PARKMERCED

San Francisco Planning Commission Informational Presentation November 18, 2010

Hearing Schedule

Today: (1) Urban Design, Open Space

- (1a)DA and Public Improvements: Access & Maintenance
- (2) Sustainability Plan

Dec 9:

DA & Sustainability: SFPUC agreements (2a)

(1) DA Housing Issues: (a) General Plan Consistency and SB375; (b) Rent Control & Tenant Relocation Plan; (c) (at SFSU) **BMR Housing Proposal**

- (2) **Transportation Plan**
- (2a) **DA: Transportation Implementation and SFMTA**

Hearing Schedule

- **Dec 16:** (1) Economic Feasibility & Fiscal Impact Analyses
 - (2) Unresolved Issues/Q&A
 - (3) Initiation of Amendments to Planning Code, Zoning Maps, General Plan

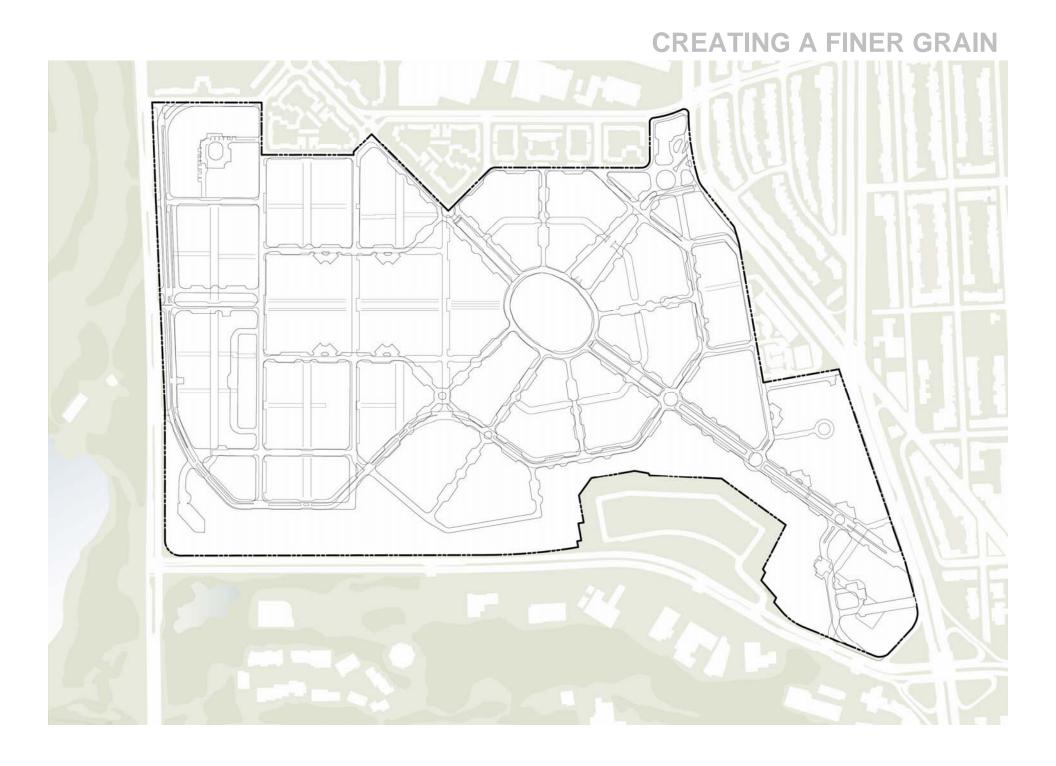
Jan 27: (1) Action on Certification of Final EIR

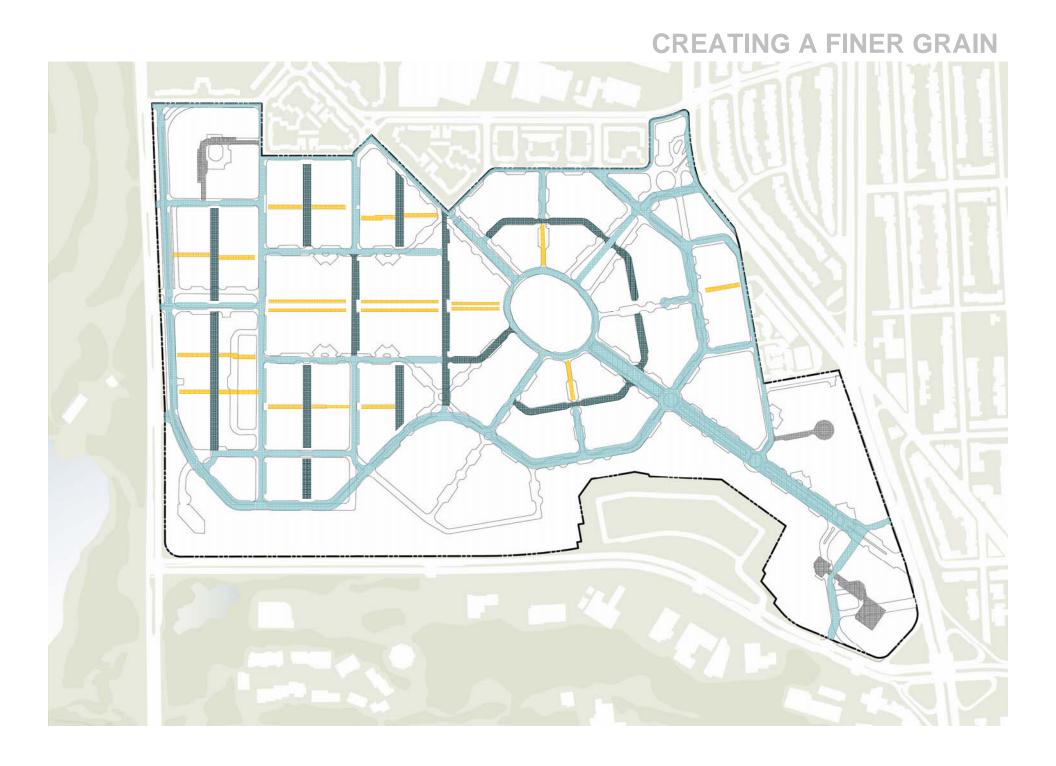
- (2) Consideration of Proposed Amendments to Planning Code, Zoning Maps, General Plan
- (3) Consideration of Proposed Development Agreement

