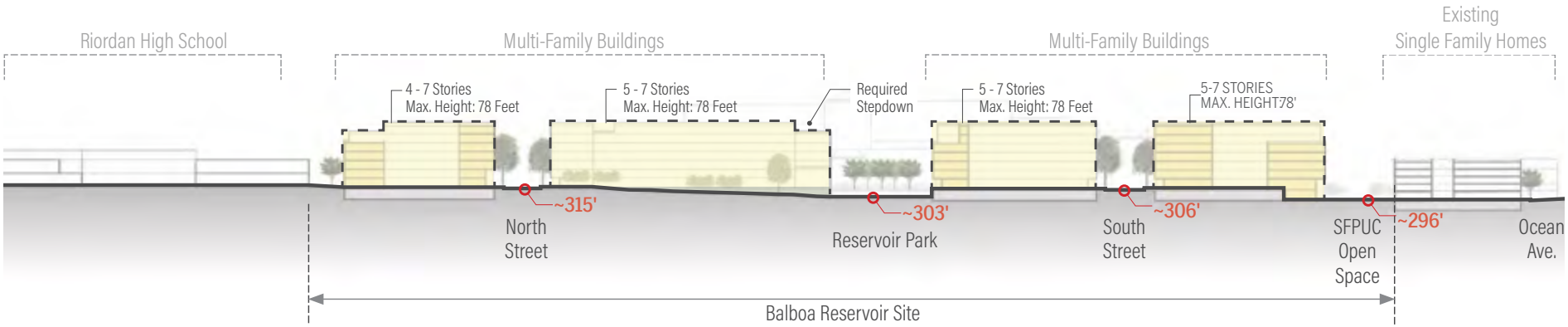


Figure 7.2–3: *Site Section 2 - Looking North*

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.

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.

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

S.7.2.3 Step Down at Western Project Boundary

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. Refer to Section 7.3 for required setbacks.

S.7.2.4 Additional Height at TH1 and TH2

At Blocks TH1 and TH2, building height may be increased to four stories and 48 feet in height in the flexible height zone indicated on Figure 7.2–1. The flexible height zone shall have a depth of 50 feet measured perpendicular to the setback line. Any project that proposes to take advantage of the increased height shall demonstrate conformance with the following standards:

- The additional height does not change the visual character of the Balboa Reservoir neighborhood as viewed from adjacent homes on Plymouth Avenue.
- The additional height does not increase shadowing on Reservoir Park by more than 5% at any time of the year.

S.7.2.5 Measurement of Height

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

S.7.2.6 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.

- Solar energy collection devices shall be allowed to a maximum height of 10 feet.
- 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 ceiling.
- Non-occupied architectural features, including wind screens shall be allowed up to 8 feet above the allowable height.
- Refer to Section 7.23 for roof top equipment standards.

S.7.2.7 Step Backs at Upper Floors

Refer to Section 7.6 for standards related to required step backs at upper floors.

S.7.2.8 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

At multifamily buildings, obstructions into setback areas and/or public right of way are allowed subject to compliance with Section 136 of the Planning Code, 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.

See Section 7.31 for allowable obstruction to townhouse buildings.

LEGEND

- *Type A, Lee Avenue, 5 Foot Setback at Ground Floor*
- *Type B, Streets and Open Space, 5 Foot Setback*
- *Type C, Townhouses, 5 Foot Setback*
- *Type D, 12 Foot Setback at Project Boundary*
- *Type E, 15 Foot Setback at Project Boundary*

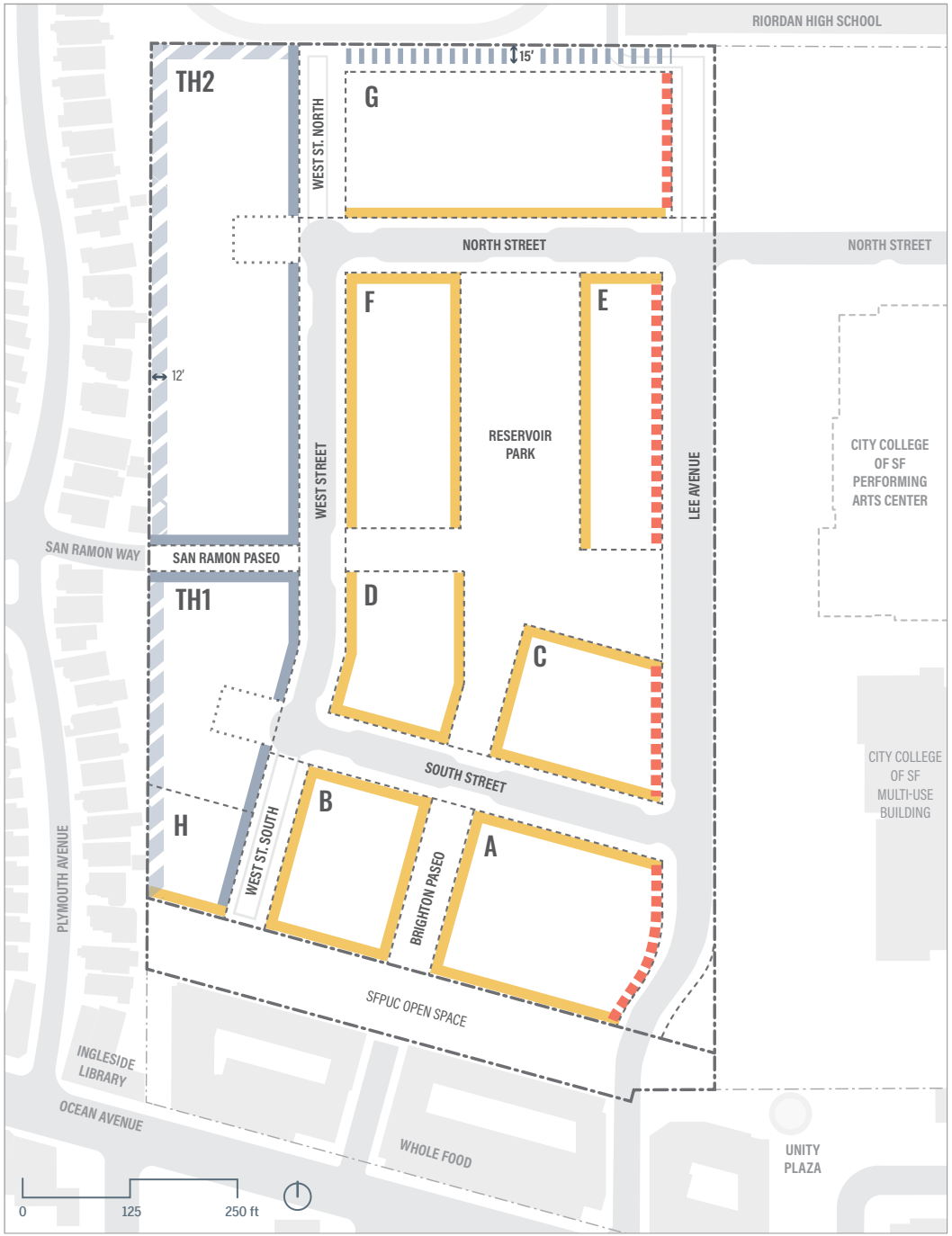


Figure 7.3–1: *Building Setback Types*

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 at 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 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.

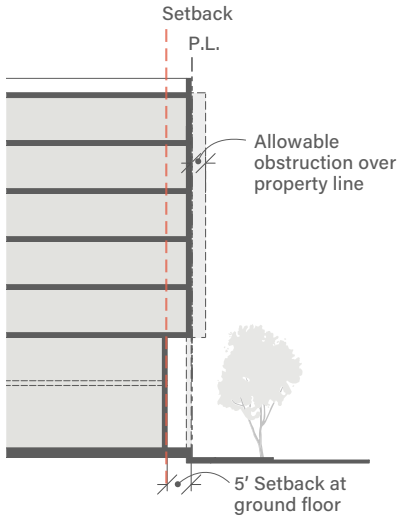


Figure 7.3–2: *Type A – Lee Avenue Setback*

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.

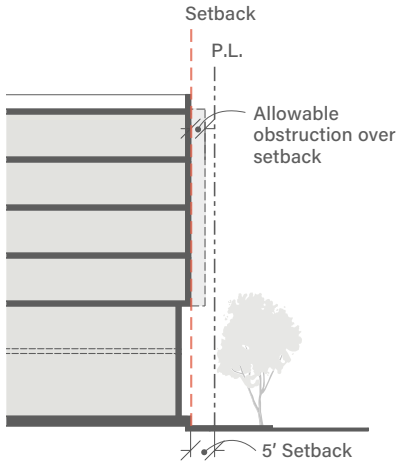


Figure 7.3–3: *Type B – Typical Streetwall and Park Frontage Setbacks*

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

A minimum 5 foot setback is required at townhouse units fronting on Westwood Park and on San Ramon Paseo. Covered entry porches are allowed in setback provided they are at least 50% open at each side.

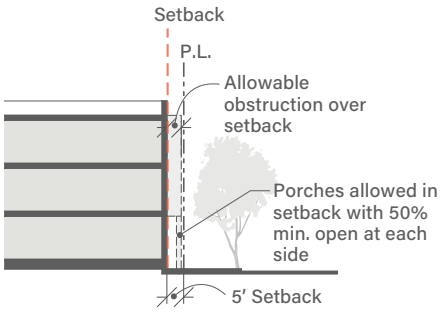


Figure 7.3–4: *Type C – Townhouse Setback*

S.7.3.7 Type D – Project Boundary at Townhouses

A minimum 12 foot setback is required at the interior property lines separating townhouses from rear yards at Plymouth Avenue and from Riordan High School. Refer to Section 7.31 for restrictions on windows and upper floor outdoor space adjacent to west property line.

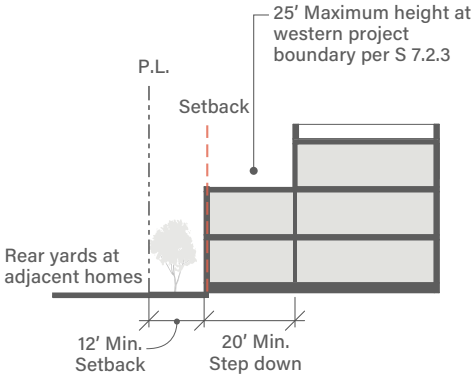


Figure 7.3–6: *Type D – Townhouses Side/Rear Yard Setback*

S.7.3.8 Type E – Project Boundary at Block G

A minimum 15 foot setback is required at the interior property lines 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.

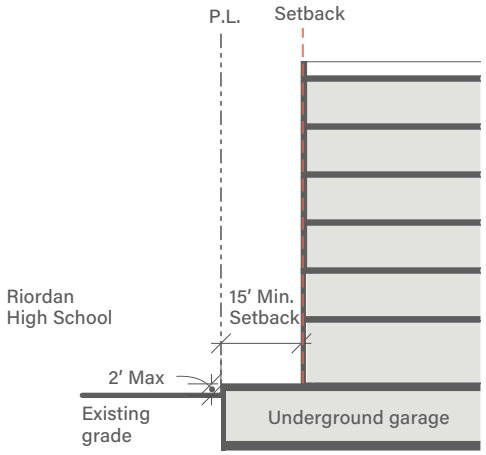


Figure 7.3–5: *Type E – Parcel G Rear Setback*

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

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 7.14.

S.7.4.2 Streetwall Locations

A streetwall is required at all building frontages on public right of ways and public access easements, including park frontages and including San Ramon Paseo.

The required streetwalls shall be located at the setback line, or at the property line where there is no setback control. 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.)

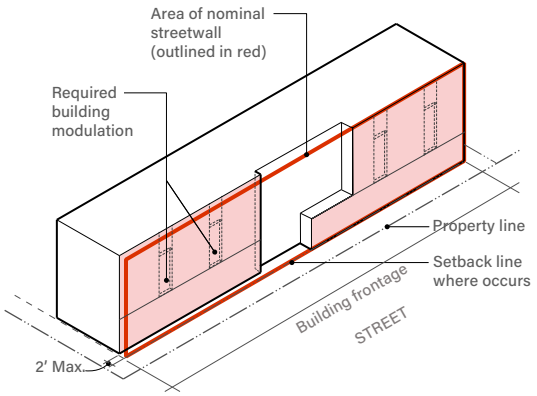
S.7.4.3 Extent of Required Streetwall

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 that are required under mass reduction shall not count towards the required streetwall.

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. The combined area of streetwall at all floors meets the minimum streetwall area set forth in S.7.4.3.



LEGEND

Area of Required Streetwall Equal to 60% or More of Total Building Frontage

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 200 feet in length shall incorporate at least one of the following mass reduction strategies:

- **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 second floor, or may terminate at the top floor.
- **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 it can be demonstrated that these strategies provide a similar reduction in mass in terms of depth, width and total area, and meet the intent of the mass reduction standards.

Vertical Break and Opening through Building

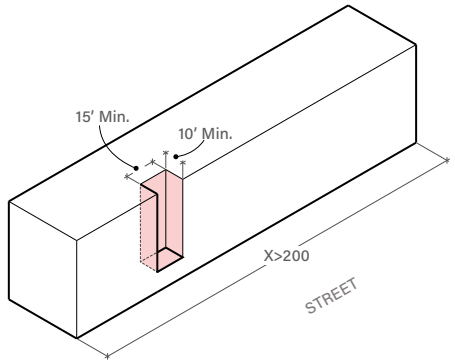


Figure 7.5–1: *Exterior Recess*

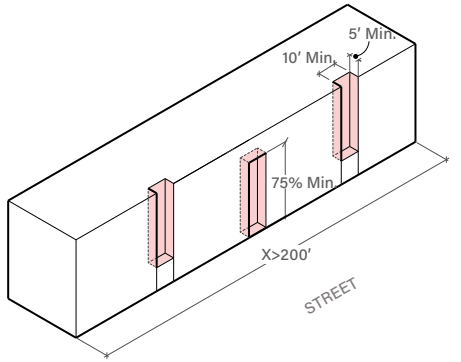


Figure 7.5–2: *Vertical Elements*

7.6 Step Backs at Upper Floors

Each of the multifamily blocks is required to provide significant step backs at the top 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 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 20 feet.

