

Memorandum

To: Clerk of the Board of Supervisors
From: MOEWD
Date: May 20, 2011
Re: Parkmerced Design Standards + Guidelines

In connection with the Parkmerced Project, the project sponsor has previously submitted to the City the proposed “Parkmerced Design Standards + Guidelines.”

The attached pages 54 through 59 replace, in their entirety, the pages 54 through 59 of the “Parkmerced Design Standards + Guidelines” previously submitted to the City.

02.20 open space -stream corridor

KEY PLAN



The Stream Corridor is the backbone of an innovative, low-impact rainwater treatment system. A unique, natural setting for residents of Parkmerced, the Stream Corridor is intended to convey water from the pond at Juan Bautista Circle, alongside the sports fields and on to the Belvedere Garden, at the south-west corner.

The corridor, consisting of a meandering, seasonal stream lined with acclimated planting tolerant of seasonal inundation is meant to provide the community with wildlife-friendly habitat, as well as a quiet, recreational amenity for residents. Native wildlife and a variety of birds and small animals should find ample cover and habitat in the stream corridor as it develops over time. A meandering trail along the edge of the stream allows residents to experience and enjoy the canopied space created by trees above, watch for birds, and provide an opportunity for residents of all ages and abilities to come to the water's edge.

Standards

02.20.01 Requirements Open space dimensions and design elements shall comply with Figure 02.20.A - Stream Corridor Illustrative Plan, Figure 02.20.B - Stream Cross Section and 02.20.C - Stream longitudinal section.

02.20.02 Check Dams The Stream Corridor shall include a series of check dams, at appropriate locations, that will help store rainwater runoff and slow down the discharge rate as illustrated in Figures 02.20.A - Stream Corridor Illustrative Plan and 02.20.C - Stream longitudinal section.

02.20.03 Erosion Control Where necessary, the Stream Corridor shall be lined to reduce erosion and protect the existing slope south of the stream.

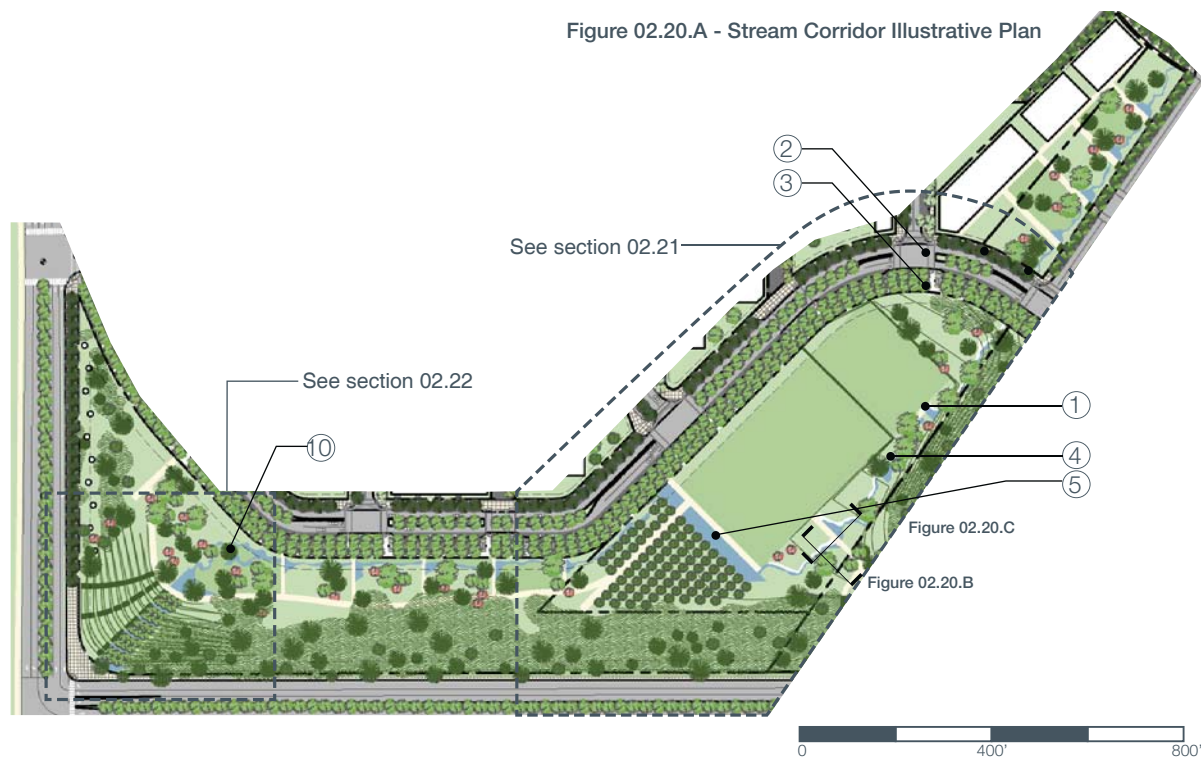
02.20.04 Terminal Pond At the Belvedere Garden, the Stream Corridor shall end at a terminal pond, which is intended to help in the removal of pollutants.