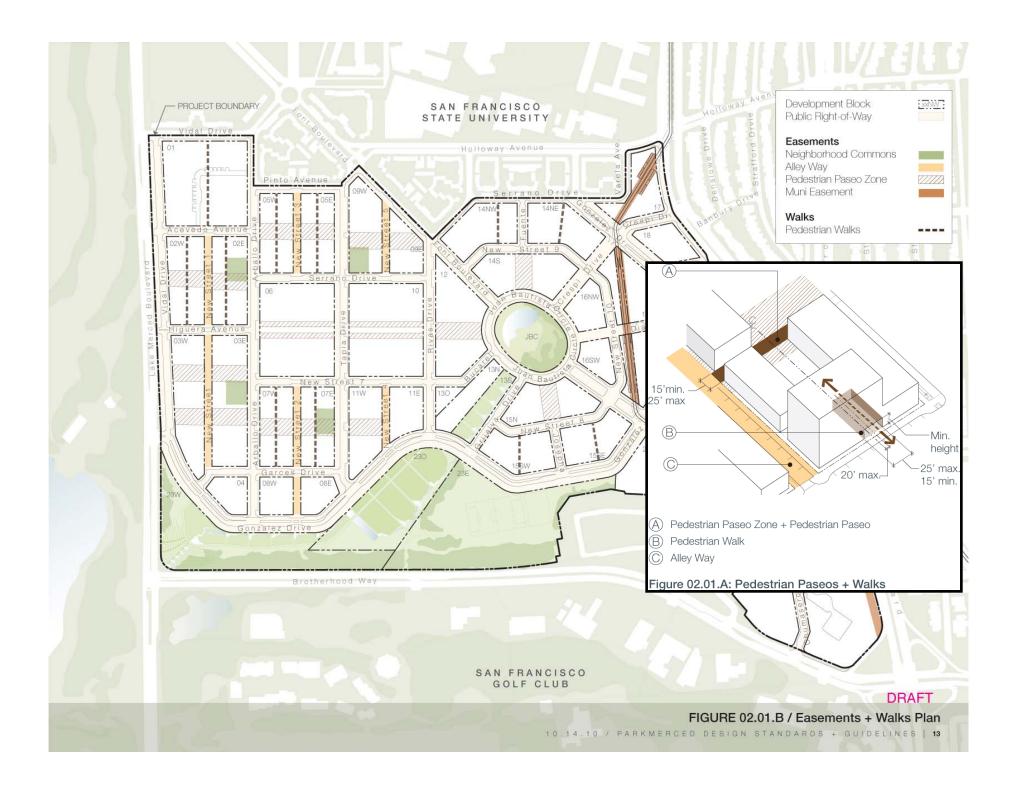
Urban Design & Open Space

CREATING A FINER GRAIN



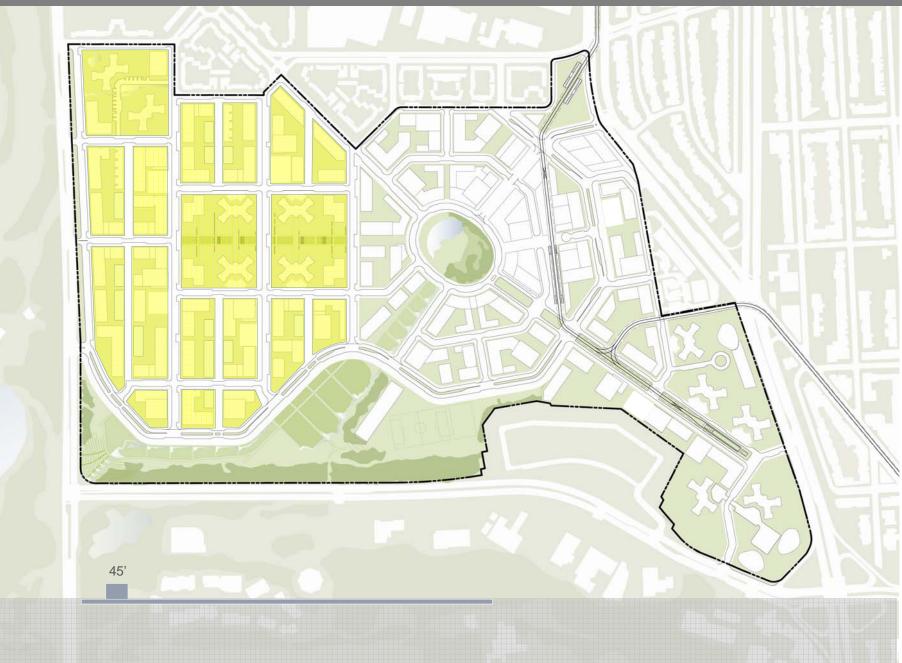




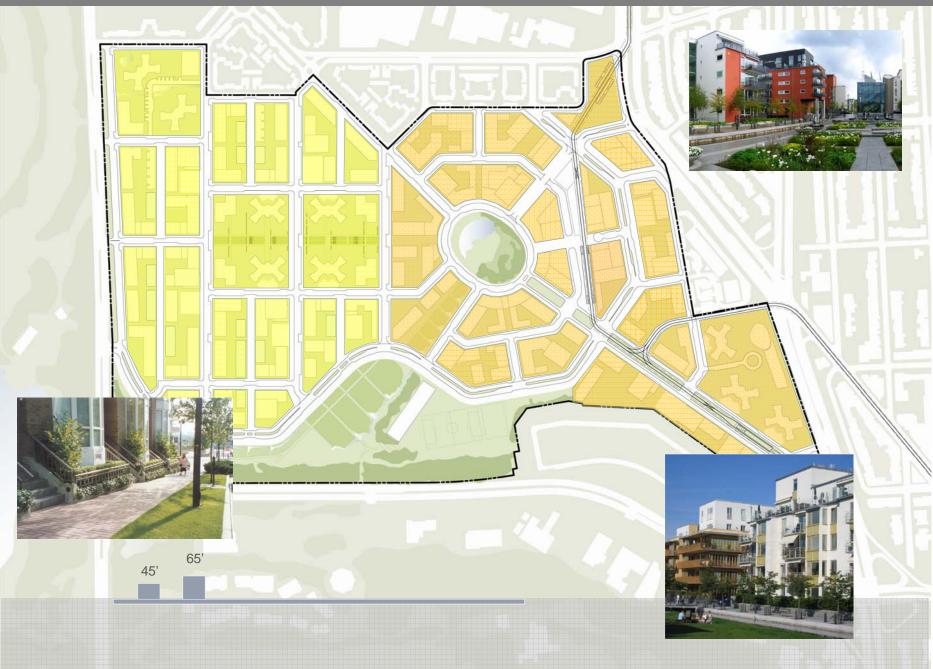


URBAN FORM: BUILDING HEIGHT APPROACH

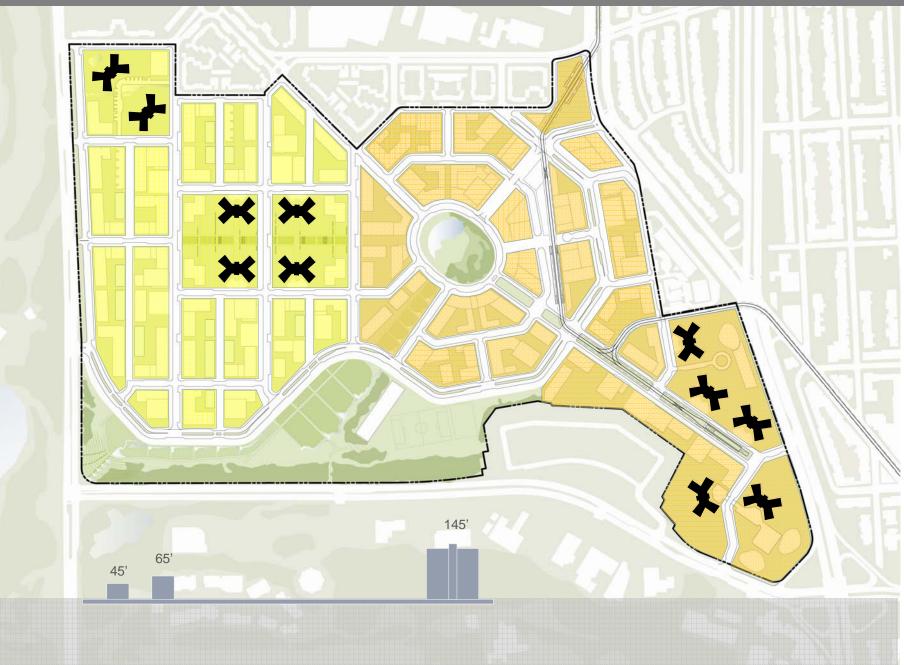
URBAN FORM: 4 STORY BASE HEIGHT



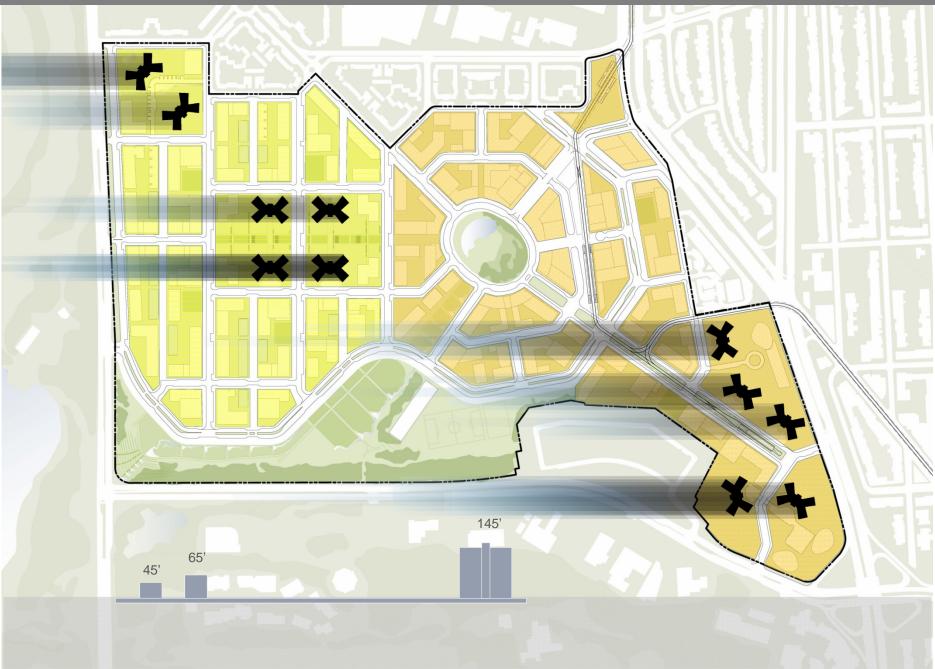
URBAN FORM: 6 STORY BASE HEIGHT



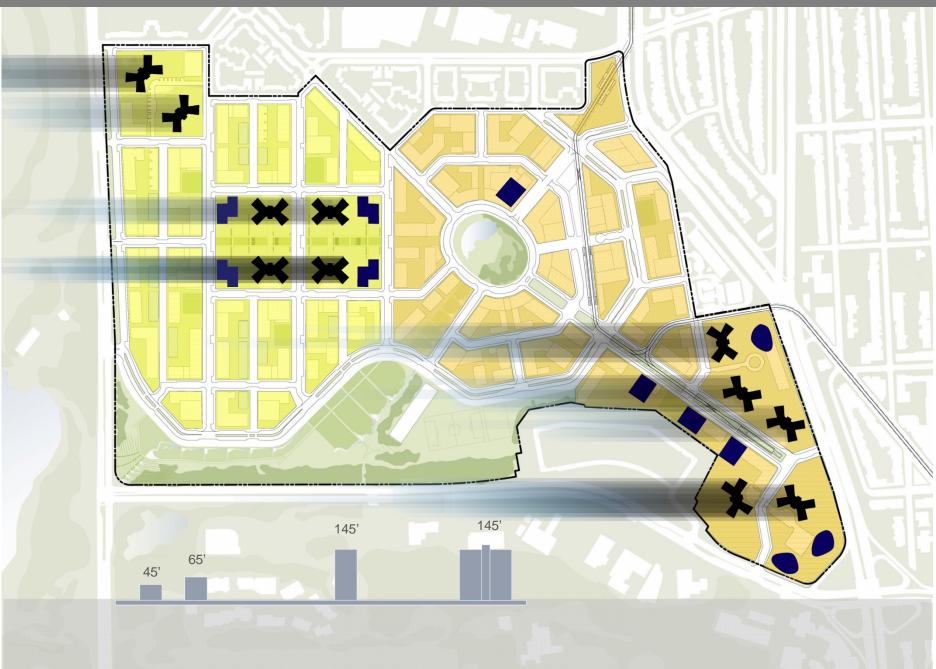
URBAN FORM: EXISTING MID-RISE TOWERS



URBAN FORM: VIEW SHADOWS



URBAN FORM: NEW MID-RISE TOWERS



URBAN FORM: 8 STORY BUILDINGS



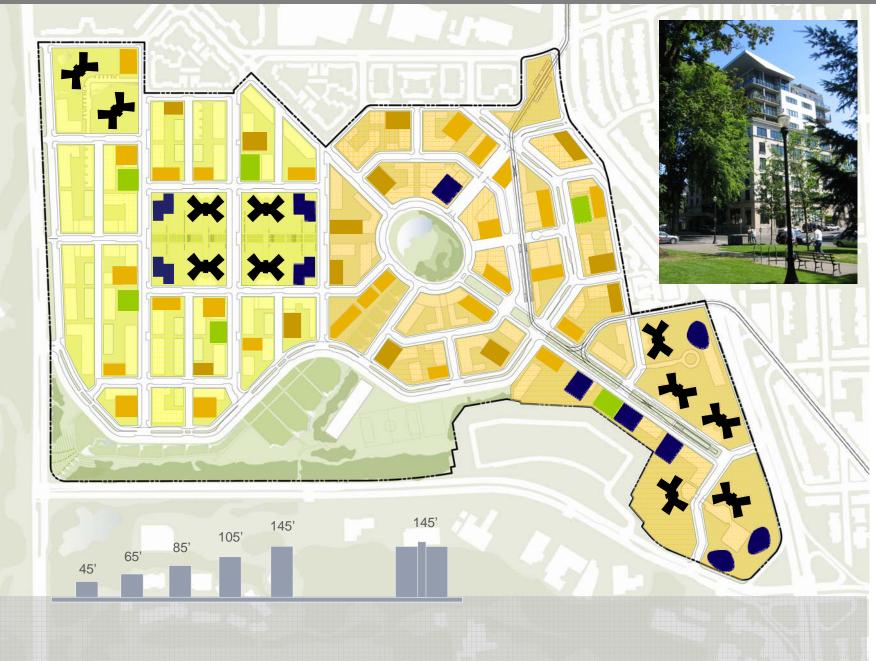