S.7.6.2 Blocks B, D, F and G

Blocks B, D, F and G, shall provide a top floor step back equal to 10% of the roof area. These step backs may be located in 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 shall not count towards the required step back described in this standard.

LEGEND

Preferred Locations for Required One-Story Step Back

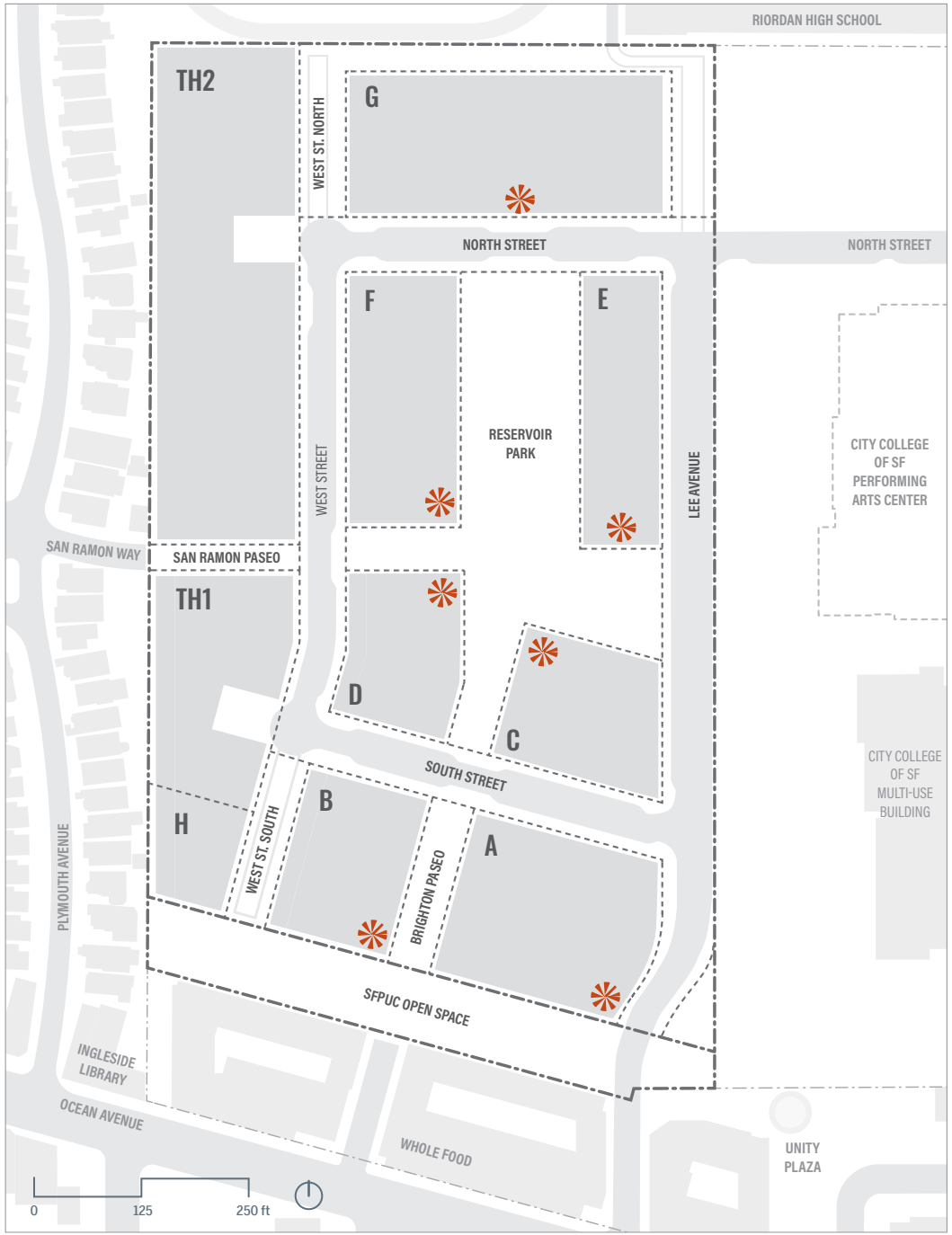


Figure 7.6–1: *Step Backs Diagram*

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 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 Measures (Section 7.5)
- Openings to Interior Courtyards (Section 7.7)
- Articulated Roof Forms (Section 7.15)

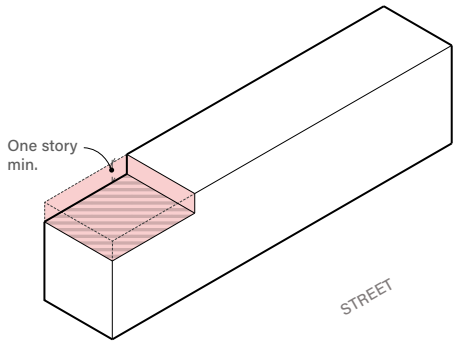


Figure 7.6–2: *Step Back: End Condition*

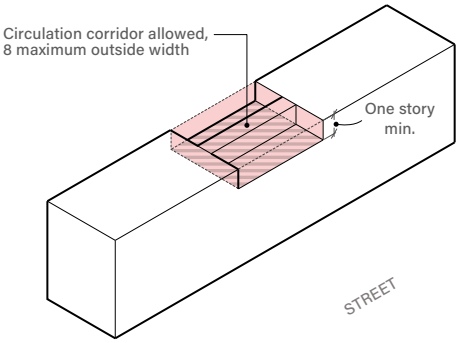


Figure 7.6–3: *Step Back: Middle*

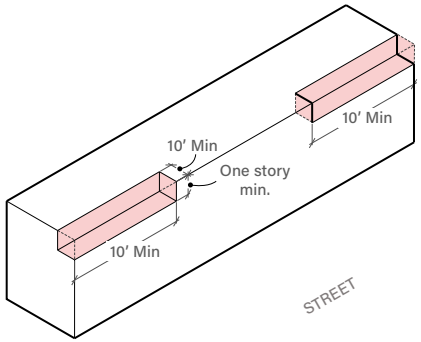


Figure 7.6–4: *Multiple Step Backs: Upper Floor*

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 and a minimum clear height of 18 feet. Buildings may bridge over these openings to create an exterior "portal". Open-air walkways shall be allowed to connect across these openings at upper floors where the floor height of the bridge is no less than 10 feet above the courtyard walking surface and the bridge element does not exceed 8 feet in width.

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*

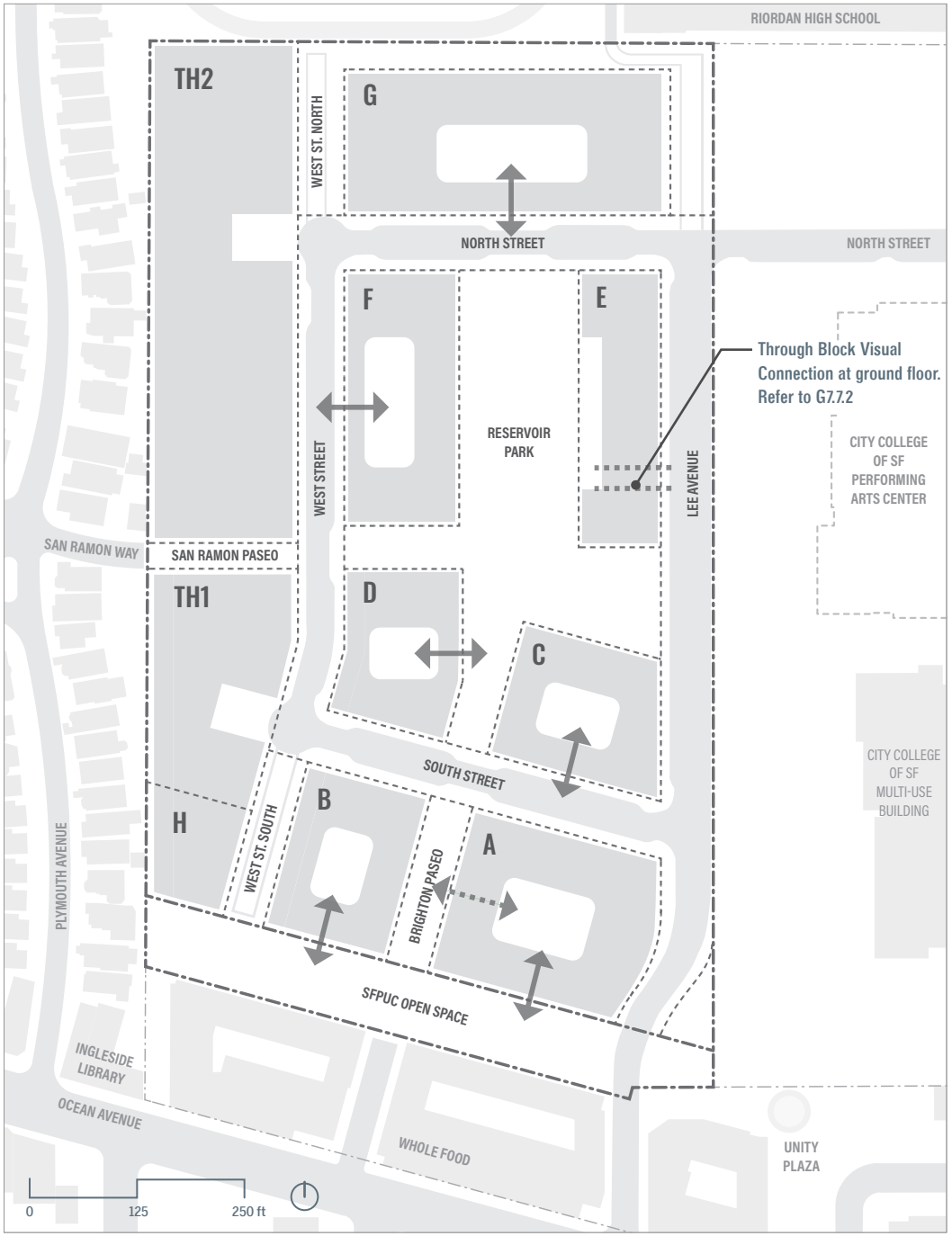


Figure 7.7–1: *Openings to Interior Courtyards Diagram*

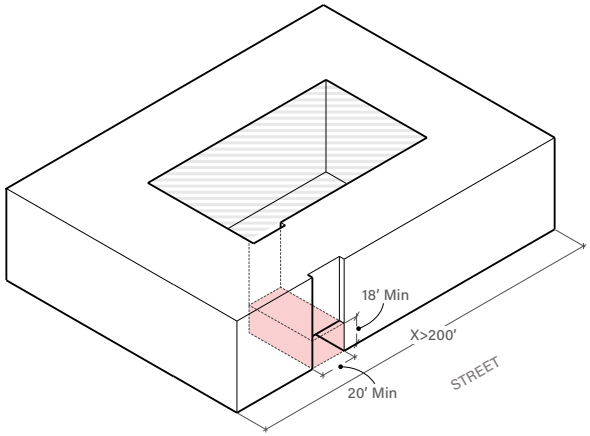


Figure 7.7–2: *Opening to Interior Courtyards*

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 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 where visual connection is possible through the building from the eye level from public ways on both sides of the block.

G.7.7.3 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.7.7.4 Outdoor Rooms

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

G.7.7.5 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.7.7.6 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

Openings from Unity Plaza to Internal 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 public 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 7.34 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 in the following sections:

- Publicly accessible open space including paseos shall not count towards the required on-site usable open space.
- Refer to Section 6.18 for additional standards and guidelines related to planting, materials and other elements of residential 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 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 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 7.36 for Usable Open Space at Townhouses.

Common Courtyard Open Space

Rooftop Terrace

Ground Floor Activation

7.10 Common Areas and Ground Floor Units

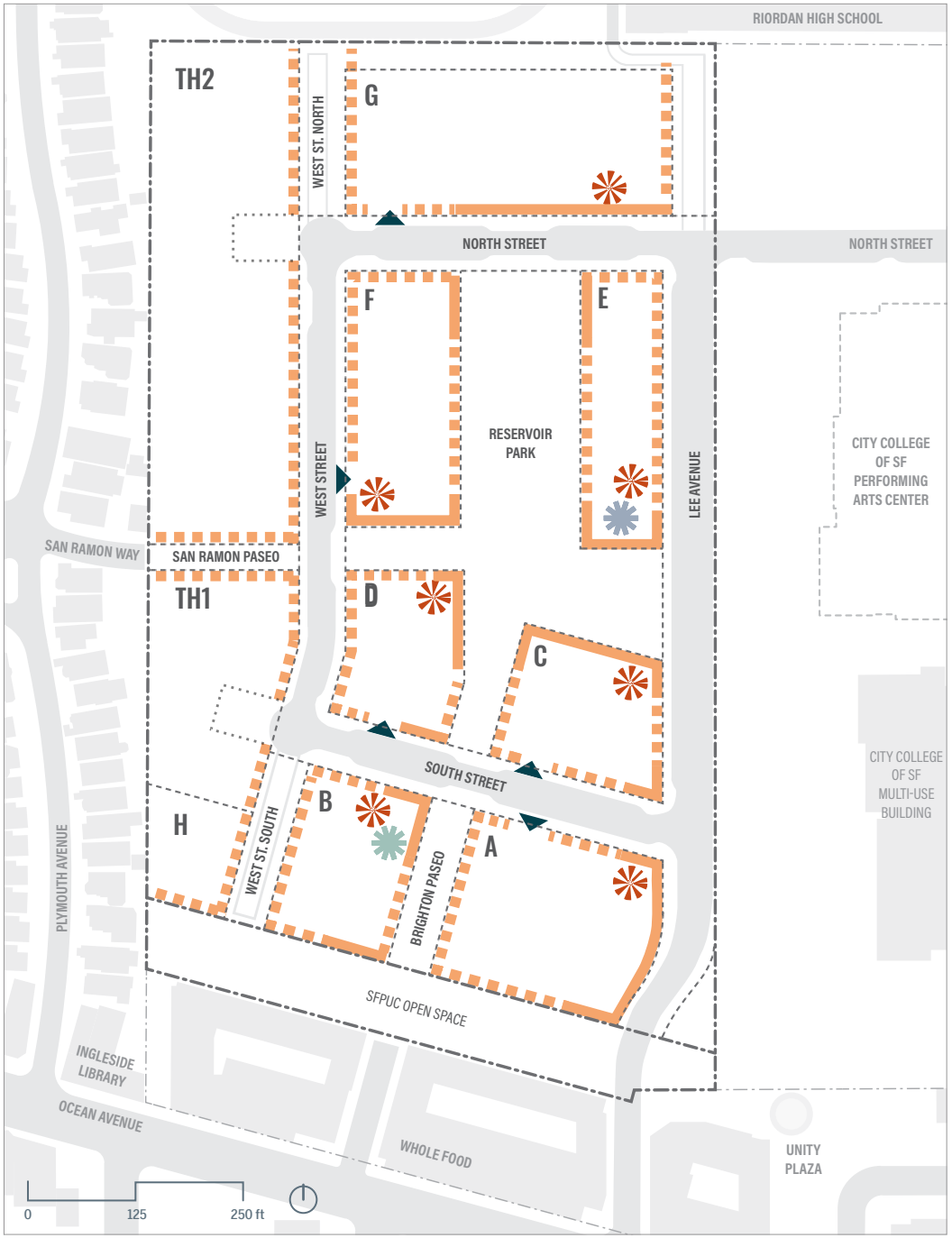
Ground floor common areas and residential units will be designed to enhance connections between indoor and outdoor, support well-used open spaces, and create a safe and engaging public realm that encourages walking.