02.20.05 Pedestrian Path A continuous 6 foot pedestrian path must follow the flow line of the stream corridor, connecting Juan Bautista Circle to Belvedere garden. A clear system of wayfinding devices must be incorporated into the design of the path, especially at intersections with streets.

02.20.06 Stream Buffer The edge of streets must be a minimum of 20 feet from the edge of the stream. An adequately sized, piped connection must be provided where the stream passes below a street or an intersection.

02.20.07 Trees Proposed tree species shall be selected from the list of proposed trees in Figure 02.20.D – Proposed Trees and Proposed Shrubs and Groundcovers.

Figure 02.20.A - Stream Corridor Illustrative Plan



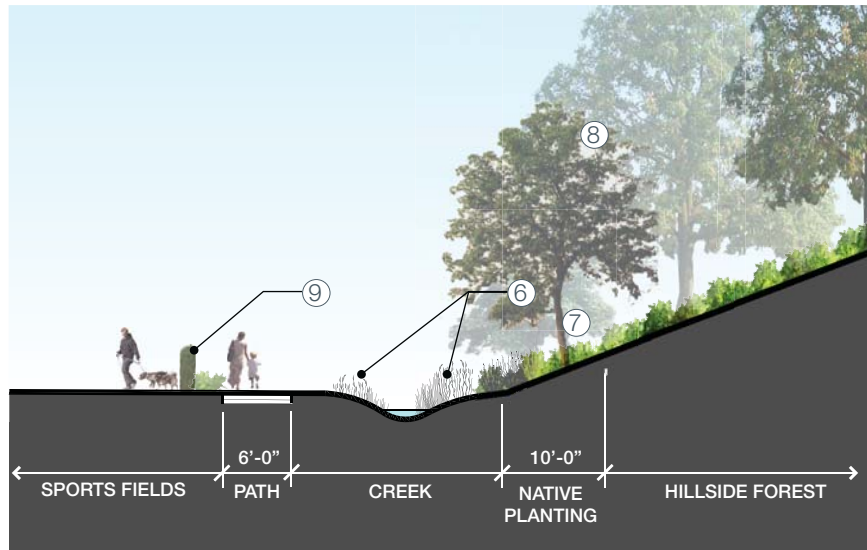
Guidelines

02.20.08 Meander The stream is intended to have a natural look, with a meandering channel.

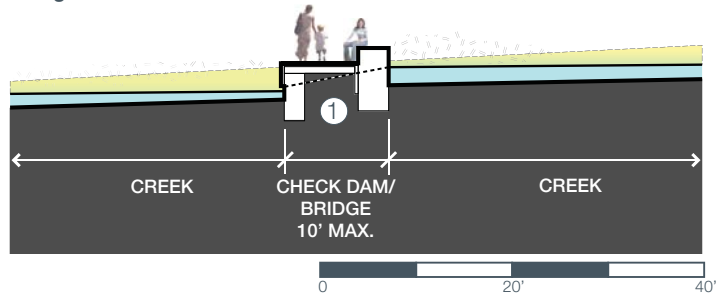
02.20.09 Irrigation and Maintenance Once established, stream corridor vegetation should not require irrigation and should require only minimal maintenance.

02.20.10 Plants The Stream Corridor should be planted with native or acclimated tree and plant species typically found in local streams, as listed in Figure 02.20.D – Proposed Trees and Proposed Shrubs and Groundcovers.