URBAN FORM: 8 STORY PLACE MARKERS



URBAN FORM: 8 STORY PLACE MARKERS



URBAN FORM: 10 STORY PLACE MARKERS

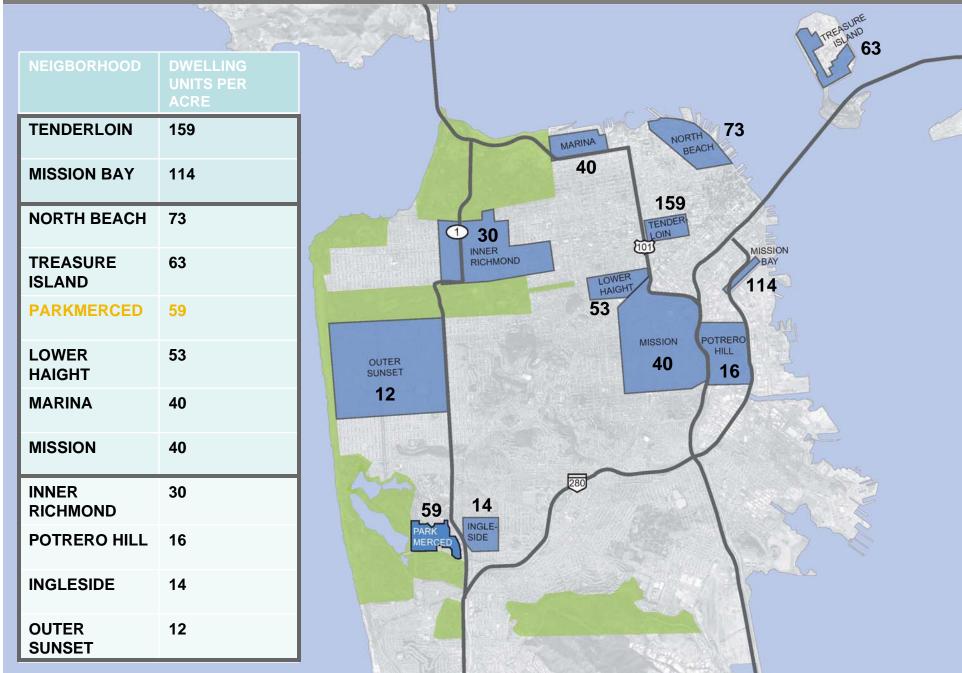






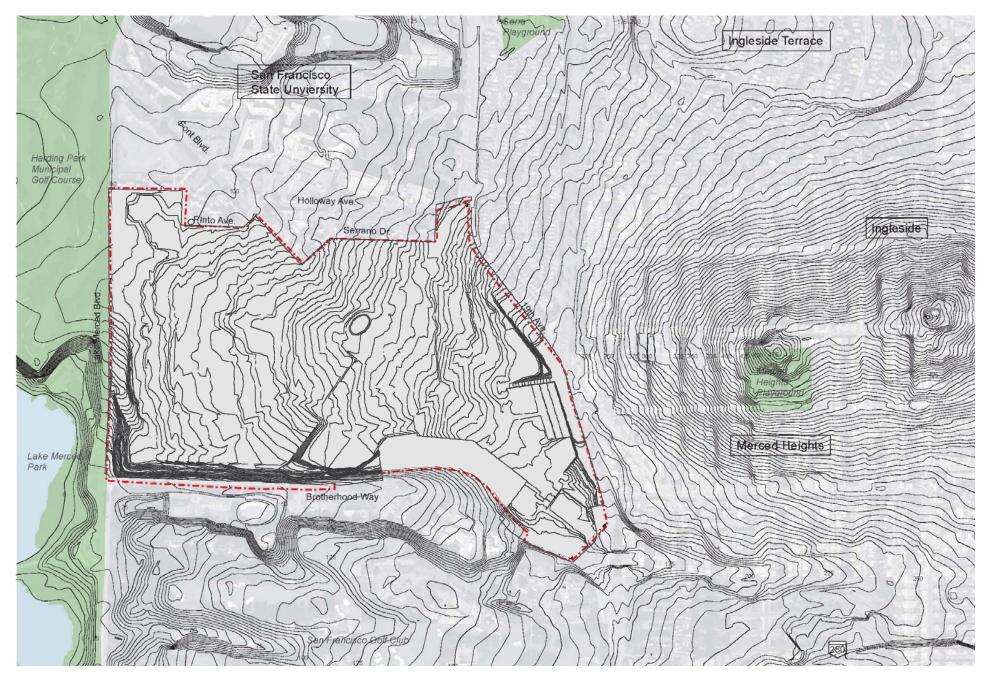
NEIGHBORHOOD SUPPOR SAN FRANCISCO STATE UNIVERSITY PROJECT BOUNDARY 17 Line Idal Drive 7 mine min av Avenue 28 Line 91A Line Pinto Avenue 11 min. 29 Line Shields Stree Brotherhood Way 50% of units 20% of units 30% of units SAN FRANCISCO GOLF CLUB 1683 units 2767 units 4450 units 62 du/acre 55 du/acre 52 du/acre

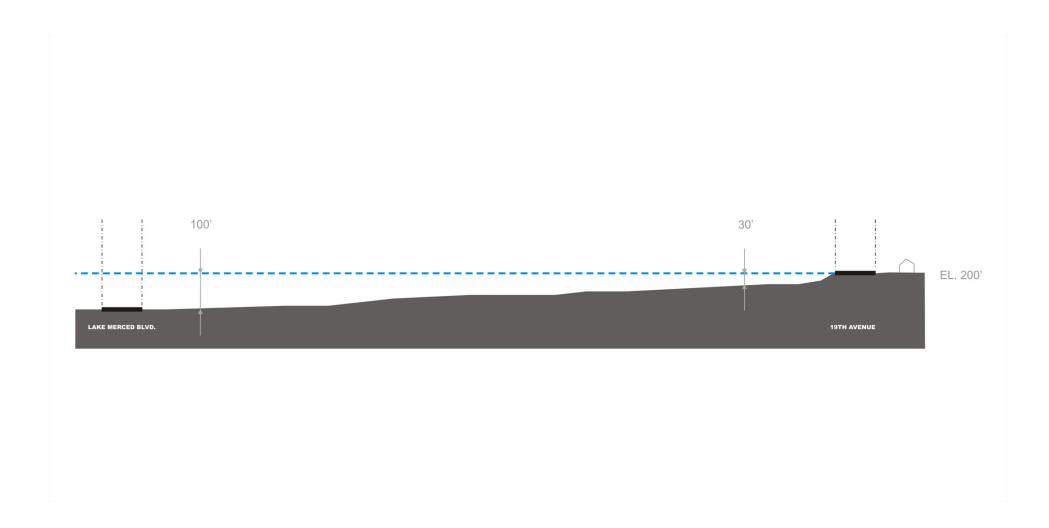
NEIGHBORHOOD DENSITY - DWELLING UNITS PER ACRE