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*
- *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 common areas.
- A retail space conforming with Section 7.13. 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 7.25 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 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 and service areas.

Refer to Section 7.25 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 an opening into an active ground floor use, or a opening to a service area as allowed under Section 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 as set forth in Section 7.16, buildings should 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 7.10.7. 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 S3.3.1 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 at 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 Section 7.10. 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 S3.3.2 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 and 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. 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

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.

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.

Scale and Proportion

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.

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.

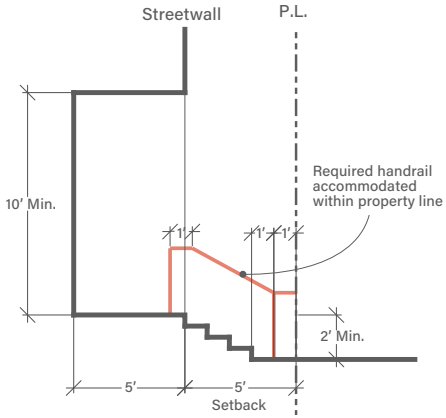


Figure 7.12–1: *Stoop Section*

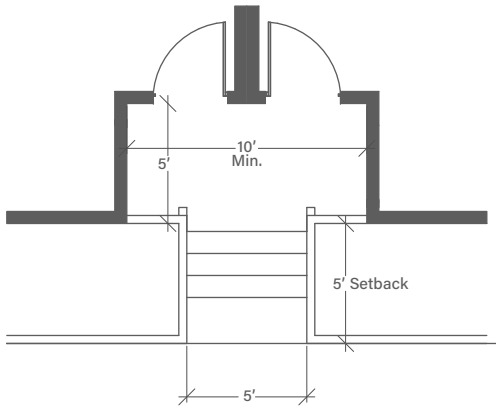


Figure 7.12–2: *Stoop Plan at combined entries*

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 R.O.W.

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 7.26 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, refer to Section 7.14. 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.

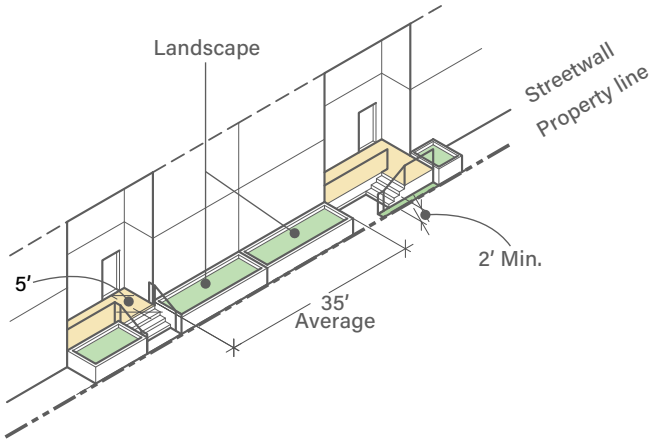


Figure 7.12–3: *Ground Floor Stoops*

Ground Floor Stoop

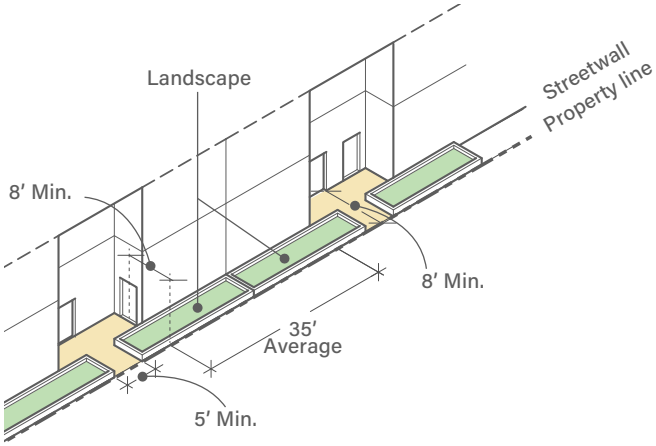


Figure 7.12–4: *Unit Entry at Grade*

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 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

Balboa Reservoir neighborhood is comprised of a set of distinct places that are linked together to create a neighborhood. Lee Avenue, Reservoir Park, SFPUC 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 Neighborhood Places for additional information.

Standards

S.7.14.1 Coordination with Streetwall Standards

Building frontages shall provide a defined streetwall as set forth in Section 7.4.

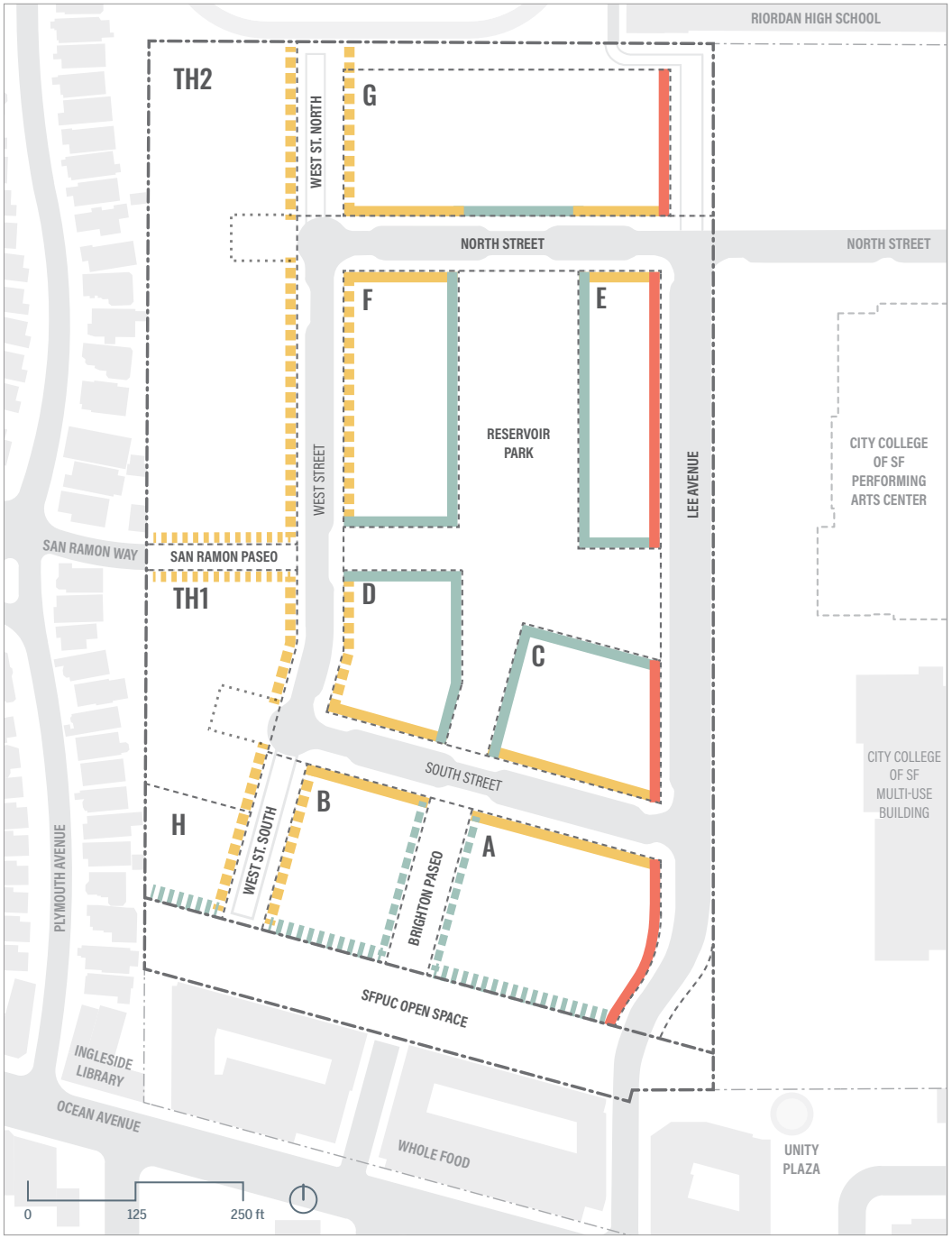


Figure 7.14–1: *Streetwall Locations and Types*

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: Ground Floor Uses.

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 SF.
- Gateways into the Balboa Reservoir neighborhood at the SFPUC Open Space, South Street, Reservoir Park, and at North Street.
- Shared entries and residential common areas.

Lee Avenue Streetwall Illustrative Sketch

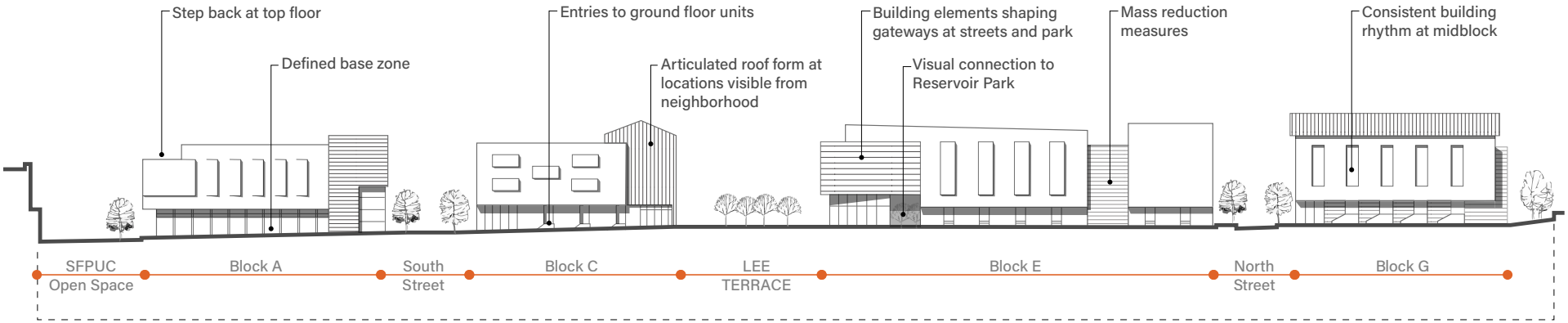


Figure 7.14–2: *Conceptual Streetwall Character - Lee Avenue*

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 Streetwall 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

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 7.31 for required modulation measures at townhouses on West Street.

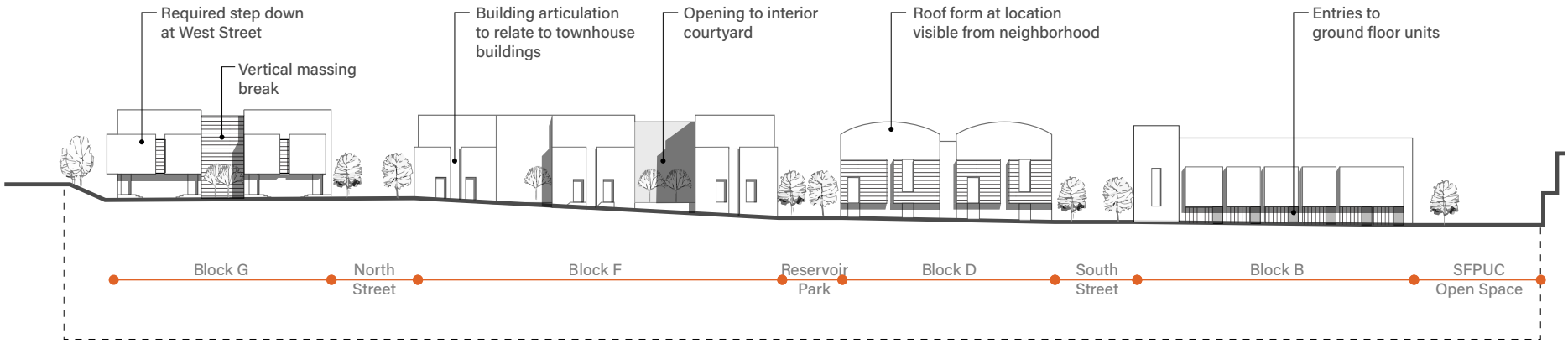


Figure 7.14–3: *Conceptual Streetwall Character - East Side of West Street*

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 enlive 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 to Section 7.6.
- Large glazed openings at indoor common residential area in conjunction with Common-entry porch, terrace, or upper floor roof terrace that allows unobstructed views between the shared interior common space and the park, and complying with requirements listed in Section 7.6.4: 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 6.12 for standards and guidelines related to landscape structure at North Street.