Figure 02.20.B - Stream Cross Section



02.20.C - Stream longitudinal section



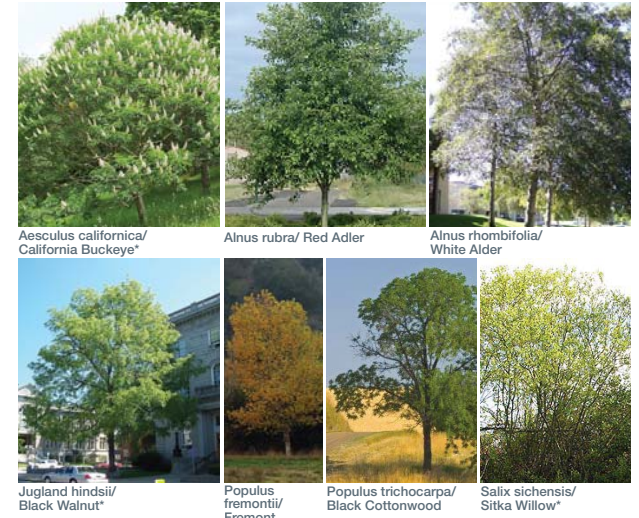
View of Stream Corridor

Stream Corridor Design Features

1. Check dam
2. Gonzalez Drive crossing
3. Stairs
4. Stream edge path
5. Canal to convey water to street side
6. Plants tolerant of seasonal inundation
7. Forest understory
8. Forest for wildlife habitat
9. Fence or wall
10. Terminal Pond

Figure 02.20.D Proposed Trees

Species / Common Name



Proposed Shrubs and Ground Covers * California native

Species / Common Name

Woody plants



Rhus Ovata/ Sugar Bush

Rhus integrifolia/ Lemonade Berry

Ferns



Blechnum spicant/ Deer Fern

Polystichum munitum/ Sword Fern

Woodwardia fimbriata/ Giant Chain Fern

Stream edge plants



Alnus sinuata/ Sitka Alder

Cephalanthus Occidentalis Californicus *

Salix 'Tioga'/ Sierra Willow



Salix triandra/ Basket Willow

Emergent plants



Carex Pansa/ California meadow sedge

Eleocharis montevidensis/ Giant Hairgrass

Lysichiton americanum/ Western skunk cabbage

02.21 open space -sports fields

KEY PLAN



Located directly adjacent to the Community / Fitness Center, the sports fields are an integral part of the recreational framework for Parkmerced. The sports fields provide a setting for Parkmerced residents to enjoy outdoor physical activities such as soccer, baseball or other field sports, while enjoying views towards the south and Lake Merced to the west. The sports fields are intended to be utilized by the nearby school for active recreation needs as well as for athletic teams and clubs. The area can be divided into two soccer fields, a baseball field, or left open for informal pick-up games, depending on the needs of the community. Where space allows, the fields are meant to be bordered by meadow grasses and perennials to provide additional habitat and the hillside below are designated to be forested with Monterey Cypress trees.

Standards

- 02.21.01 Requirements** Open space dimensions and design elements shall comply with Figures 02.21.A and 02.21B - Sports Fields Illustrative Plan.
- 02.21.02 Variety of Uses** The sports fields shall accommodate a variety of sports including, but not limited to, soccer and other field sports.
- 02.21.03 Connection** A new stairway shall provide access to the sports fields from Brotherhood Way.
- 02.21.04 Restroom Facilities** Restroom facilities shall be provided in a convenient location for users of the sports fields and may be incorporated into the community/ fitness center.
- 02.21.05 Water** Drinking fountains shall be located at all sports fields.

Figure 02.21.A - Sports Fields Illustrative Plan



Sports Fields Design Features

1. Multi-purpose sports fields
2. Meadows
3. Stairway with access to Brotherhood Way

Figure 02.21.B - Sports Fields Illustrative Plan





View of sports fields

Guidelines

02.21.06 Fields Sports fields should be planted with low maintenance, acclimated sod or turf grass which has low water needs.

02.21.07 Meadow To form an informal meadow that may also function as habitat, the edges of the sports fields should be softened by native and/or acclimated ornamental grasses and perennial species, as listed in Figure 02.21.C – Proposed Shrubs and Groundcovers.

02.21.08 Exercise Network The Sports Fields should be linked to a network of running and cycling paths that thread throughout the neighborhood.

02.21.09 Cistern A rainwater collection system, or cistern, may be installed below the sports fields, reducing the need for supplemental irrigation during dry periods. If feasible, harvested storm water shall be passively up-taken by the grass, via capillary action.

Figure 02.21.C

Proposed Shrubs and Ground Covers * California native Species / Common Name

Meadow



Achillea tormentosa /Woolly Yellow



Calamagrostis acutiflora



Carex Divulsa



Chondropetalum elephantium



Eschscholzia californica
maritima/ Seaside California
Poppy *



Sisyrinchium Bellum/
Blue-eyed Grass*



Stipa Gigantea

Bulbs



Brodiaea Laxa *



Gladiolus tristis "moonlight"



Lillium "Corratitos Hybrids" *

Suggested Sports Turf



Dwarf tall fescue or equivalent drought
tolerant grass