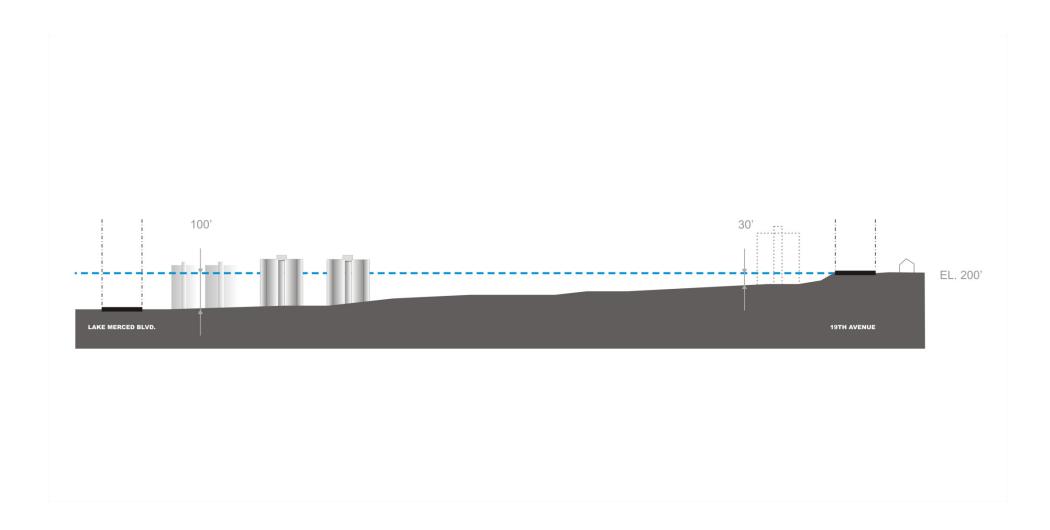


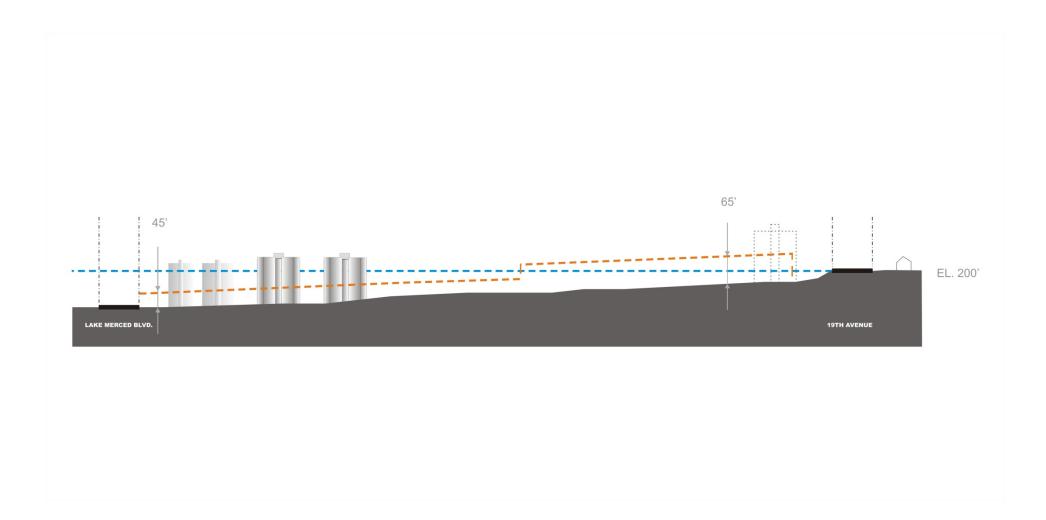
MASSING: RESPECT EXISTING SKYPLANE B ALLER

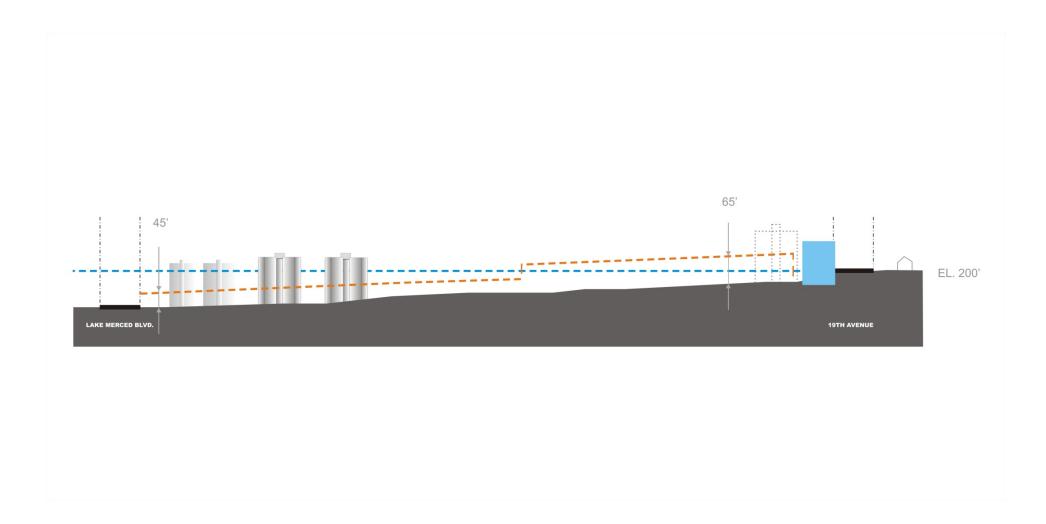
CONTOUR MAP











VIEWS

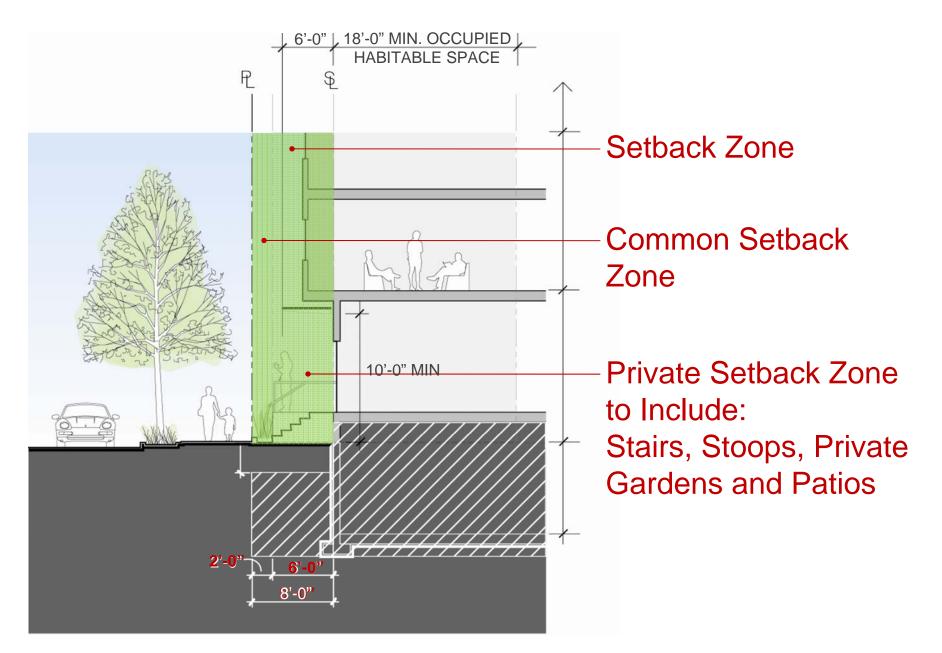


VIEWS

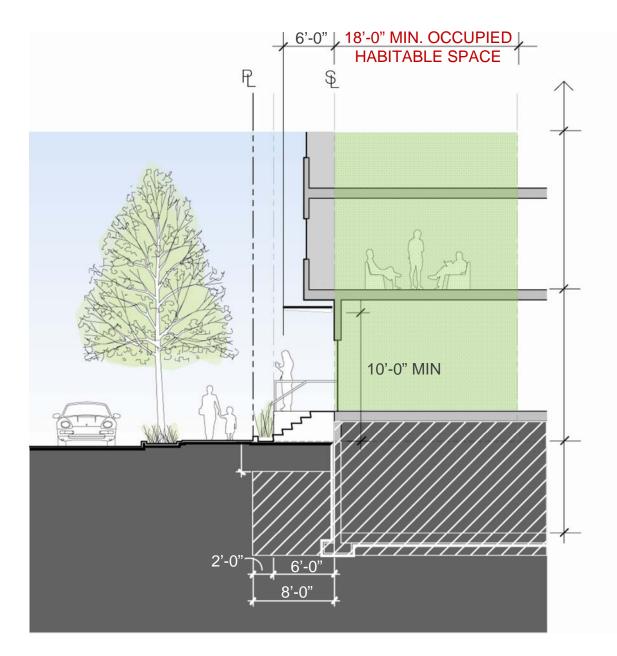




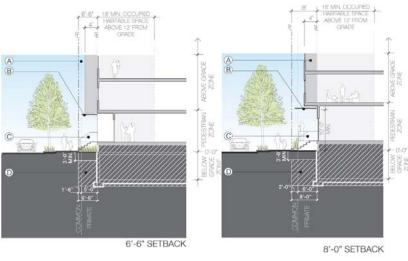
SETBACK VARYING FROM 6'-6" TO 10'

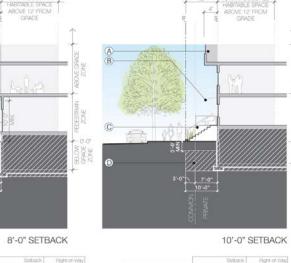


ACTIVATED STREETWALL









R

		Setback	Right-of-Way
	Alovabie	Prosections	Encrosofiments
ABOVE GRADE ZONE	Endosed Building Area Linendosed Building Area Architectural Bernents Signage Lighting	4 4 12 4 14 4 14	
PEDESTRIAN ZONE	Carlopes & Awrings Stam, Stocon Pation, Yards, Termons Fences (up to 42" from grade) Signage Lighting	P 88644	2 from ourb line
BELOW RADE ZONE	Corages. Basemonts	6-6-) NA

		Setback	Fight-of-Way
	Alcadole	Projections	Encroachments
ABOVE GRADE ZONE	Enclosed Building Area Unenclosed Building Area Architectural Bernents Signage Lighting	4 4 7 4 8 4	-
PEDESTRIAN ZONE	Canopins & Avrings Stains, Stoops Patos, Yards, Terraces Fences (up to 42° from grade) Signops Lighting	P 15 10 10 14 14	2' from ourb line
BELOW GRADE ZONE	Garagos, Basementa	B.	NA.