Park Frontage - Shared Entry Porches

SFPUC Frontage Illustrative Photo

SFPUC Open Space Frontage

Building frontages on the SFPUC 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. Refer to Section S.7.14.4: Reservoir Park Frontage for recommended common space elements.

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 Storm Water 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 S6.15 for additional standards and guidelines.

Brighton Paseo Frontage Illustrative Photo

South and North Streetwalls 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.

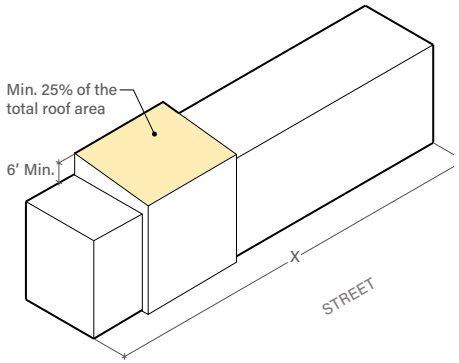


Figure 7.15–1: *Articulated Roof form*

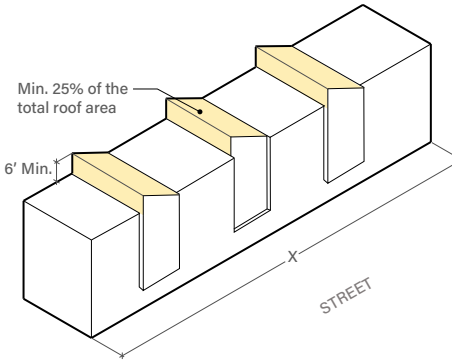


Figure 7.15–2: *Distributed Roof Form*

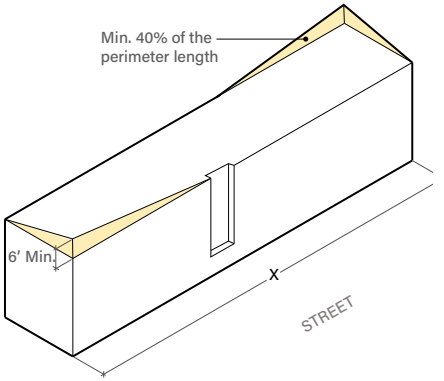


Figure 7.15–3: *Articulated Roofline*

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.

S.7.15.4 Arrangement of Roof Forms

Roof forms may be either a single element or distributed elements. Roof forms shall be coordinated with massing breaks and building modulation 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 Section 4.5 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 Section 7.21 Location and Screening of Utilities.

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 and 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

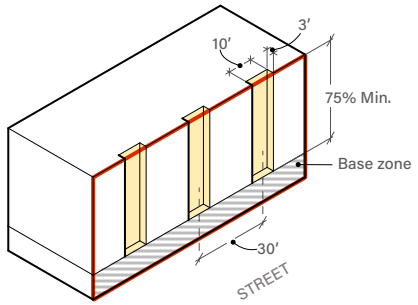


Figure 7.16–1: *Subtraction*

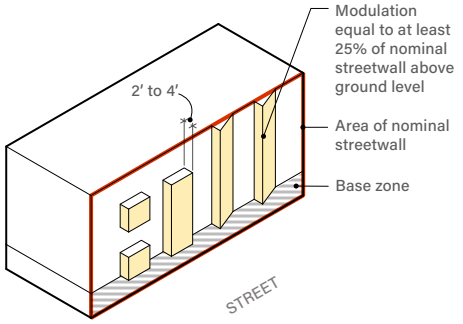


Figure 7.16–2: *Projection*

- **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.

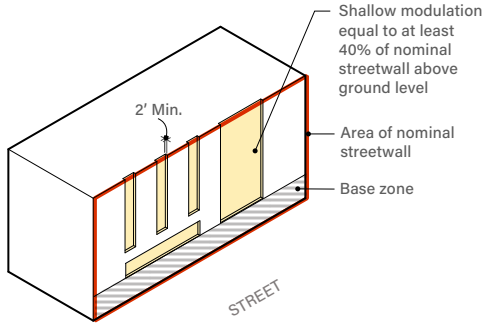


Figure 7.16–4: *Shallow Modulation*

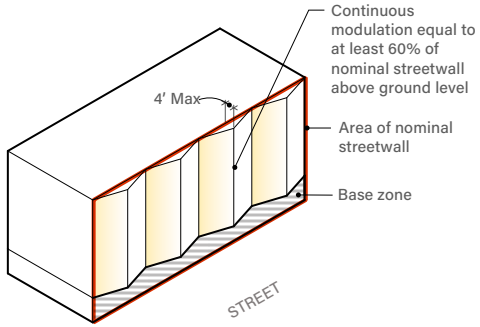


Figure 7.16–5: *Continuous Modulation*

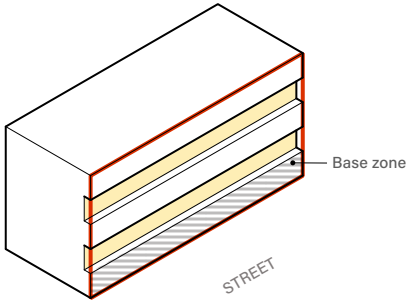


Figure 7.16–3: *Horizontal Modulations*

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 with appropriate differentiation between adjacent buildings.

Standards

S.7.17.1 Quality and Durability

Facade materials shall be durable and of architectural-grade quality suitable for long-term exposure in a coastal marine environment.

S.7.17.2 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 indicted 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.

Focused Corner and Entry Provided through Distinctive Roof Form

S.7.17.3 Materials at Building Base Zone

Where a defined building base is required under Section 7.16, 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.

S.7.17.4 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.7.17.5 Prohibited Materials

The following materials are not allowed at frontages visible from public ways: vinyl or fabric awnings, vinyl planks or siding, EIFS, and foam or stucco moldings.

S.7.17.6 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" and stucco is installed with high quality hand finish and architectural grade trim, or other installation techniques that demonstrate a high visual quality.

S.7.17.7 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.7.17.8 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.7.17.9 Exterior Materials at Townhouses

Refer to Section 7.30 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.

G.7.17.2 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 emulated 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.7.17.3 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.7.17.4 Material Transitions

Changes in material shall be located at interior corners to appear integral with building massing, rather than as a surface application.

G.7.17.5 Window Organization

Windows should be organized, patterned, and grouped to reflect building organization and design concept.

G.7.17.6 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.7.17.7 Green Walls

Green walls and/or plantings are encouraged at the building base zone to provide a highly visible, green amenity, to provide additional screen 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.7.17.8 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.7.17.9 Sustainable Materials

Selection of materials should be consistent with the goals, standards and guidelines set forth in Section S.4.2 Healthy Air.

G.7.17.10 High Performance Building Envelopes

Design of exterior building systems should be consistent with the targets, standards and guidelines set for in Section 4.4 High Performance Building Design.

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 terra cotta
- Metal siding
- Pressure laminated panels
- Stucco with 8" minimum recess at windows and high quality finish as set forth in S7.17.6

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 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 terra cotta
- 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*

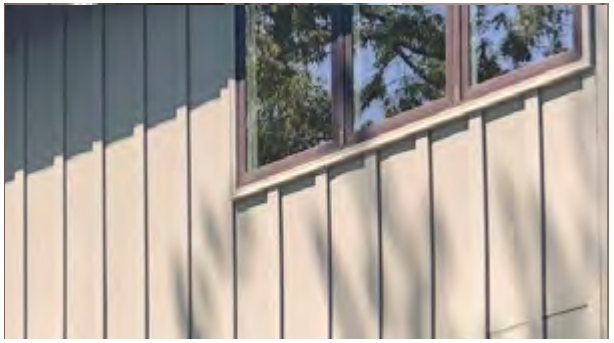
CATEGORY B: Good Quality Materials

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

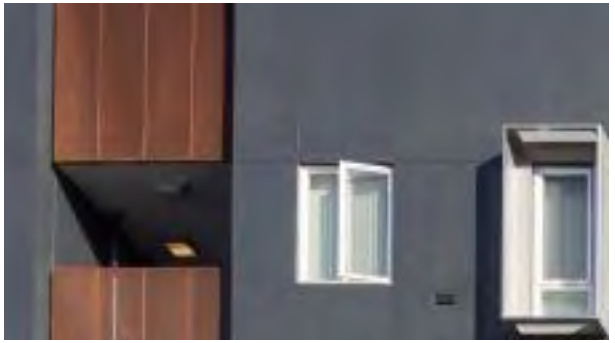


Fiber Cement Board and Batten

Wood Shingles

Fiber Cement panel

Fiber Cement Board Siding



High quality stucco

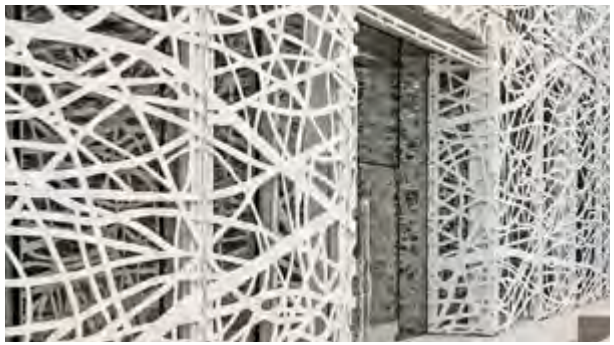
Figure 7.17–3: *Category B: Good Quality Material Palette*

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.

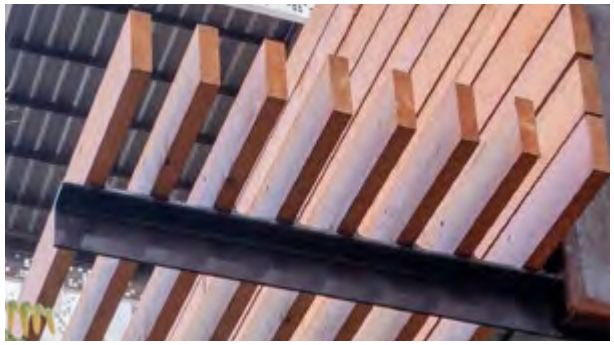
Phnolic Resin Panel Sunscreens

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, will make an important contribution to the cohesive sense of place of the Balboa Reservoir.

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 inherent material qualities.
- Colors should compliment 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.

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

Within the framework of creating a cohesive sense of place building design should 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 and Shared Amenities**
  Focus innovative design elements at street level and near common areas to enhance the experience of the building at eye level.
- **Embrace Emerging Technologies**
  Develop new architectural methods and expressions to integrate emergent sustainable technologies.

Sustainability Integrated with Design

Prioritize the Street Level and Shared Amenities

Creative Use of Materials and Form

Re-Imagining the Distinction between Roof and Wall

Building Details

7.20 Private Parking Garages

Off-street parking shall be located and designed to minimize the impact on streets and public open spaces. On-site accessory parking shall be located partially or fully below grade or shall be screened from streets, paseos, and open spaces as described in the standards below.

Standards

S.7.20.1 Allowable On-site 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. 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.7.20.2 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.7.20.3 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,

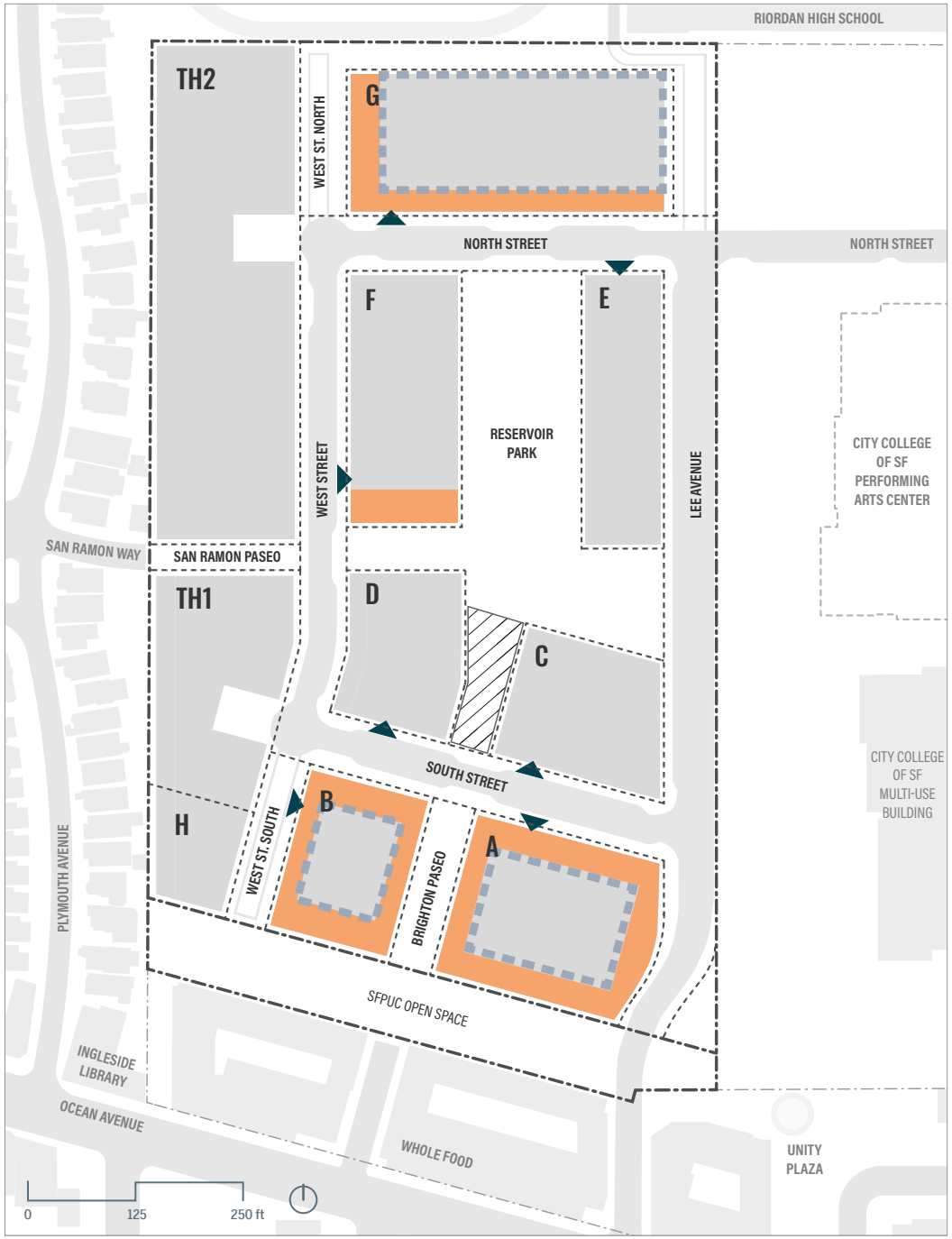


Figure 7.20–1: *Parking Locations*

parking structure shall be screened from streets, paseos and open spaces with a liner of active space not less than 20 feet in depth as indicated in Figure 7.20.1.

S.7.20.4 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 will fully integrated into park design. Refer to Section 6.11 for design of landscaping over parking structure.

S.7.20.5 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 as required under Section 7.10.

S.7.20.6 Exposed Portion of Below Grade Garage

Exposed portions of the garage shall be integrated into the ground floor expression of the building. Stoops, stairs and other elements shall be used to reduce the visual impact of the exposed garage wall.

S.7.20.7 Parking at Townhouses

Refer to Section 7.36 Parking and Private Drives for private parking at townhouses.

S.7.20.8 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. Ingress and egress may be separated where necessary to accommodate site specific conditions.

S.7.20.9 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.7.20.10 Dimension of Garage Doors and Curb Cuts

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.7.20.11 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.

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.

7.21 Public Parking Garages

Public use parking garage 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 avoid impacting the public space and walkability of the project.

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 the locations indicated in Figure 7.20–1.

S.7.21.2 Parking Access

Parking shall be limited to one entrance/exit per block located to minimize disruption to pedestrians and cyclists.

S.7.21.3 Parking Access Door/Gate

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

Public parking garages shall be wrapped with a multistory residential liner at least 20 feet in depth at all frontages on public streets and publicly-accessible parks. Refer to Figure 7.21.1.

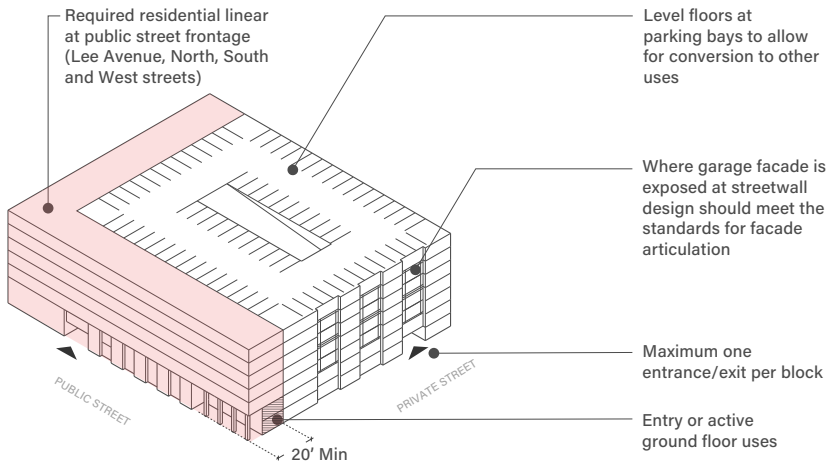


Figure 7.21–1: *Public Garage Configuration*

S.7.21.5 EV Charging Stations

EV charging stations shall be located at all garage levels.

S.7.21.6 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 shall be arranged to ensure that parking areas reserved for residents remain secure.

S.7.21.7 Facades at Parking Garages

Exposed garage facades at multistory structured parking should comply with Section 7.16: Facade Modulation.

Guidelines

G.7.21.1 Convertibility

To the extent feasible, public parking structures should be designed for future convertibility through the following design features:

- Flat floors and "speed" ramps.
- Minimum floor to floor height of 12 feet.

G.7.21.2 Facade Composition

All facades visible from adjacent streets, open spaces and neighboring uses should provide screened openings that harmonize in material and scale with adjacent residential buildings. Green walls, public art and other special elements are encouraged as part of the facade composition.

G.7.21.3 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.

G.7.21.4 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.

G.7.21.5 Noise Trespass

Parking structure should be designed to shield existing or planned residential uses from noise associated with parking cars.

7.22 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.7.22.1 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.
- A minimum of 10% of the required Class I spaces shall be designed to accommodate oversized bicycles, such as cargos or long tails.

S.7.22.2 Location Standards for Class I Spaces

Class I spaces at multifamily blocks shall be located with direct access for bicycles without requiring the use of stairs. The location of such spaces shall allow bicycle users to ride to the entrance of the space or the entrance of the lobby leading to the space. The design shall provide safe and convenient access to and from bicycle parking facilities. Safe and convenient means include, but are not limited to, ramps and wide hallways as described below. Use of elevators to access bicycle parking spaces shall be minimized for all uses and if necessary shall follow the requirements below:

- On the ground floor within 100 feet of the major entrance to the lobby there shall be either:
  - Convenient access to and from the street to the bicycle parking space and another entrance from the bicycle parking space to the lobby area, or
  - A minimum 5 foot wide hallway or lobby space that leads to the bicycle parking entrance, where direct access to bicycle parking space from the street does not exist.

  Such access route may include up to two limited constriction points, such as doorways, provided that these constrictions are no narrower than 3 feet wide and extend for no more than 1 foot of distance. If constriction points are doorways, mechanical openers will be provided for ease access.
- Where lot configurations or other limitations do not allow all bicycle parking spaces to be located near the lobby as described in subsection above: bicycle parking spaces shall be located on the first level of automobile parking either above or below grade located near elevators or other pedestrian entrances to the building. The access to Class I bike parking shall ensure safe access (grade, sightlines/visibility, etc.) from auto circulation (if in a garage).

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.

S.7.22.4 Off-Site Bicycle Parking

Refer to Chapter 5 Streets and Transportation and Chapter 6 Open Space for Standards related to off-site bicycle parking.

S.7.22.5 On-Site Bicycle Parking at Townhouses

Refer to Section 7.39 for standards related to bicycle parking at Townhouses

Class I Bicycle Parking

Guidelines

G.7.22.1 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.7.22.2 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. 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.

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.7.22.3 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.

Class II Bicycle Parking

Bicycle Supportive Amenities

7.23 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 public spaces.

Standards

S.7.23.1 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.7.23.2 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.7.23.3 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.7.23.4 Location and Screening of Utilities at Townhouses

Refer to Section 7.25 for additional standards and guidelines related to utilities and services at townhouses.

S.7.23.5 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.7.23.6 Recycling and Zero Waste

Waste handling areas shall be designed in accordance with Project Goals, Standards and Guidelines set forth in Section 4.10 Zero Waste.

Screening of Rooftop Utilities

Screened Facade

7.24 Facilities for Residential Moving

Guidelines

G.7.23.1 Equipment Grouping

Where feasible, equipment should be grouped to reduce the quantity of screened areas.

G.7.23.2 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, study wood and combinations of materials are acceptable.

G.7.23.3 Site Utility Locations

Site utilities should not be located at residential common areas frontages identified in Section 7.6: Ground Floor Activation, adjacent to sidewalks, paseos, or publicly-accessible open spaces.

Standards

S.7.24.1 Required Loading Areas

Off-street loading to accommodate resident move-ins and move-outs shall be provided as required by the San Francisco Planning Code. Refer to Balboa Reservoir Infrastructure Plan, Figure 6.9: Proposed Service & Loading Plan for more details regarding location of off street loading.

S.7.24.2 Loading Docks

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, and shall be designed as an integrated component of the building facade rather than as a utilitarian feature.

S.7.24.3 Access to Elevator

Loading areas and loading docks shall be located to allow convenient access to an elevator serving all primary residential floors.

Loading Dock

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. Refer to Sections 5.11 and 6.6 for lighting standards at streets and open space.

Standards

S.7.25.1 Coordination with Off-Site Lighting

On-site lighting shall be coordinated with off-site lighting at streets and public opens spaces. Refer to Chapters 5 and 6 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.

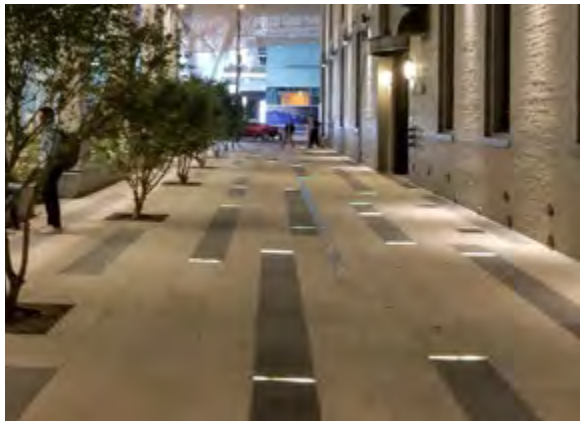
G.7.25.2 Secure and Attractive Pedestrian Routes

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 project sign is common at each Block (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 for Neighborhood Commercial Signage.

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.

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 Townhouses

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 at the interior of the Balboa Reservoir neighborhood.

The standards in the following sections apply to all buildings at Blocks H, TH1 and TH2. Refer to the Appendix A for the definition of townhouses.

Townhouses at West Street - Illustrative Photo

Referenced Standards

Standards governing height, setbacks and other general zoning envelope standards for Blocks H, TH1 and TH2 are integrated into the neighborhood wide sections. Refer to the sections indicated below for these additional requirements:

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

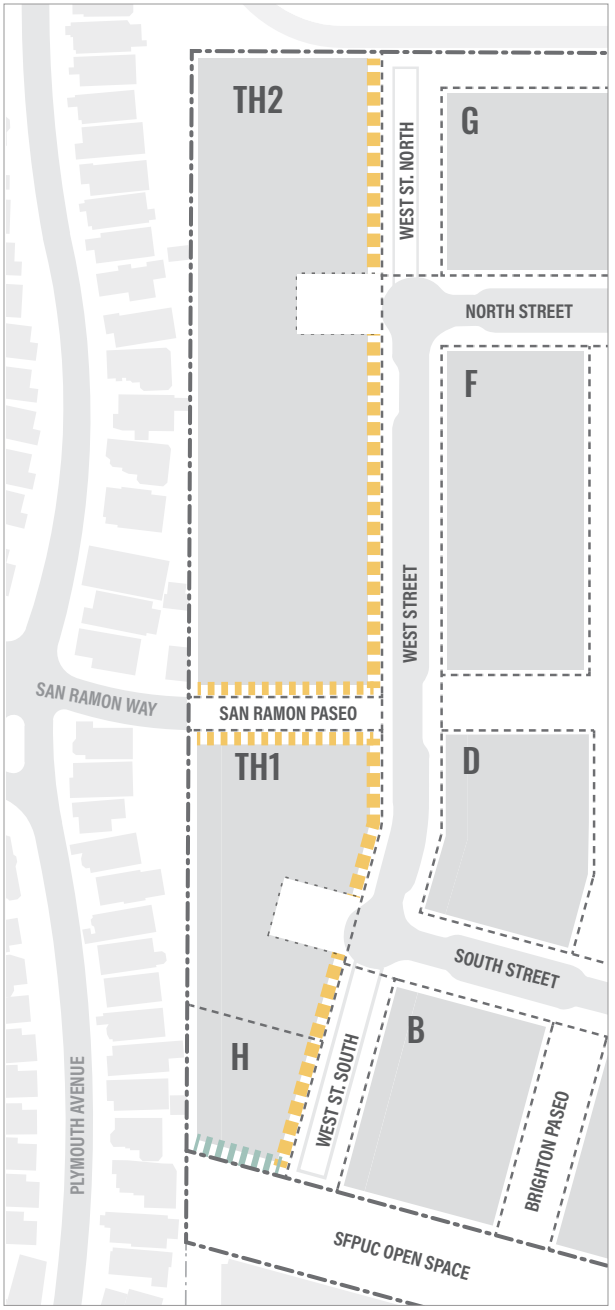


Figure 7.27–1: *Townhouse Blocks*

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.

- 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. Foyers shall have a minimum width of 6 feet.
- Refer to Section 7.29 for required pedestrian connections at West Street and San Ramon Paseo.
- Refer to Section 7.31 for facade modulation at West Street.

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 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 associated landings are permitted to be less than 2 feet above adjacent grade provided the front door is setback at least 5 feet from the streetwall.
- Finished floor level of landings shall not be below the adjacent grade at the sidewalk.

S.7.28.3 Unit Entries at San Ramon Paseo

- Units 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.
- Unit entries at San Ramon Paseo may be located at grade provided the front door is set back from the streetwall be not less than 5 feet. This paseo serves only bicyclists and pedestrians. 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

Building Frontage at San Ramon Paseo - Illustrative Photo

7.29 Entry Courts

Main entries to the townhouse buildings shall be provided at the termination of North Street and South Street, creating defined entry courts that connect the townhouses with the Balboa Reservoir neighborhood.

The entry courts shall provide access for bicycles, pedestrians and autos. Entry Courts shall conform to the following standards.