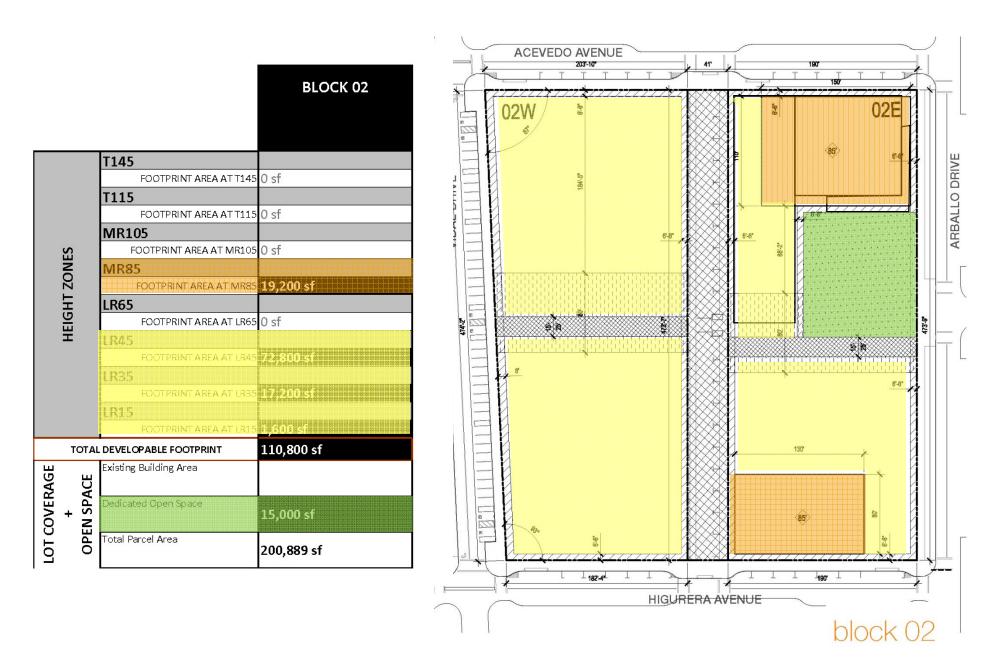
6		Setback	Fight-of-Wa
1	Alonsbie	Projectoria	Encroschments
GRADE ZONE	Enclosed Building Area Unenclosed Building Area Architochua Bomonts Signope Lighting	4 (0 N 4 4	
ZONE	Canopies & Avrings Stats, Stoops Patios, Yards, Terracies Perices (up to 42' from grade) Signage Lighting	P 1077 744 44	2 from curb line
GRADE ZONE	Garages. Bassmonts	10	han







REGULATING PLAN



BULK CONTROLS

Max. Apparent Face

BUILDING HEIGHT	MAX FLOOR PLATE	MAX PLAN LENGTH	MAX DIAGONAL	MAX APPARENT FACE 1	MAX APPARENT FACE 2	CHANGE IN APPARENT FACE
UP TO 35'	NA	NA	NA	30'	NA	Minimum 1' deep x 1' wide notch. or Minimum 2' offset of building massing, or Major change in fenestration pattern and/or material.
36'-45'	NA	NA	NA	120'	80'	Minimum 2' deep x 3' wide notch. or Minimum 2' offset of building massing. or Major change in fenestration pattern and/or material.
46'-85'	20,000 gsf	200'	NA	80'	40'	Minimum 5" deep x 5" wide notch. or Minimum 5" offset of building massing,
86'-145'	12,000 gsf	140'	170'	110'	40'	Minimum 10' deep x 10' wide notch. or Minimum 10' offset of building massing, in conjunction with Major change in fenestration pattern and/or material.

Table 2 - Bulk + Massing Control Matrix

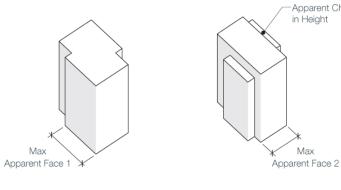
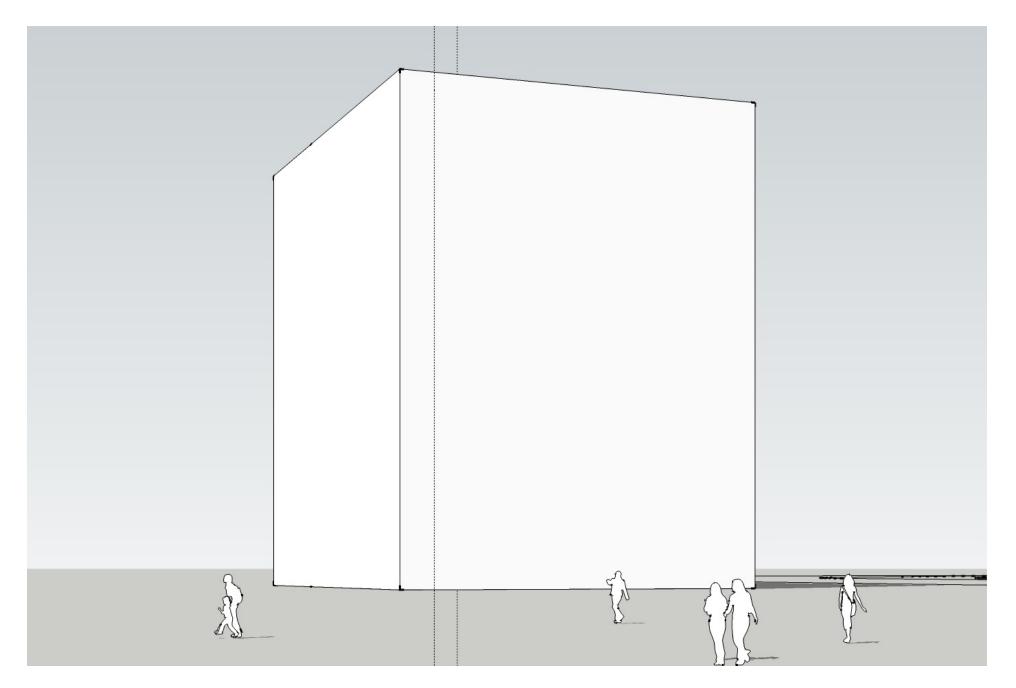


Figure 03.04.B: Maximum Apparent Face 1 Figure 03.04.C: Maximum Apparent Face 2 and Apparent Change in Height