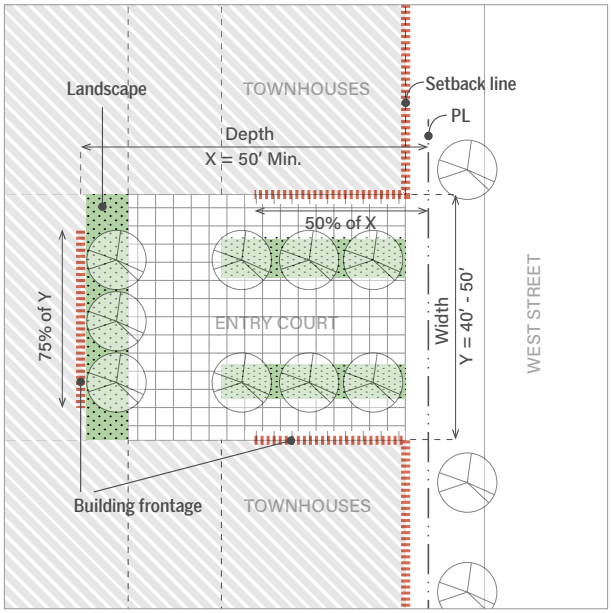


Figure 7.29–1: *Entry Courts*

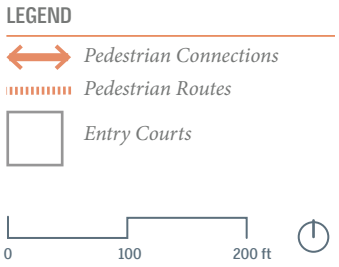
Standards

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). No garage doors are allowed at required building frontage.



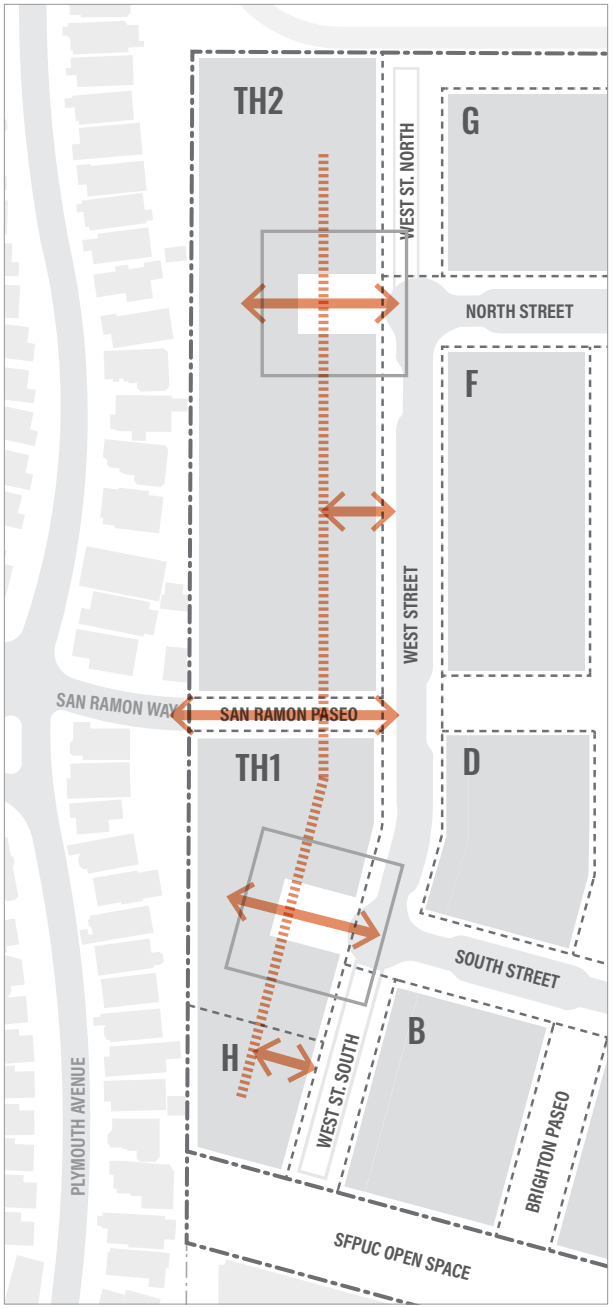


Figure 7.29–2: *Entry Courts and Pedestrian Connections*

- 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. Unit entries on entry courts are encouraged but not required.

S.7.29.3 Landscape at Entry Courts

Entry courts shall be defined by a zone of special paving and landscaping. Refer to Section 5.16 for additional standards regarding paving, landscape and vehicle driveways.

- 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 arrangement of landscape are allowed if they provide an equal visual termination.
- A planting strip shall be provided on both sides. A walkway shall be provided on both sides. Planting shall be separating walkways from the drive lane. Planting and walkways shall be 5' width each minimum. The entry court shall be curb-less and introduce the concept of a shared street. Walkways and planting shall provide a different treatment than the drive lane, which can be achieved by a different material, color, tile/block pavement arrangement, etc.

7.30 Pedestrian Connections

In addition to entry courts, publicly accessible pedestrian connections shall be provided at locations indicated on Figure 7.29–2. These pedestrian connections shall be fully accessible to the public at all times.

Building Openings and Pedestrian Access

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.

S.7.30.2 Design of Pedestrian Connections

- These opening 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.
- Private driveways may serve as pedestrian paths provided they provide an uninterrupted accessible route.

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 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 and 7.3 for required step down and required setbacks adjacent to the western boundary.

Standards

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 extend the full depth of the building.

S.7.31.2 Windows

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.

S.7.31.3 Balconies and Outdoor Space

Balconies and other outdoor space above the ground floor shall not face the western project boundary and shall not be located within the setback line. Balconies and other outdoor space located more than 25 feet from the western project boundary shall not be subject to these requirements.

Roof terraces are not allowed at any location less than 25 feet from the property line.

S.7.31.4 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.

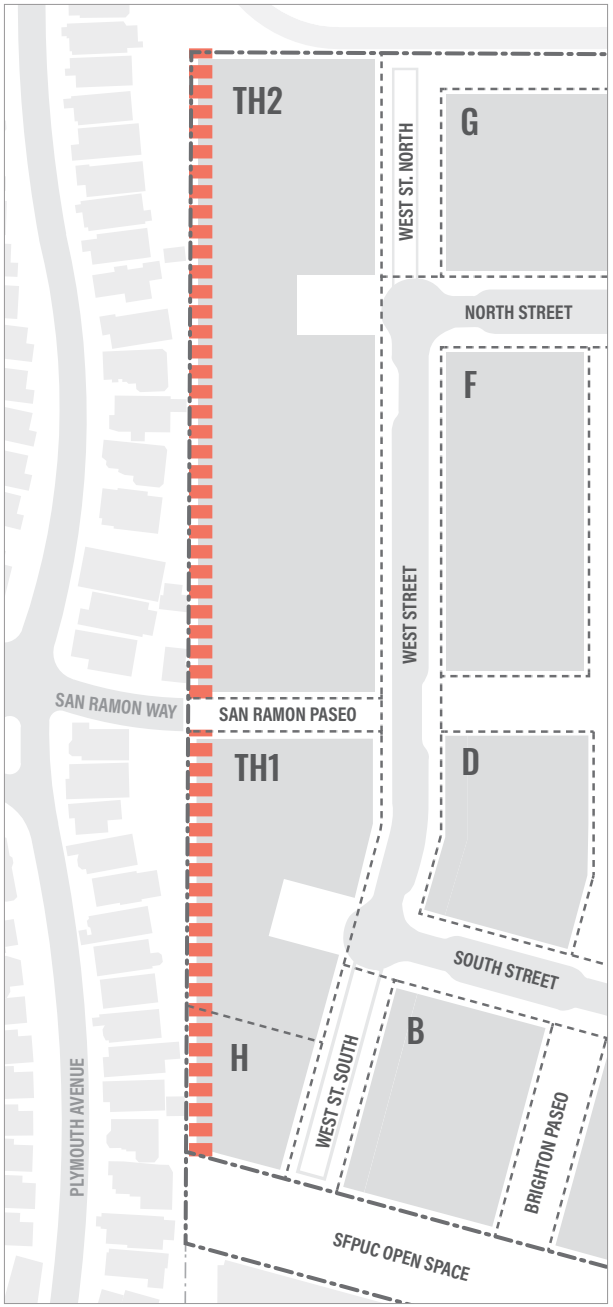


Figure 7.31–1: *Neighborhood Edge at Western Project Boundary*

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. 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.

S.7.31.5 Retaining Walls at Property Line

Retaining walls are allowed adjacent to western and north property lines subject to the following limitations:

- The maximum height of the retaining wall measured from lowest grade on either side of the wall shall not exceed 30 inches.
- The retaining wall shall be constructed of cast-in-place concrete, concrete masonry blocks or other durable materials. Wood retaining walls are not allowed.
- The face of retaining wall shall be setback at least 6 inches from the property line.
- Fencing located on top of the retaining wall or adjacent to the retaining wall shall not exceed 8 feet in height, measured from the lowest grade on either side of the retaining wall.

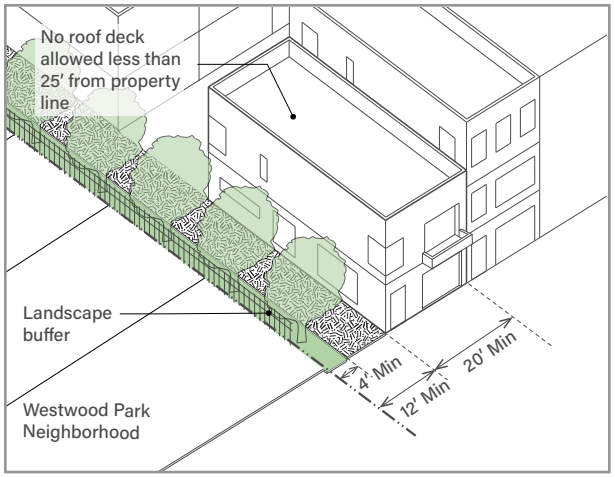


Figure 7.31–2: *Townhouses less than 25 feet from western property line.*

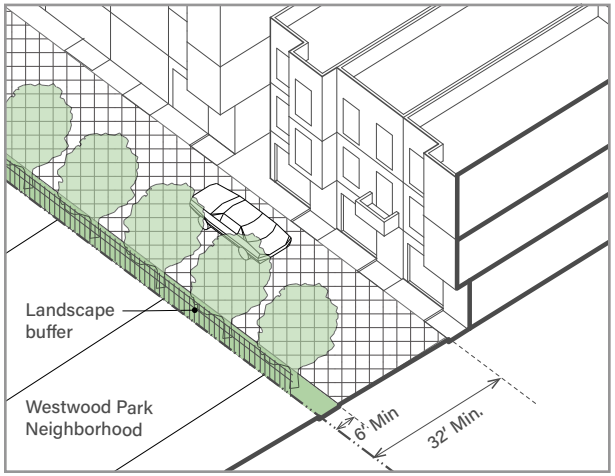


Figure 7.31–3: *Townhouses less than 25 feet from western property line.*

S.7.31.6 Private Drives Adjacent to Western Property Line

Private drives located adjacent to the western property boundary 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. Planting and fencing shall meet the requirements of S7.30.4.

Lighting at private drives adjacent to western project boundary shall be mounted at no more than 8 feet above grade with all illumination directed down to the surface. Lighting levels at private drives shall be designed to not exceed the minimum required for exterior exit path.

7.32 Building Facades at West Street and San Ramon Paseo

The building facades at townhouses shall be designed to emphasize a consistent 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 additional discussion of 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 center line of the modulation element. Modulation elements may include any of the elements indicated below. Refer to Figure S.7.31.1 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 a 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.
- Balconies shall have 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.

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. Required stepping shall occur at all floor levels and 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:
- 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 where feasible 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 less than 20% at any single floor level.

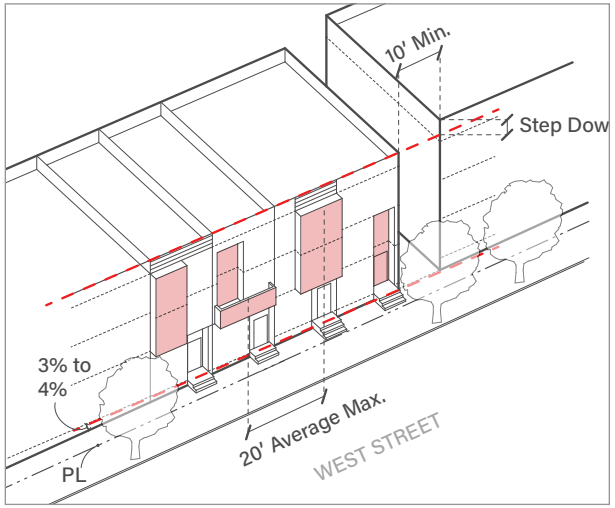


Figure 7.32–1: *West Street Frontage*

7.33 Building Facades on Private Drives

Private drives are important shared spaces, providing light and views at units and providing internal circulation for pedestrian and cyclists, as well as autos. The building facades at private drives shall be designed to emphasize a consistent 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 7.32.1 for illustration.

- Recessed portions of the facade with average depth of not less than 1 foot. The area of recess shall be 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. 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 2.5 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. 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. At these facade locations 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.

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 Private Garages

Refer to Section 7.35 for standards related to private garages and garage doors.

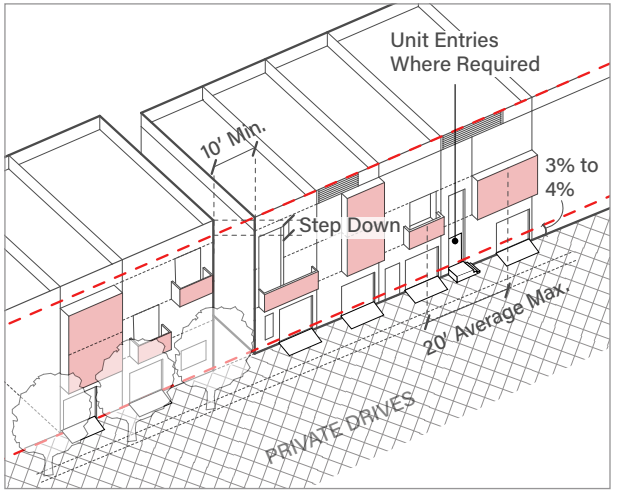


Figure 7.33–1: *Private Driveway Frontage*

Stepped Townhouses at Sloping Street

7.34 Building Facades at Western and Northern Property Lines

Facades fronting on the western and northern property lines 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 back facades.