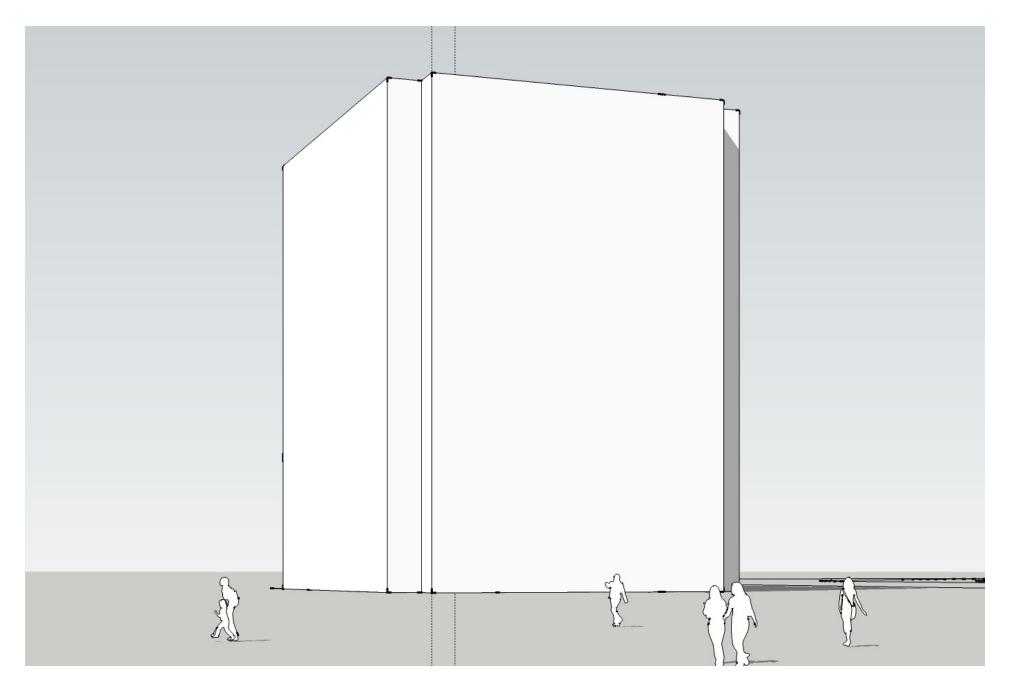
-Apparent Change in Height

Max

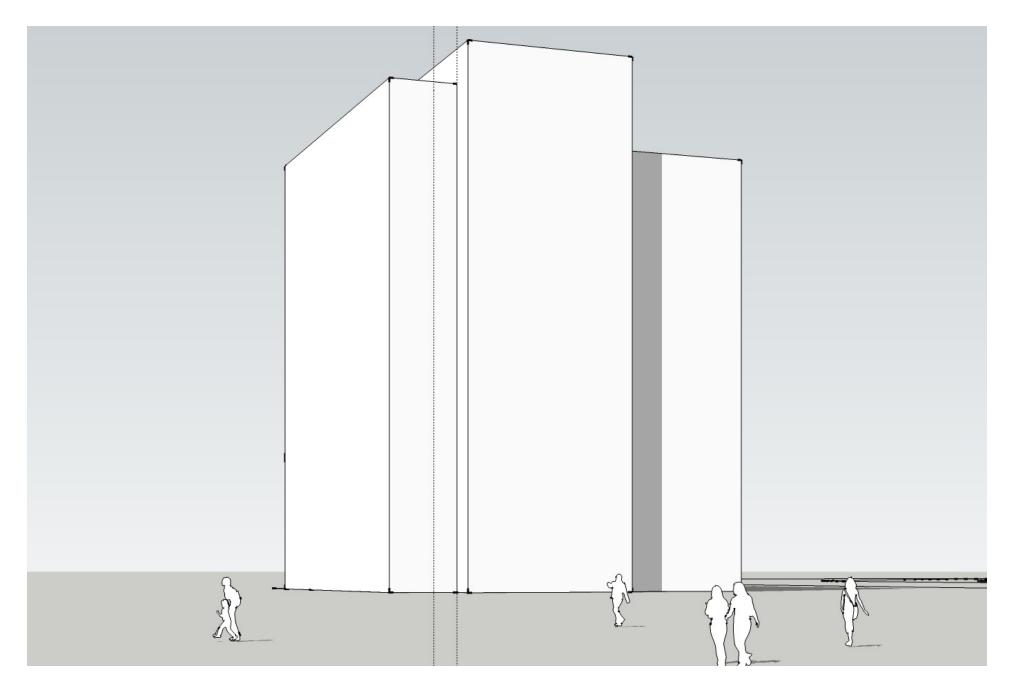
ARTICULATION



ARTICULATION

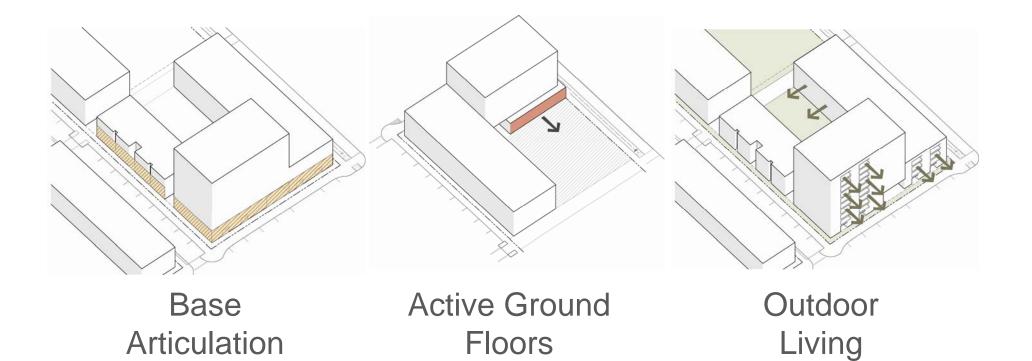


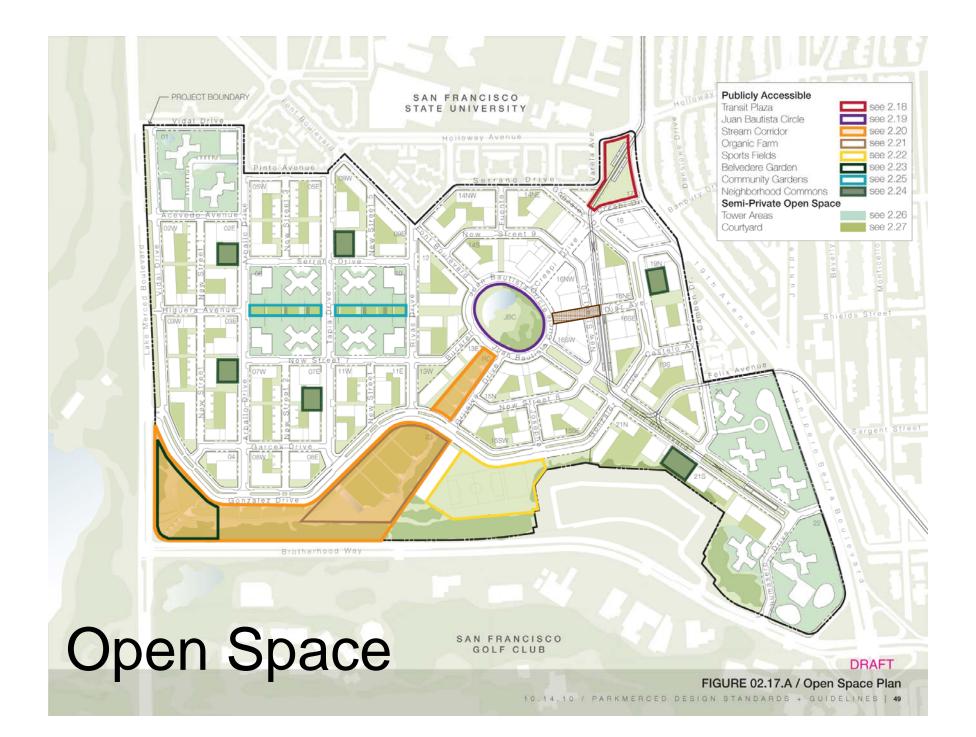
ARTICULATION





ACTIVATED STREETWALL





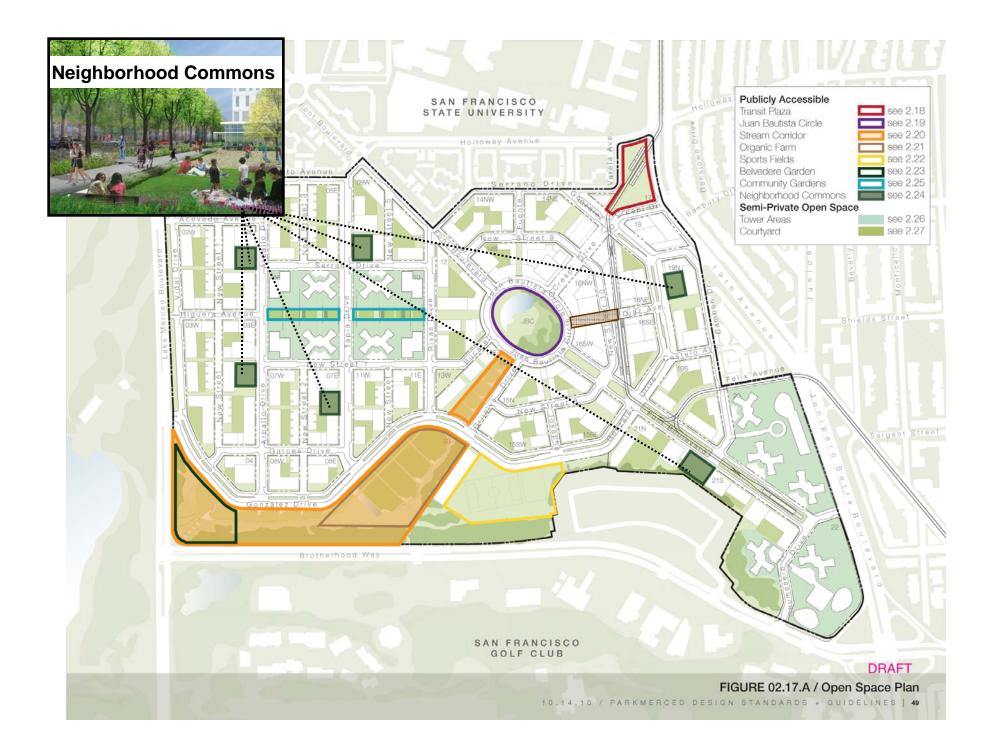




Figure 02.24.A - Neighborhood Commons Illustrative Plan Example

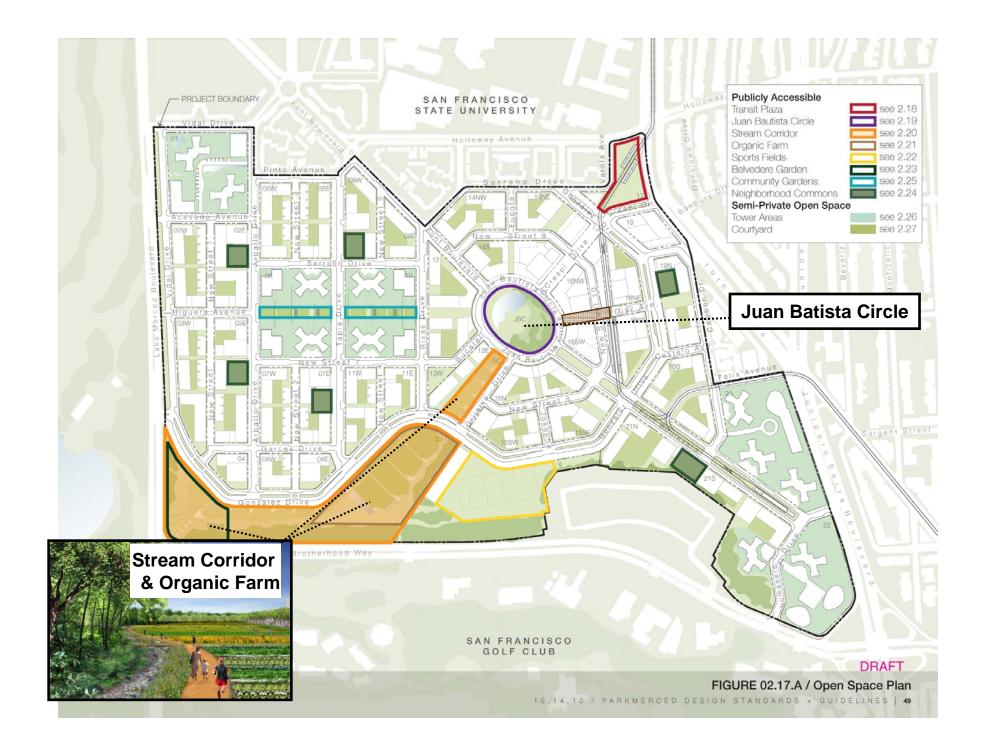


Neighborhood Commons Design Features

- 1. Multi-purpose surface
- 2. Planted edge
- 3. On grade access from street
- 4. Trees
- 5. Seating area
- 6. Area for structured activities
- 7. Water feature

0.35 acres each x 6 Commons = **2.1 acres**





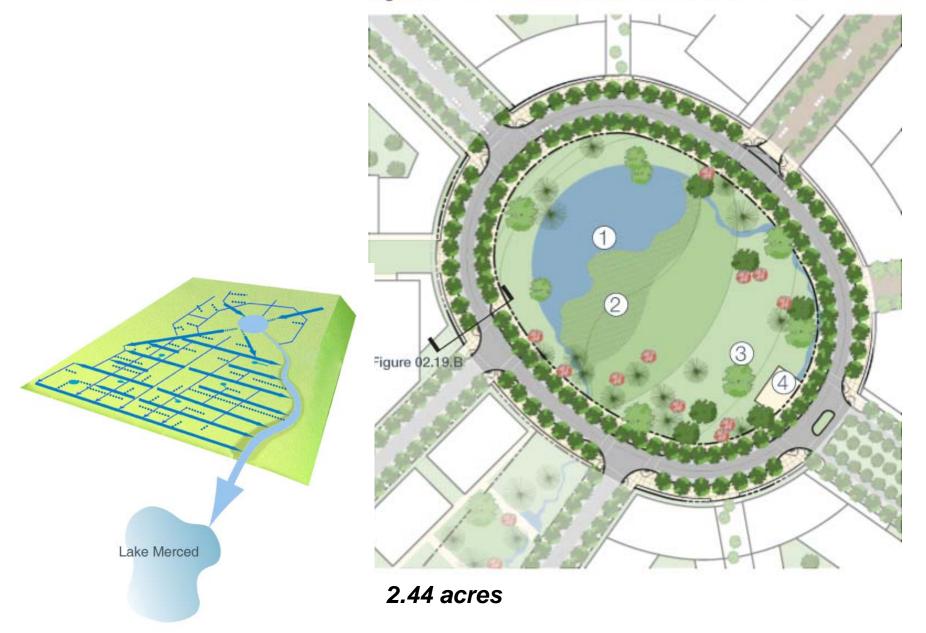
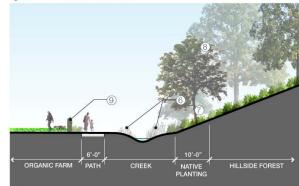


Figure 02.19 .A - Juan Bautista Circle Illustrative Plan





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



02.20.C - Stream longitudinal section

CREK (incl. adjacent area surrounding sports fields) See section 02.21 See section 02.23 (juncle adjacent area surrounding sports fields) See section 02.21 (juncle adjacent area (juncle adjacent ar

0 400' 800'

Figure 02.20.B

Figure 02.21.A - Organic Farm Illustrative Plan



Figure 02.21.B - Organic Farm Section

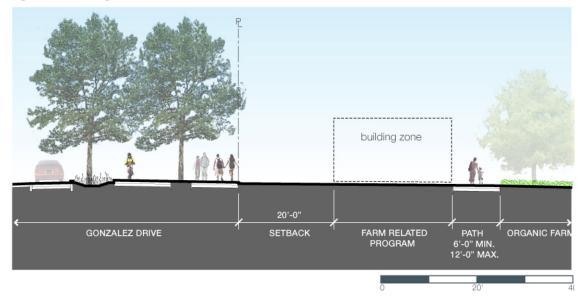




Figure 02.23.A - Belvedere Garden Illustrative Plan

View of Belvedere Garden cascading stairs from Lake Merced Boulevard





Figure 02.22.A - Sports Fields Illustrative Plan

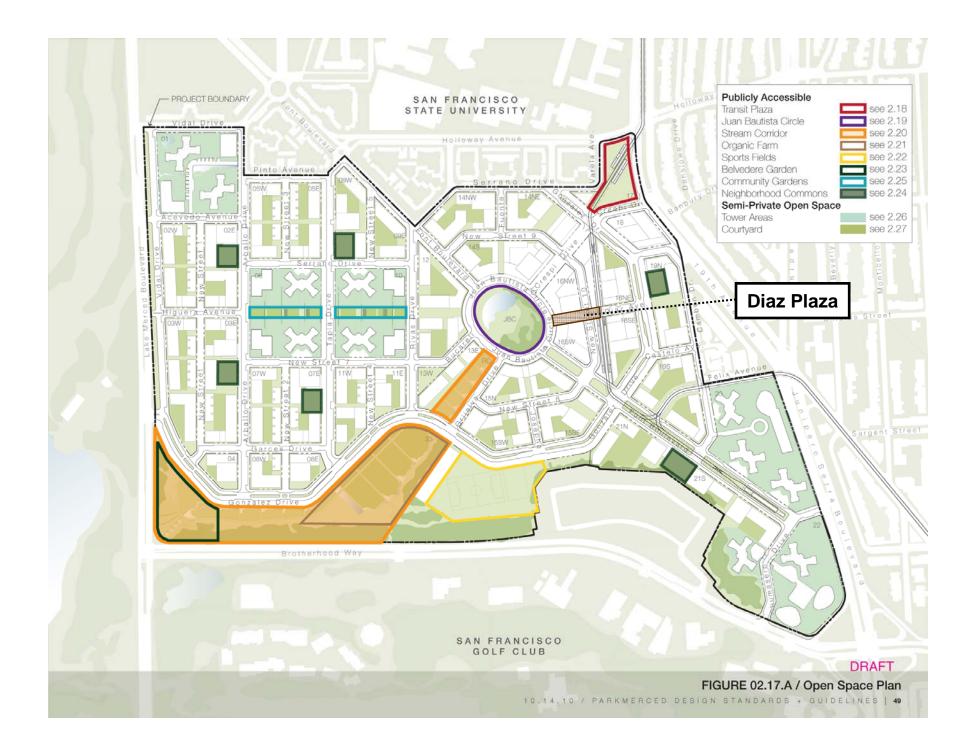


Sports Fields Design Features

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

2.94 acres





02.10.A - Diaz Pedestrian Plaza Illustrative Plan

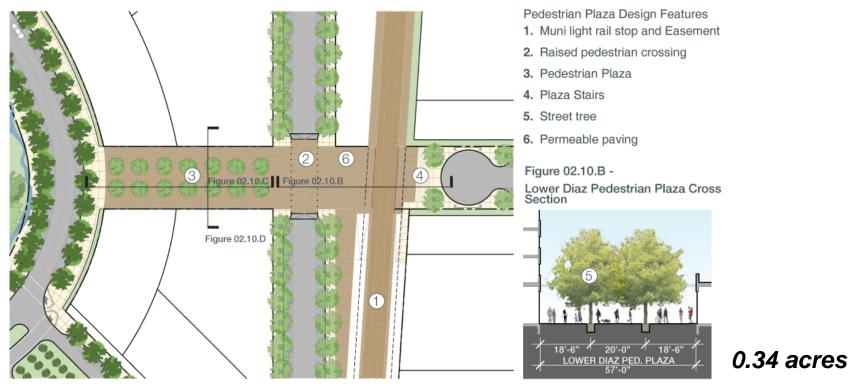


Figure 02.10.D - Lower Diaz Pedestrian Plaza Section



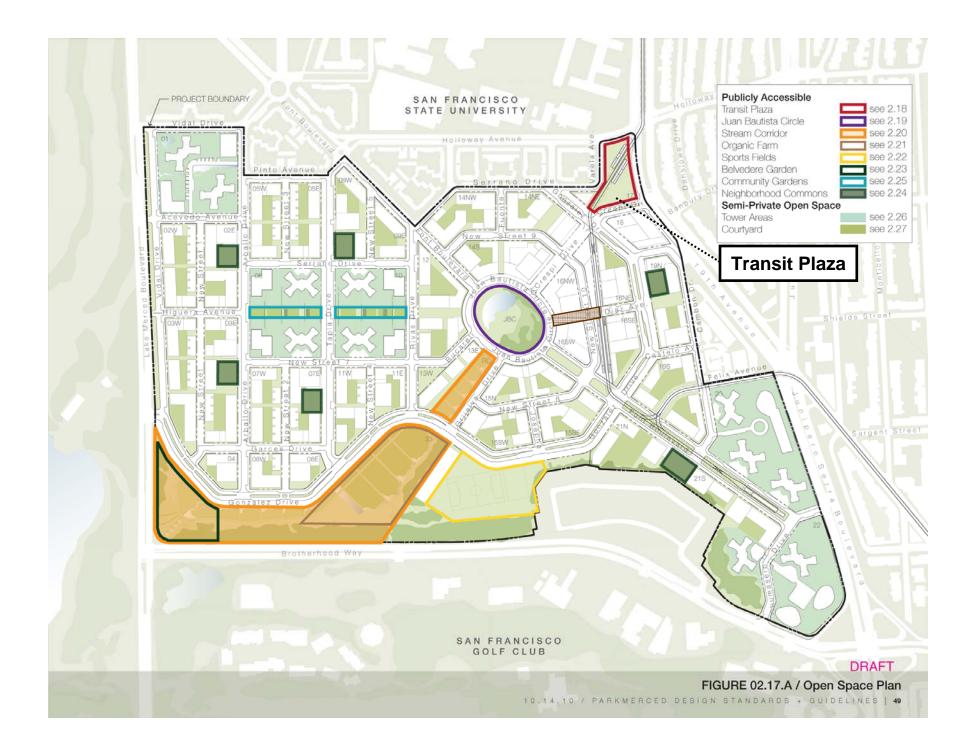


Figure 02.18.A - Transit Plaza Illustrative Plan



Purple' / Autumn Purple White Quercus Virginiana/ Ash



Ulmus parvifolia 'Allee'/ Ulmus parvifolia 'Dynasty'/ Allee Chinese Elm Chinese Elm

**All produce vigorous shallow roots

Proposed Shrubs and Ground Cove Species / Common Name

Bio-gutter

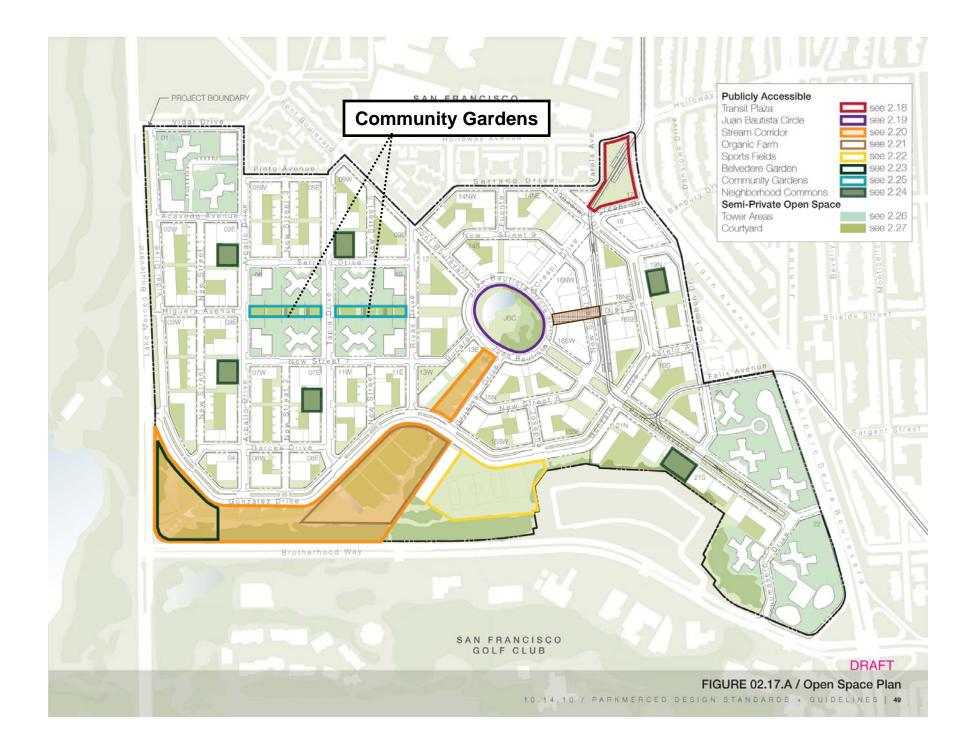


Carex Flacca/ Blue Juncus patens/ Wire Grass Sedge

Transit Plaza Design Features
1. Muni light rail stop
2. Paved plaza
3. Small retail building
4. Pavement demarcation
5. View corridor
6. Muni Right-of-Way & Easement