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 distance between buildings is 10 feet or less.
- Windows shall be placed to avoid direct views in to adjacent units.

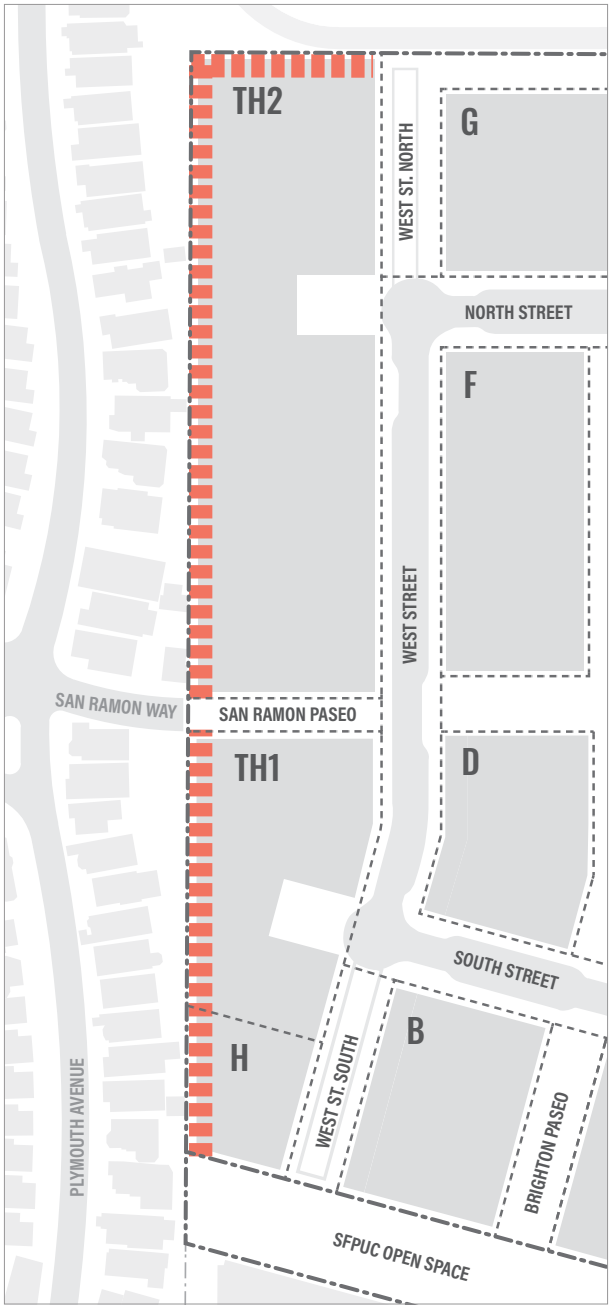


Figure 7.34–1: *Building Facades at Western and Northern Property Lines*

7.36 Dwelling Unit Exposure and Rear Yards

Standards

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, 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 and decks are permitted as part of the required streetwall provided they are integrated into the architecture.
- Balconies facing West Street are permitted to project up to 3 feet into 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.
- Private roof terraces are allowed at all locations except at locations adjacent to western property line as provided under Section 7.30.
- Common open space shall be located anywhere on the site, subject to conformance with other standards.

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 streets at the interior of the townhouse blocks.

S.7.38.2 Garages on West Street

Garage doors are allowed on West Street and on the private drives fronting West Street North and West Street South shall be subject to the following limitations:

- Individual garage doors may not exceed 9 feet in clear width. No double garage doors are allowed.
- Garage doors will 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 private 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 up to 10 parking spaces.
- Curb cuts serving garage doors shall not exceed 10 feet in width.

S.7.38.3 Garage Space at Active Frontage

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 and provided the remainder of the ground floor frontage is occupied be residential space meeting other standards and guidelines.

S.7.38.4 Access to Private Drives

Private drives may be accessed from West Street and from the private streets at the following locations:

- 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.

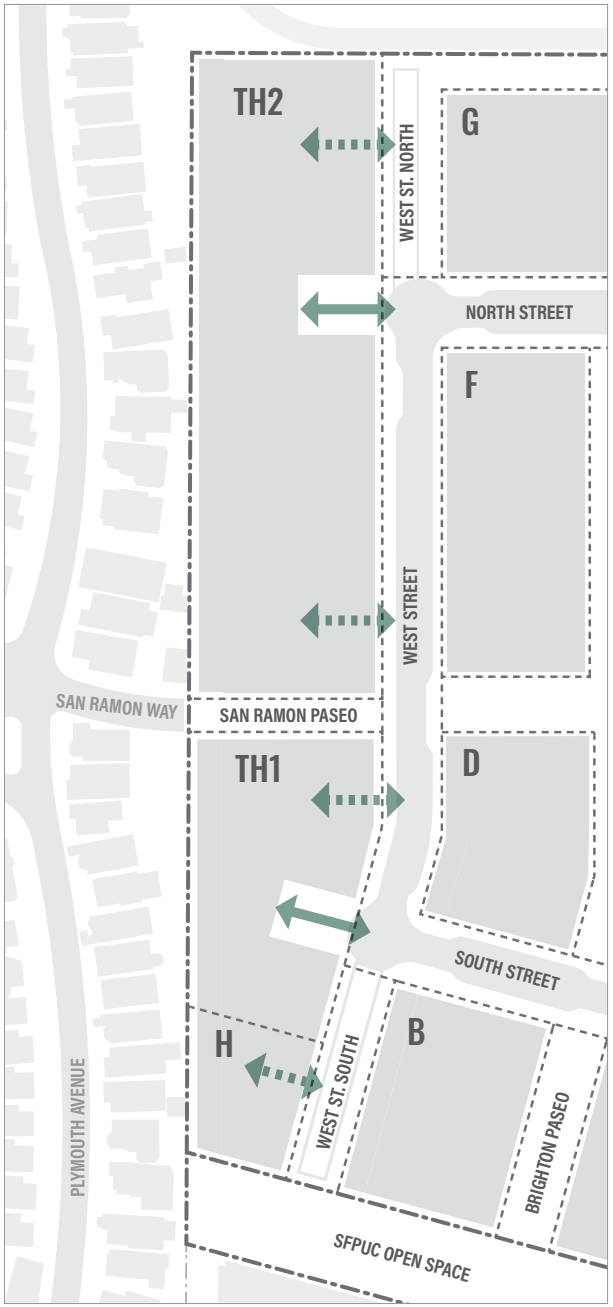


Figure 7.38–1: *Access to Private Drives*

S.7.38.5 Private Drives

Private drives shall be designed for shared use by autos, cyclists and pedestrians. Refer to Section 5.16 for standards related to streetscape and landscape.

- The travel lane for vehicles will not exceed 20 feet unless required by the Fire Department.
- No car access or driveway is allowed through San Ramon Paseo.

Setback from Western Property Line

- Private driveways shall be setback at least 6 feet from western property line.
- The area between driveway and property line shall be planted as required in Section 7.30.
- Private driveways may be located parallel to the western or northern property line provided they are separated from the project boundary by required landscape screening provided under Section 7.30.

S.7.38.6 Private Access Drives at Townhouses

Private access roads shall be open at all times. Security gates and other access control measures are not allowed.

S.7.38.7 Garage Doors

- Single garage doors shall not exceed a clear width of 9 feet.
- Double garage doors are allowed at not more than 50% of the units and shall not be visible from public and private streets.
- The clear width of double garage doors will not exceed 16 feet.
- The separation between double garage doors shall not be less than 24 feet average measured from centerline of garage door.

Guidelines

G.7.38.1 Private Access Drives at Townhouses

Private driveways should be designed as an integrated part of the landscape with high quality paving and landscaping.

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.

7.39 On-Site Bicycle Parking

Standards

S.7.39.1 Class I On-Site Bicycle Parking at Townhouses

Blocks 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.
- 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

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 transparent and or integrated with the architecture of the buildings. Refer to Section 7.30 for limitations on retaining walls at western project boundary.

7.41 Utilities and Services

Standards

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.

S.7.41.2 Location of Mechanical Equipment

Condensing units and similar mechanical equipment serving individual townhouse units shall be located in locations that are not visible from the street.

Mechanical equipment (including rooftop equipment) should be screened from public view (public streets and paseos, entry courts, etc)

Equipment visible from streets shall be screened by permanent fencing or other elements, integrated with the architecture and landscape architecture to ensure a cohesive visual 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 the Planning Code as of the effective date of the SUD.

Active Uses

Consist of the any of the following uses:

- Retail, Sales and Service
- Entertainment, Arts, and Recreation
- 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

An area of land bounded by public or private right-of-way and/or park or private parcel outside the project limits (PUC, Westwood Park, Riordan).

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.

Child Care 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 Community 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.

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 as shown on Figure 3.1-1

Parking Garage, Private
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, Public
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
Reservoir Community Partners or 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 façade 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 for 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 Facility, a Child Care Facility, a Public Parking Garage Retail and Publicly Accessible Open Spaces.

Publicly Accessible Open Spaces
Publicly Accessible Open Spaces are privately owned open spaces the form of plazas, parks, community gardens and similar spaces open to the community and maintained by the private owner.

Residential Uses
New Definition. A Use Category consisting of uses that provide housing for San Francisco residents, rather than visitors, including Dwelling Units, Group Housing, Residential Hotels, Senior Housing and Student Housing or similar. Other uses within Residential Use as defined in the Planning Code may not be permitted within the project.

Per Section 102: *Use Category consisting of uses that provide housing for San Francisco residents, rather than visitors, including Dwelling Units, Group Housing, Residential Hotels, and Senior Housing, Homeless Shelters, and for the purposes of Article 4 only any residential components of Institutional Uses. Single Room Occupancy and Student Housing designations are considered characteristics of certain Residential Uses.*

Residential - Townhouses
Townhouses or Townhouse Buildings shall be defined as residential units not exceeding four stories in height with direct access to the street or exterior open space. Townhouse buildings may include single level or multi- level units and may be located at grade or stacked. Townhouses may include attached garages or shared garages.

Residential - Multifamily
A residential building from four to seven stories in height where multiple separate housing units for residential inhabitants are contained within one building.

Retail Uses
A commercial use that involves the sale of goods, typically in small quantities, or services directly to the ultimate consumer or end user, including, but not limited to, Retail Sales and Service Uses, some Entertainment, and Arts and Recreation Uses. Other uses within Retail Use as defined in the Planning Code may not be permitted within the project.

Section 102 A Commercial Use that includes uses that involve the sale of goods, typically in small quantities, or services directly to the ultimate consumer or end user including, but not limited to, Retail Sales and Service Uses, some Entertainment, Arts and Recreation Uses, and Retail Automotive Uses.

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 the drought. 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.

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.4.2.4.1 Construction Indoor Air Quality Management Plan 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.4.2.5.1 TDM Ordinance S.4.2.2.1 EV Infrastructure
	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]	• 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.	
	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]	• A load management system will be installed to manage the EV charging stations. This would allow 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
	AIR FILTERATION	/ High Quality Air Filtration [Art 38]		
COMFORTABLE micro-climate	PASSIVE EXTERIOR COOLING			
	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	/ Reduce energy use by 5% [Title 24/GBC]		**S.4.4.1.1** Glazing **G.4.4.1.1** Natural Ventilation **G.4.4.1.2** Reduced Solar Gain **S.4.4.2.1** Infiltration **G.4.4.2.1** High Efficiency HVAC Systems
	BUILDING FORM			
	ENVELOPE & FAÇADE TREATMENTS			
	MECHANICAL SYSTEMS			
	VEGETATION			
100% CARBON-FREE energy	ON-SITE RENEWABLE POWER GENERATION	/ 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 in conjunction with measures to reduce EUI. • The project will offset all carbon emissions related to building operations. Any gas use on site or at the grid level will be offset by renewable energy credit (REC) or carbon offset credit purchases. • The project will evaluate providing battery storage for PV systems on a building by building basis to provide power supply for up to 72 hours 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
	SOLAR THERMAL HOT WATER			
	BATTERY STORAGE			
	ALL-ELECTRIC			
	GREEN POWER PURCHASE			
SMART systems & operations	AUTOMATION & CONTROL		• 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.4.13.1** Connect Residents with Local Resources
	REPORTING & ENGAGEMENT			

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. • 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**		• 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**	/ 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
	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** Plumbing Fixtures **S.4.10.2.1** Drip Irrigation **S.4.10.2.2** Gray Water Irrigation **S.4.10.2.3** Edible Plating Irrigation **S.4.10.3.1** Non-Potable Reuse **G.4.10.3.1** 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]		
	IRRIGATION	/ Low water, climate appropriate plants [GBC]		
100% FLOOD-SAFE buildings & sidewalks	**DESIGN ELEVATIONS**	/ Sea level rise consideration [CEQA] / 100-yr flood disclosure		**S.4.11.1** Stormwater Management **G.4.11.1** Infiltration
	GREY INFRASTRUCTURE	/ Ensure positive sewage flow, raise entryway elevation and/or special sidewalk construction and deep gutters if risk of ground-level flooding	• 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.	
	GREEN INFRASTRUCTURE	/ Front setback 25% permeable [PC]		
HIGH QUALITY waterways & sources	**EROSION PREVENTION**	/ Slowed stormwater flow rates [SMO]		
	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		• Divert 100% of residential waste generated from landfill.	S.4.12.1 Recycling and Composting Ordinance S.4.12.2 Recycling of Construction Waste G.4.12.1 Recycling G.4.12.2 Balanced Cut and Fill
	REUSABLE PRODUCTS	/ Accessible and sufficient collection systems / Recycling and composting (Buildings)		
Significantly REDUCED per-capita waste generation	3-STREAM WASTE COLLECTION			
	CONSUMPTION & PURCHASING		• Divert 75% of construction and demolition waste with a minimum of 4 separate waste streams.	
	COST MONITORING			
100% materials RECOVERED from waste stream	MATERIAL RE-USE			
	CONSTRUCTION DEBRIS	/ Construction waste diversion (65%)		