10.14.10 / PARKMERCED DESIGN STANDARDS

200'



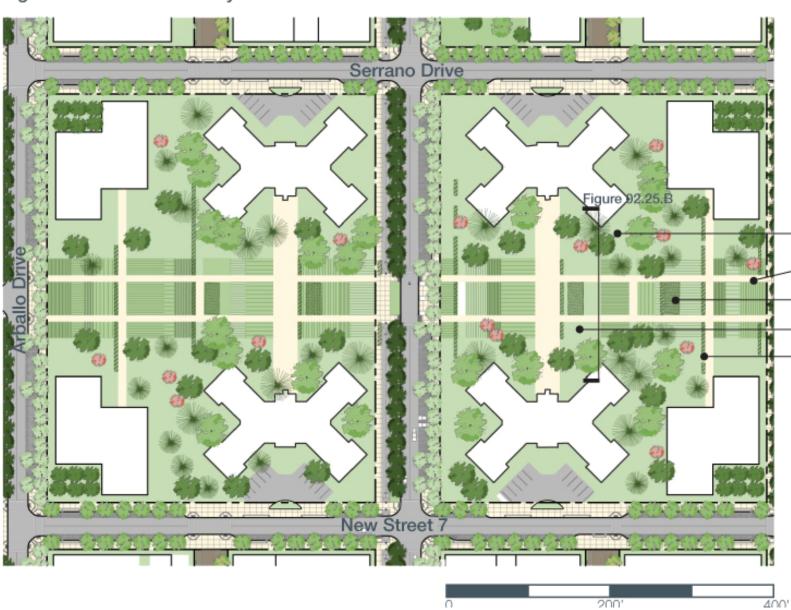


Figure 02.25.A - Community Garden Illustrative Plan

1.1 acres

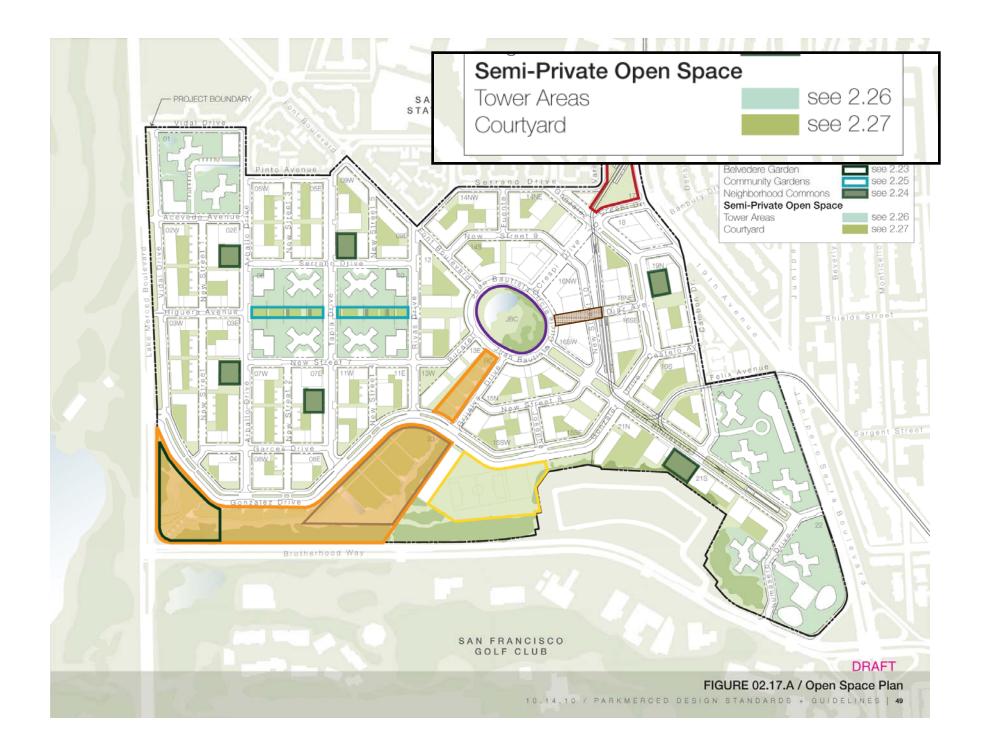
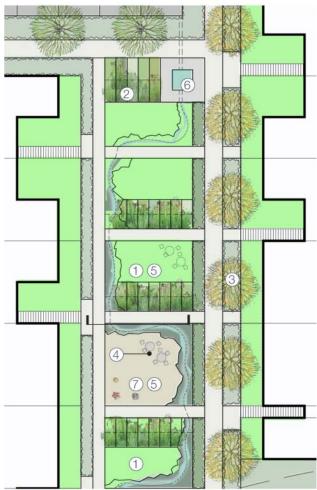




Figure 02.27.A - Courtyard Illustrative Plan Example



Courtyard Design Features 1. Multi-purpose surface

- 2. Planted edge
- 3. Trees
- 4. Seating area
- 5. Area for structured activities
- 6. Water feature



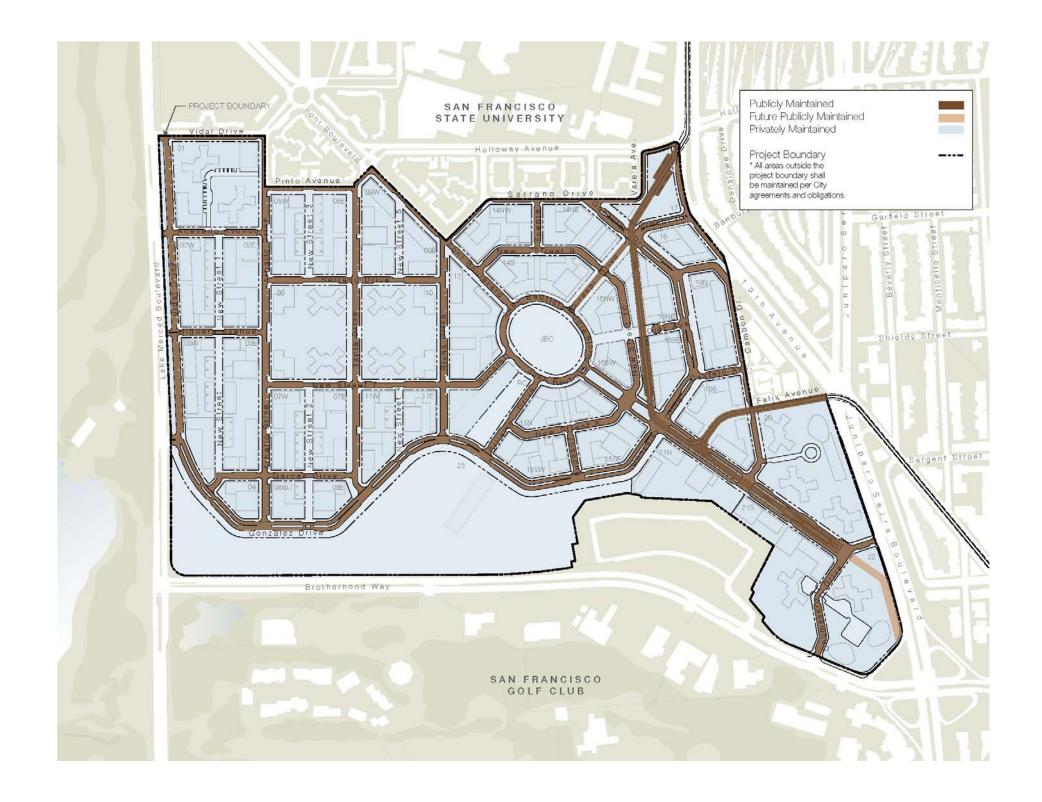
- 4. Flexible Lawn
- 5. Coniferous Grove around towers and on the windy side

DA Provisions: Long-Term Maintenance Requirements

- Three types of publicly accessible space governed by the DA
 - 1. Public Improvements (Code-Required)
 - 2. Community Improvements
 - ✓ Privately-Owned degrees of accessibility
 - ✓ Publicly-Owned degrees of accessibility

3. Stormwater Management Improvements

- All areas subject to on-going maintenance & operations obligation that outlives the DA are shown on **Exhibit H**.
- Includes publicly- and privately-owned areas.



DA Provisions: Long-Term Maintenance Requirements

- Areas subject to obligation must be maintained in perpetuity in a "clean, good and workmanlike condition."
- Developer must record **Master CC&Rs** that require that a **Master HOA** provide maintenance & repairs at no cost to the City.
 - City must commission 3rd party consultant study to confirm that Master HOA budget is sufficient.
 - ✓ City has right to review & approve Master CC&Rs
- Failure of Master HOA to perform is not an event of default.
- However, City has 3rd-party beneficiary right to enforce maintenance obligations against Master HOA.

DA Provisions: Public-Access Requirements

- Exhibit D to the DA governs Privately-Owned Community Improvements classified as "Full Public Access"
- Still negotiating final agreement.
- Key provisions:
 - ✓ Non-discrimination.
 - ✓ Full public access at all times except for (i) emergencies, (ii) maintenance & repairs and (iii) temporary construction staging for adjacent development.
 - \checkmark Special rules for Parks.

DA Provisions: Public-Access Requirements for Parks

- Applies to:
 - ✓ All 6 Neighborhood Commons
 - ✓ Juan Batista Circle
 - ✓ Athletic Fields

✓ Belvedere Gardens & southwest corner of Project Site

- Minimum Hours of Operation 7 days/week, during daylight hours, unless specifically approved by City.
- Limited number of private **Special Events** per month.
- Right to request permits for **Public Events**.