Project Name, if applicable:	
Block and Lot:	
Applicant / Authorized Agent:	

Balboa Reservoir Design Standards & Guidelines

Compliance Checklist for Projects: §249.XX 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^{O} / NAME	SUB-CHAPTER N^{O} / NAME	STANDARD N^{O} / 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 25% 2 bedroom units and 10% 3 bedroom units in aggregate for the project.	☐	
	3.3: Public Uses	S.3.2.5: Retail Uses	Retail uses shall be allowed in aggregate to a maximum of 7,500SF, not inclusive of mobile carts and semi-permanent kiosks.	☐	
	3.3: Public Parking Garage	S.3.3.1: Public Parking Garage	If proposed, a public parking garage ● Shall not exceeding 750 parking spaces ; ● is allowed subgrade at any multi-family parcel; and ● is allowed above grade at Blocks A and G.	☐	
	3.7: Interim Uses	S.3.7.1: Active Uses During Development	Active Interim Uses listed are allowed during the course of development	☐	
4.0: Sustainability	4.2.2: EV Charging Stations	S.4.2.2.1: EV Infrastructure	The project provides EV charging stations at 10% of the off street parking spaces and infrastructure to expand to 20%	☐	
	4.2.5: Transportation Demand Management	S.4.2.5.1: 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	☐	
	4.4.1: Envelope and Façade Treatments	S.4.4.1.1: Glazing	Glazing will not exceed a solar heat gain coefficient of 0.25	☐	

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
	4.5.1: 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	☐	
	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	☐	
	4.10.2 Drought Tolerant Landscape	S.4.10.2.1: Drip Irrigation	• All landscape areas shall provide drought tolerant species and drip irrigation	☐	
	5.4: Overview	S.5.4.1: Street Trees	• Street trees shall be in a minimum 24 inch box spaced at maximum 20 feet on center.	☐	
		S.5.4.3: Extension Zones	The minimum width for an extension zone is 7 feet, except adjacent to bike lanes, where the minimum width is 6 feet.	☐	
		S.5.4.7: Bike Racks	• The project shall provide a minimum of 72 Class II bike parking spaces in the right-of-way.	☐	
	5.6: Traffic Calming Strategies	S.5.6.2 Tree Distance at Intersection	• Approach side of intersection: Trees shall be planted minimum of 25 feet from the property line • Far side of intersection: trees shall be planted minimum 10 feet from the property line	☐	
	5.8: Street Planting Palette	Figure 5.8.1-5.8.2: Street Tree, Stormwater, and Planting Diagrams	Species for off-site planting and trees conform to the palette provided in Section 5.8.	☐	
	5.12-5.16: Street Design By Individual Case		Streets conform to the dimensions and intent provided in Chapter 5, Subchapter 5.12-5.16.	☐	

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
6.0: Open Space Network	6.3: Open Space Planting Palette	S.6.3.1: Native Planting Percentage	70% 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	Seating shall be provided at all program spaces outside the pedestrian throughway. Seating shall be constructed with high quality materials with a combination of back and backless seating.	☐	
		S6.6.4: 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 to create a range of experiences and demarcate different program areas.	☐	
	6.9: Wayfinding & Signage	S.6.9.2: Signage Placement	Signs cannot be placed at intersection or locations where they could obstruct the visibility of drivers.	☐	
		S.6.9.4: Free Standing Signage	Billboards are prohibited	☐	
	6.11: Reservoir Park	S.6.11.1: Program	Open space Program shall conform to the minimum and maximum areas listed in table S.6.11.1	☐	
		S.6.11.2: Stormwater	The Reservoir Park stormwater management area should treat 50% of Block C,D,E, & F stormwater	☐	
		S.6.11.3: % of Pervious Surface	At least 50% of the Park shall be pervious surface, either planting or permeable paving.	☐	
		S.6.11.4: Pedestrian Path	Main and secondary universally accessible pathways in Reservoir Park shall be 8 feet and 6 feet wide respectively.	☐	
		S.6.11.9: Tree Planting at Plaza	Tree planting at Lee Terrace and Pavillion Plaza shall provide a minimum of 700 cubic feet of uncompacted soil.	☐	
	6.12: Pavilion at the Pavillon Plaza	S.6.12.1: Size	The maximum allowable footprint for the pavilion structure is 1,800 square feet. The height can vary from 10’ to 14’.	☐	
		S.6.12.2: Program	The Pavilion shall provide built-in seating, a picnic table, a pet/human friendly drinking fountain, a serving counter and/or a barbecue	☐	

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.6.13: SFPUC Retained Fee Open Space	S.6.13.2: Water Transmission Pipe Line Access	A minimum 20 foot clearance shall be provided for pipeline access	☐	
		S.6.13.4: Planting Restriction	No large shrubs or trees shall be planted within 20 feet of any pipeline edge	☐	
		S.6.13.6: Stormwater	Stormwater within the SFPUC Retained Fee parcel shall be treated by providing 50% pervious ground surface	☐	
	S.6.15: Brighton Paseo	S.6.15.1: Pedestrian and Slow Bike Shared Path	A minimum 10 foot wide shared path shall be provided at the Brighton Paseo.	☐	
		S.6.15.3: Elevated Walkway	Elevated walkways over bioretention areas shall be elevated no higher than 30 inches above grade.	☐	
	6.16: San Ramon Paseo	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.	☐	
	6.17: Dog Park	S.6.17.1: Size	A minimum size of 1000 square feet is required	☐	
		S.6.17.2: 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.	☐	
	6.18: Residential Open Space	S.6.18.2: Percentage of Softscape	Approximately 30% of the shared residential 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.6.18.3: Security Gate and Screen	Where security is required, gates and screens shall have approximately 50% porosity for approximately 75% of the length of any gate or screen	☐	

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 number of stories shall not exceed the maximums indicated on Figure 7.1.1, Figure 7.2-1, and Figure 7.2-2.	☐	
		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.7.2.4: Additional Height at TH1 & TH2	At Blocks TH1 and TH2, building height may be increased to four stories and 48 feet in height in the flexible height zone indicated on figure 7.2.1	☐	
		S.7.2.6: 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 Standards S.7.3.2-S.7.3.6	☐	
	7.3: Setbacks	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.	☐	
	7.3: Setbacks	S.7.3.8 Obstructions	Exception to Planning Code §136: Obstructions into required setback areas may be up to four feet in horizontal depth.	☐	

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	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.	☐	
	7.5: Mass Reduction at Long Façades	S.7.5.1: Applicability of Mass Reduction Standards	Buildings with a frontage exceeding 200 feet in length 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 20 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.	☐	

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	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 width, 18 foot minimum depth, and a minimum clear height of 18 feet. Buildings may bridge over these openings to create an exterior "portal".	☐	
	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.	☐	
	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.	☐	
	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.	☐	

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		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.	☐	
		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. • Minimum ground floor height shall be 10 feet as measured from floor surface to floor surface of next 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	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.	☐	

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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 10 feet by 15 feet exclusive of planted areas.	☐	
		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 60 inches 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 surface to floor surface of the story 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 24". Interior partitions exceeding 4 feet in height shall be set back not less than 10 feet from exterior glazing.	☐	
	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.	☐	

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		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.	☐	
	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.	☐	

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		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 two 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 one 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.7.17.2: 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.7.17.3: 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.7.17.5: Prohibited Materials	The following materials are prohibited for exterior use: vinyl or fabric awnings, vinyl planks or siding, EIFS, and foam or stucco moldings.	☐	
		S7.17.7: 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.7.17.8: 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: Allowable On-site 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.7.20.2: 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.7.20.3: 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.7.20.4: Off-Street Parking at Blocks A, B and G	Below grade parking at Blocks C and D may extend below Reservoir Park to create a connected parking garage.	☐	
		S.7.20.5: 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.7.20.10: Dimension of Garage Doors	• Separate ingress and egress entries shall be 10 feet maximum width. • Combined ingress and egress entries shall be a maximum of 20 feet wide.	☐	
	7.21: Public Parking Garages	S.7.21.1: Location of Public Parking	One or more public parking garages may be provided at the locations indicated on Figure S7.21.2.	☐	
		S.7.21.2: Parking Access	Parking shall be limited to one entrance/exit per block located to minimize disruption to pedestrians and cyclists.	☐	
		S.7.21.4: Active Use Liner	Public parking garages shall be lined with a multistory residential liner at least 20 feet in depth at all frontages on public streets and publicly accessible Parks.	☐	
		S.7.21.6: Public Parking Co-Located with Private Parking	Public parking may be located within private parking garages subject to the following limitations: Any public parking co-located with residential shall be located below grade or above grade in the locations allowed in Section 7.20 Private Parking Garages.	☐	

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			The total number of spaces shall be limited by the Development Agreement.		

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	7.22: On Site Bicycle Parking	S.7.22.1: 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.7.22.2: Location Standards for Class I Spaces	On the ground floor within 100 feet of the major entrance to the lobby there shall be either: • convenient access to and from the street to the bicycle parking space and another entrance from the bicycle parking space to the lobby area, or • a minimum five foot wide hallway or lobby that leads to the bicycle parking entrance, where direct access to bicycle parking from the street does not exist. • Or as otherwise allowed by S.7.22.2 where limitations do not permit the above	☐	
		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.	☐	
	7.23: Utilities and Services	S.7.23.1: 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.7.23.2: 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.7.23.3: 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 and designed to minimize impact on building entries and active ground floor uses. Provide adequate space for storage or waste and recycling materials and provide adequate space for staging and collection of waste materials.	☐	
	7.24: Facilities for Residential Moving	S.7.24.2: Loading Docks	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.	☐	

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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 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 90º plane and shall be designed and located to minimize glare and light trespass into neighboring buildings.	☐	
	7.25: Signage	S.7.25.2: 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.7.25.6: 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	• Occupied residential space shall be located at all levels of the townhouse frontage on West Street with primary windows overlooking the street. • Occupied residential space at the first level must provide a minimum interior depth of 5 feet measured from the setback line.	☐	
		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. Foyers shall have a minimum width of 6 feet.	☐	
		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 five feet from the setback line.	☐	
		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.	☐	

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	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.	☐	
	7.30: Pedestrian Connections	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.	☐	
		S.7.30.2: Design of Pedestrian Connections	• These openings shall be not less than 10 feet in width measured from building to building and shall provide a shared pedestrian path at least six feet in width. • Private driveways may serve as pedestrian paths provided they provide an uninterrupted accessible route.	☐	
	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 8 feet in width and shall extend the full depth of the building.	☐	

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		S.7.31.2: 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.7.31.3: Balconies and Outdoor Space	● Balconies and other outdoor space located above the ground floor and within 25 feet from the western project boundary shall not face the western project boundary and shall not be located within the setback line. ● Roof terraces are not allowed at any location less than 25 feet from the property line.	☐	
		S.7.31.4: 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.7.31.5: Retaining Walls at Property Line	Retaining walls are allowed adjacent to western and north property lines subject to the following limitations: ● The maximum height of the retaining wall measured from lowest grade on either side of the wall shall not exceed 30 inches. ● The retaining wall shall be constructed of cast-in-place concrete, concrete masonry blocks or other durable materials. Wood retaining walls are not allowed. ● The face of retaining wall shall be setback at least 6 inches from the property line. ● Fencing located on top of the retaining wall or adjacent to the retaining wall shall not exceed 8 feet in height, measured from the lowest grade on either side of the retaining wall.	☐	

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		S.7.31.6: Private Drives Adjacent to Western Property Line	• Private drives located adjacent to the western property boundary 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. • Lighting at private drives adjacent to western project boundary shall be mounted at no more than 8 feet above grade with all illumination directed down to the surface.	☐	
	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 provide 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.7.32.2: Buildings at Sloping Frontages	• Where the slope at the public frontage on West Street and San Ramon Paseo exceeds 2.5 % 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.	☐	

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	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'-0" 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'-0" 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'-6". Doors shall be provide 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 Private Drive and/or of Adjacent Grade	Where the average slope at a private drive exceeds 2.5 % 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. Secondary drives less than 80 feet in length are not subject to this requirement.	☐	
		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 at that level.	☐	
	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.	☐	
	7.35: General Standards for All Townhouse Façade		● 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.	☐	

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	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 and decks are permitted as part of the required street wall provided they are integrated into the architecture. ● Balconies facing West Street are permitted to project up to three feet into required set back. ● 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. ● Private roof terraces are allowed at all locations except at locations adjacent to western property line as provided under Section 7.30. ● Common open space shall be located anywhere on the site, subject to conformance with other standards.	☐	
	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: Garages on West Street	● Individual garage doors may not exceed 9 feet in clear width. No double garage doors are allowed. ● Garage doors will be separated by not less than 60 feet 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 with up to 10 parking spaces. ● Curb cuts serving garage doors shall not exceed 10 feet in width.	☐	
		S.7.38.3: Garage Space at Active Frontage	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.7.38.4: Access to Private Drives	Private Driveways may be accessed from West Street and from the private streets at the following locations: Entry Courts. private streets, from West Street at a maximum of two locations.	☐	
		S.7.38.5: Private Driveways	Private driveways shall be setback at least 6 feet from western property line.	☐	
		S.7.38.6: Private Access Drives at Townhouses	Security gates and other access control measures are not allowed at private access roads	☐	

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		S.7.38.7: Garage Doors	• Single garage doors shall not exceed a clear width of 9 feet. • Double garage doors are allowed at not more than 50% of the units and shall not be visible from public and private streets. • The clear width of double garage doors will not exceed 16 feet. • The separation between double garage doors shall not be less than 24 feet average measured from center line of garage door.	☐	
	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.	☐	
	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. Compost bins may be provided to serve multiple townhomes.	☐	
		S.7.41.3: Electric Meters	Meters and utility panels are not allowed to face West Street, San Ramon Paseo or entry courts except if enclosed in a service closet.	☐	